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RIVER WALK RANCH

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523-565 E SAWTOOTH LAKE STREET, MIDDLETON, ID 83644

PADS $\pm 0.5 - 4.0$ ACRES
FOR SALE, GROUND LEASE, OR BUILD TO SUIT

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Property Summary



PROPERTY INFORMATION

PROPERTY TYPE	Retail - Stand Alone Building
ADDRESS	523-565 E Sawtooth Lake Street Middleton, ID 83644
SALE PRICE	Negotiable
AVAILABLE	±0.5 - 4.0 Acres
BUILDING GLA	±1,000 - ±50,000 SF
SHOP SPACE FOR LEASE	±10,000 SF Divisible to ±1,000 SF
LEASE TERM	Negotiable
LEASE TYPE	NNN
ZONING	Commercial (C-3)
AVAILABILITY	Immediately

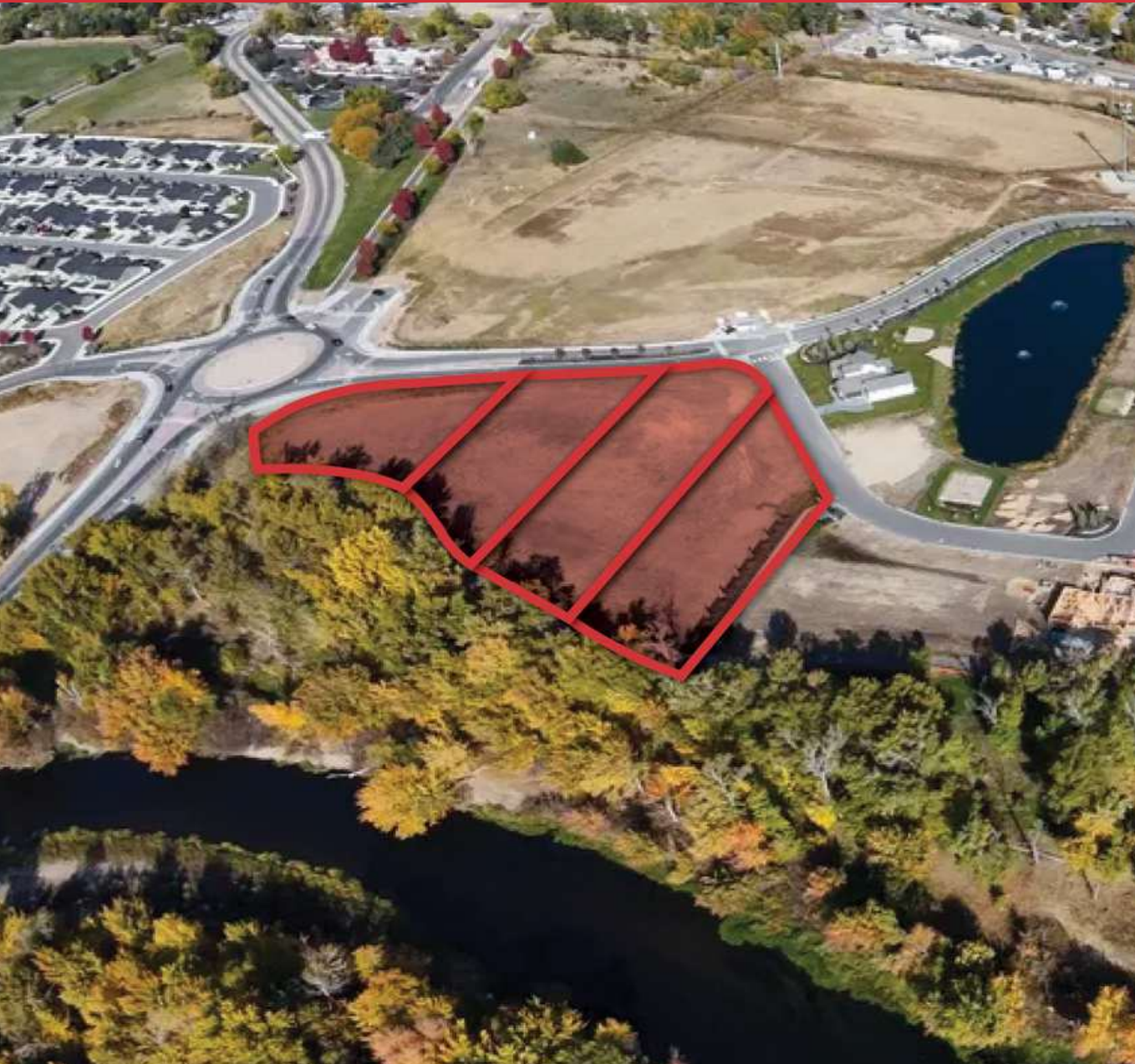
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HIGHLIGHTS

- Set along the river in Middleton, this distinctive property offers a rare opportunity to build or lease in one of the fastest-growing areas in the West Treasure Valley. With river frontage and flexible C-3 zoning, the site supports a wide range of uses, including retail, restaurant, hospitality, office, and medical office.
- Offering Details - ± 0.5 to ± 4.0 acres for sale, ground lease or build-to-suit, with potential for $\pm 1,000$ to $\pm 50,000$ SF of building area. On Middleton's primary traffic circle, the location provides easy access to major thoroughfares, nearby trails, and city amenities—combining visibility, accessibility, and natural surroundings in one place.
- Ideally positioned between the rapidly expanding communities of Middleton, Star, and East Caldwell, the site benefits from strong residential growth, increasing commercial demand, and continued infrastructure investment throughout the West Treasure Valley. As this corridor continues to develop, properties with river frontage, zoning flexibility, and regional connectivity are becoming increasingly limited.

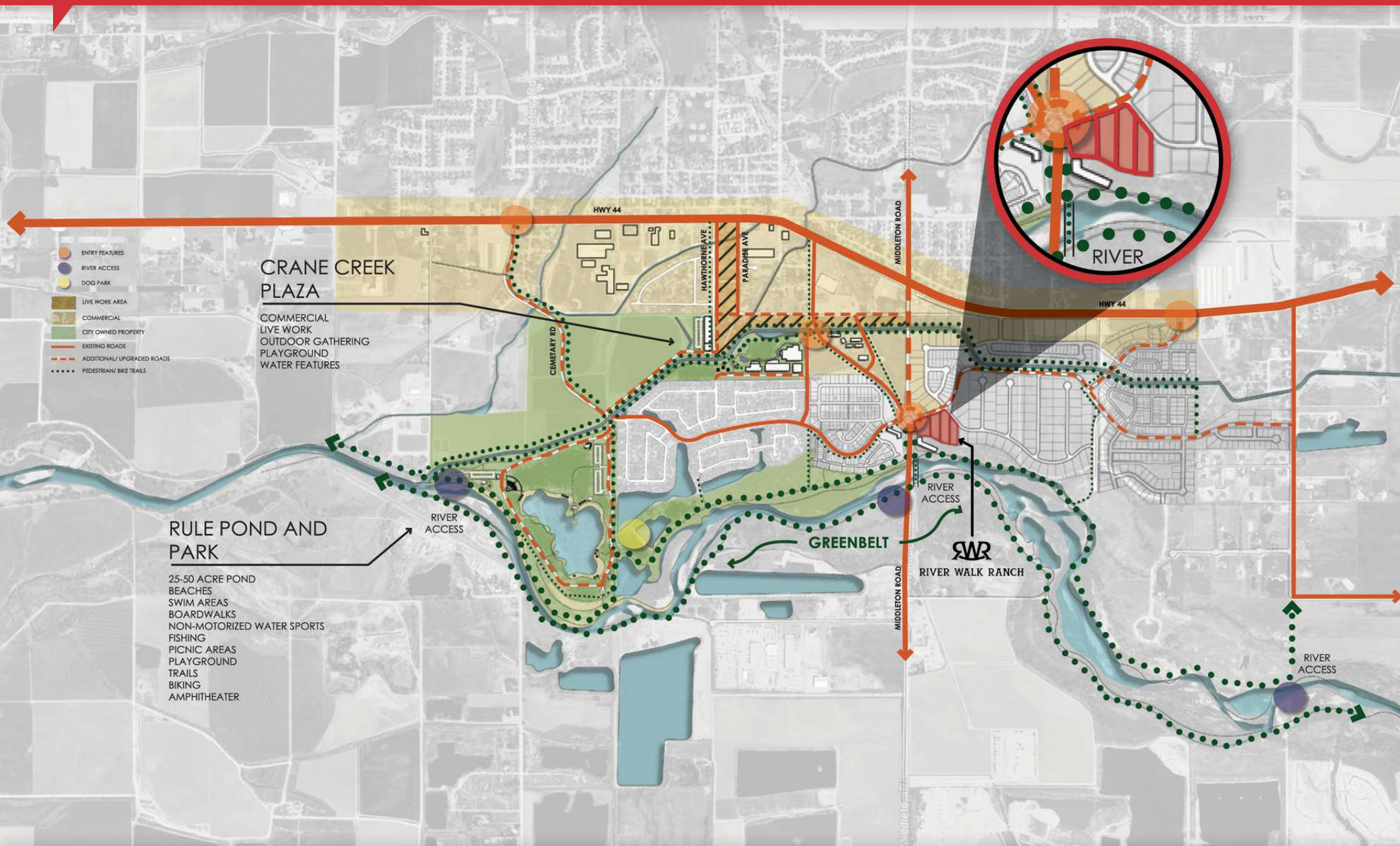
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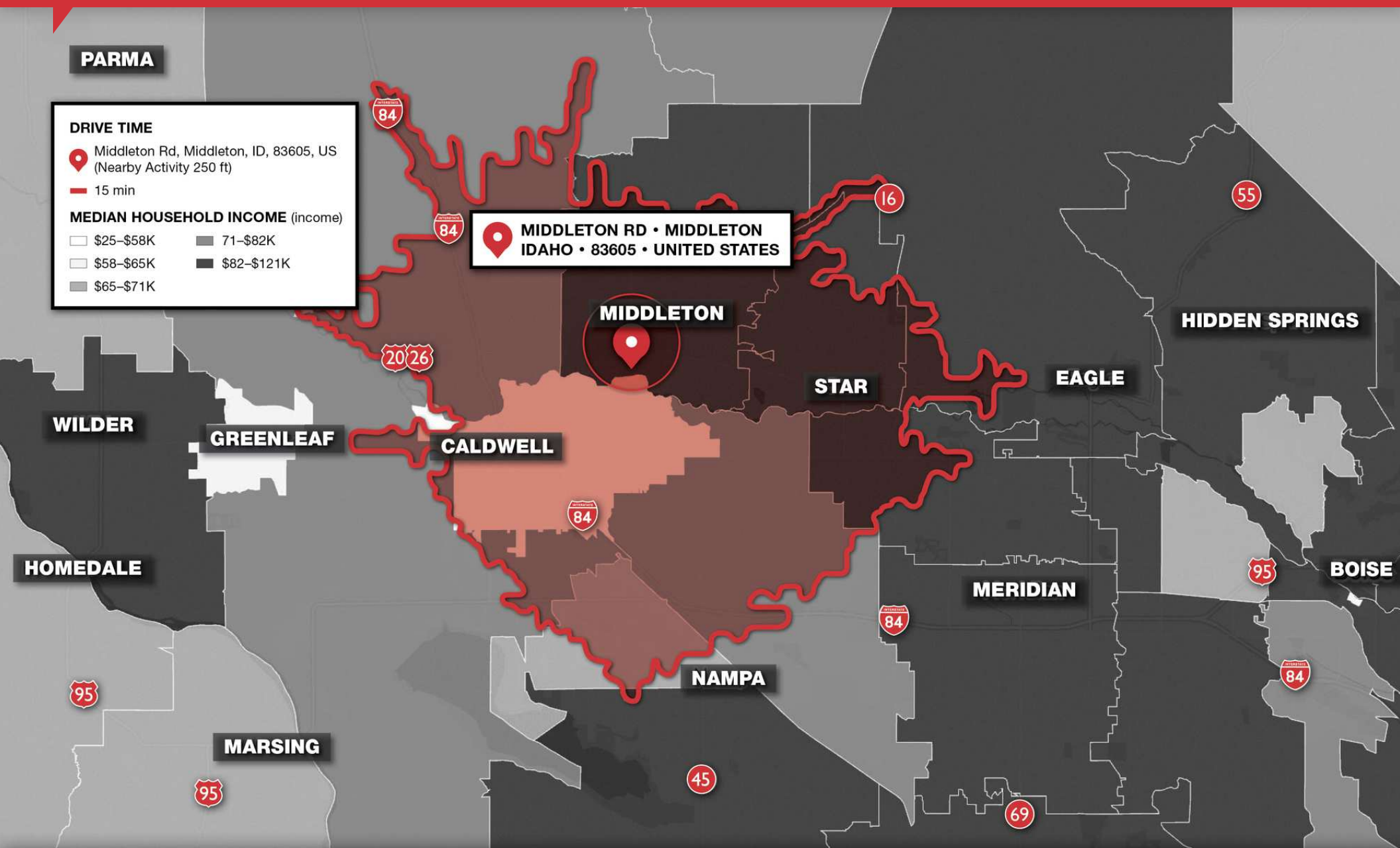
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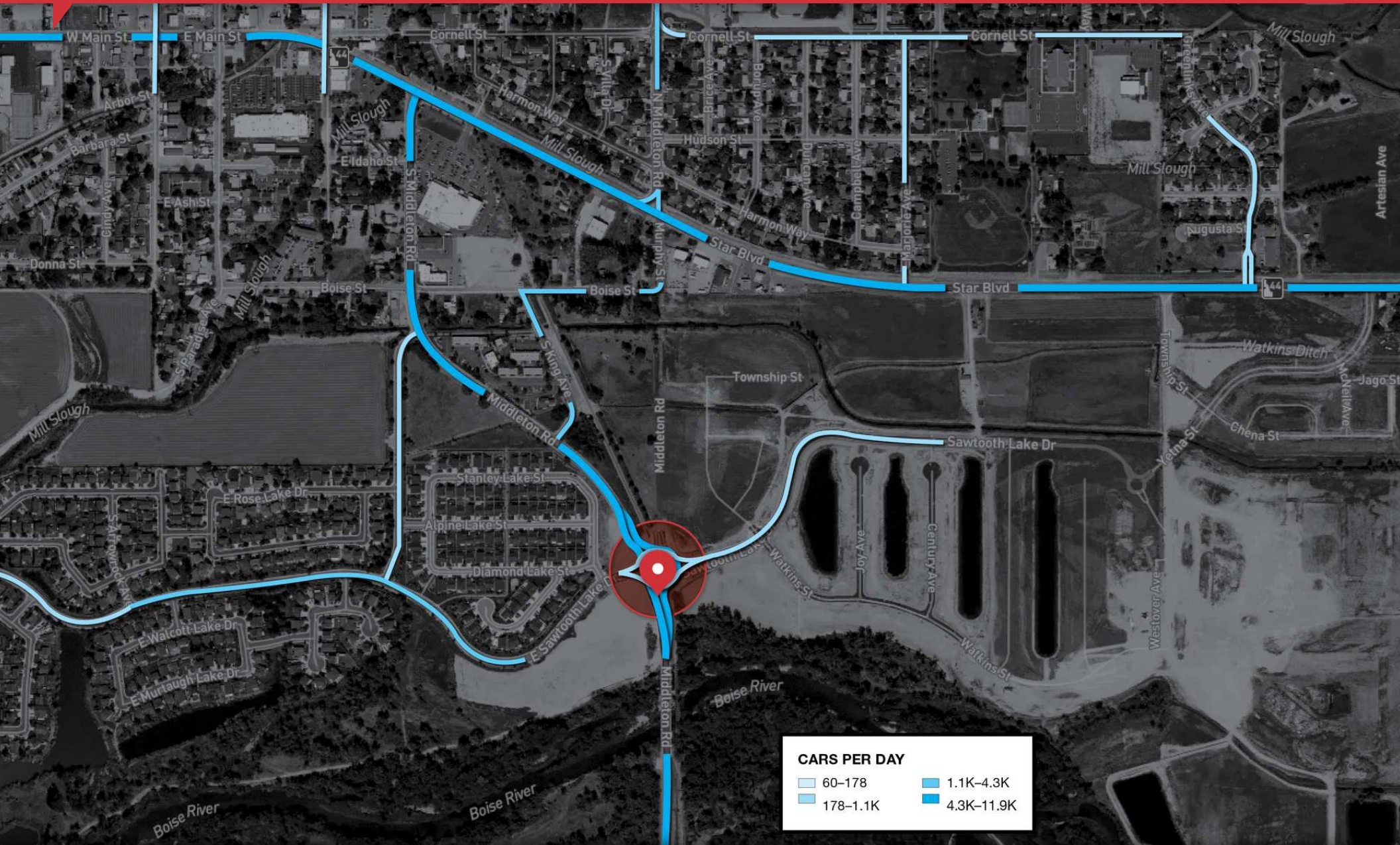


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