



RIVER WALK RANCH



RIVER WALK RANCH

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

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

NAI Select



## PROPERTY INFORMATION

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

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

208.229.6005 | [travis@naisselect.com](mailto:travis@naisselect.com)

**TRAVIS DUNN**

208.954.2229 | [riley@naisselect.com](mailto:riley@naisselect.com)

**RILEY WIEDMEIER, MBA**

NAI SELECT | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

**NAI Select**



### 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 -  $\pm 0.5$  to  $\pm 4.0$  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.

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

208.229.6005 | [travis@naisselect.com](mailto:travis@naisselect.com)

**TRAVIS DUNN**

208.954.2229 | [riley@naisselect.com](mailto:riley@naisselect.com)

**RILEY WIEDMEIER, MBA**

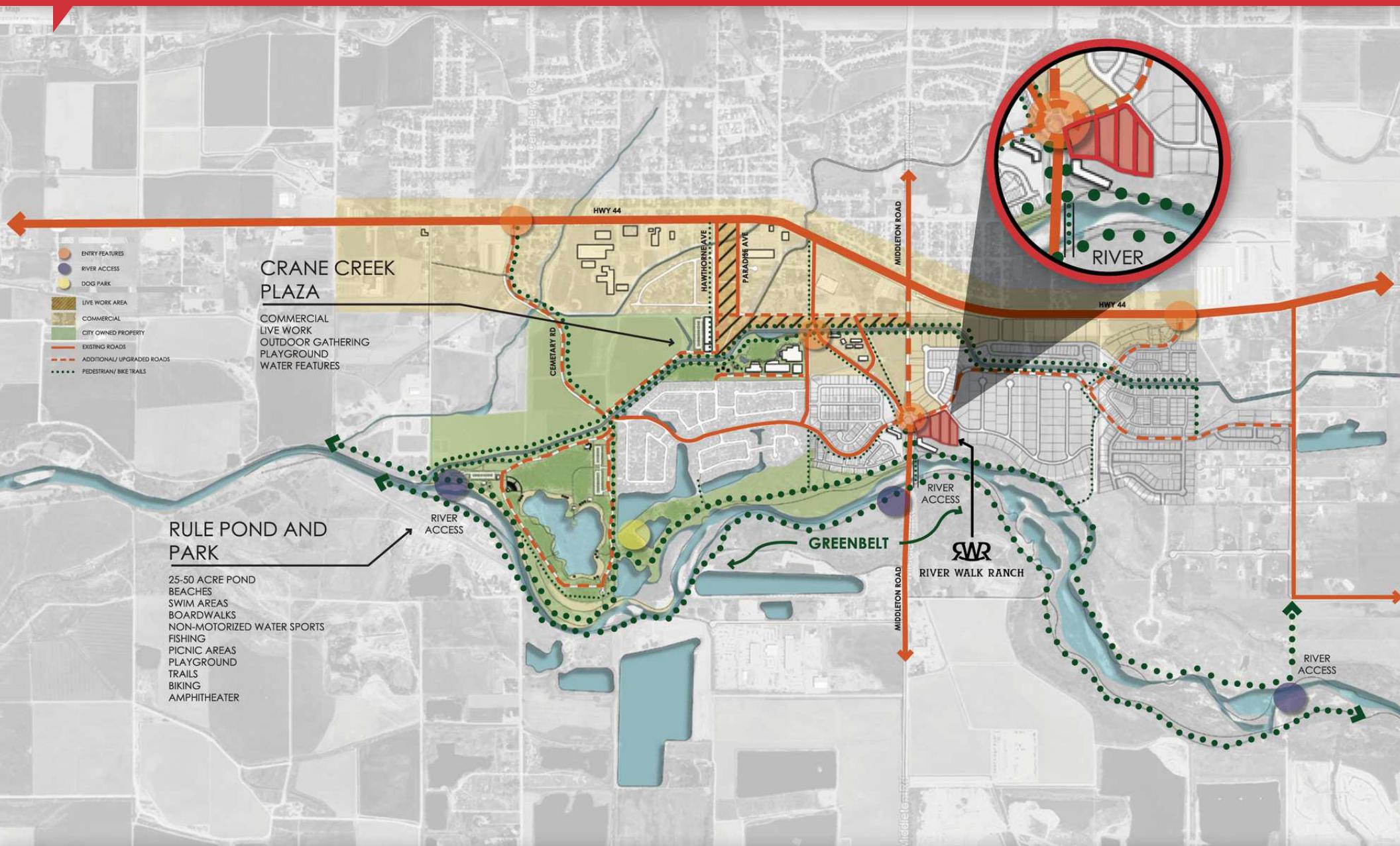
NAI SELECT | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

**NAI Select**

# RIVER WALK RANCH

MIDDLETON, ID

Recreational Map



208.229.6005 | [travis@naiselect.com](mailto:travis@naiselect.com)

**TRAVIS DUNN**

208.954.2229 | [riley@naiselect.com](mailto:riley@naiselect.com)

**RILEY WIEDMEIER, MBA**

NAI SELECT | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

**NAI Select**

# RIVER WALK RANCH

MIDDLETON, ID

Area Drive Time Map

PARMA

## DRIVE TIME

Middleton Rd, Middleton, ID, 83605, US  
(Nearby Activity 250 ft)

15 min

## MEDIAN HOUSEHOLD INCOME (income)

\$25-\$58K	71-\$82K
\$58-\$65K	\$82-\$121K
\$65-\$71K	

MIDDLETON RD • MIDDLETON  
IDAHO • 83605 • UNITED STATES

MIDDLETON

STAR

EAGLE

HIDDEN SPRINGS

WILDER

GREENLEAF

CALDWELL

HOMEDALE

MERIDIAN

BOISE

95

MARSING

95

NAMPA

84

45

69

208.229.6005 | [travis@naiselect.com](mailto:travis@naiselect.com)

TRAVIS DUNN

208.954.2229 | [riley@naiselect.com](mailto:riley@naiselect.com)

RILEY WIEDMEIER, MBA

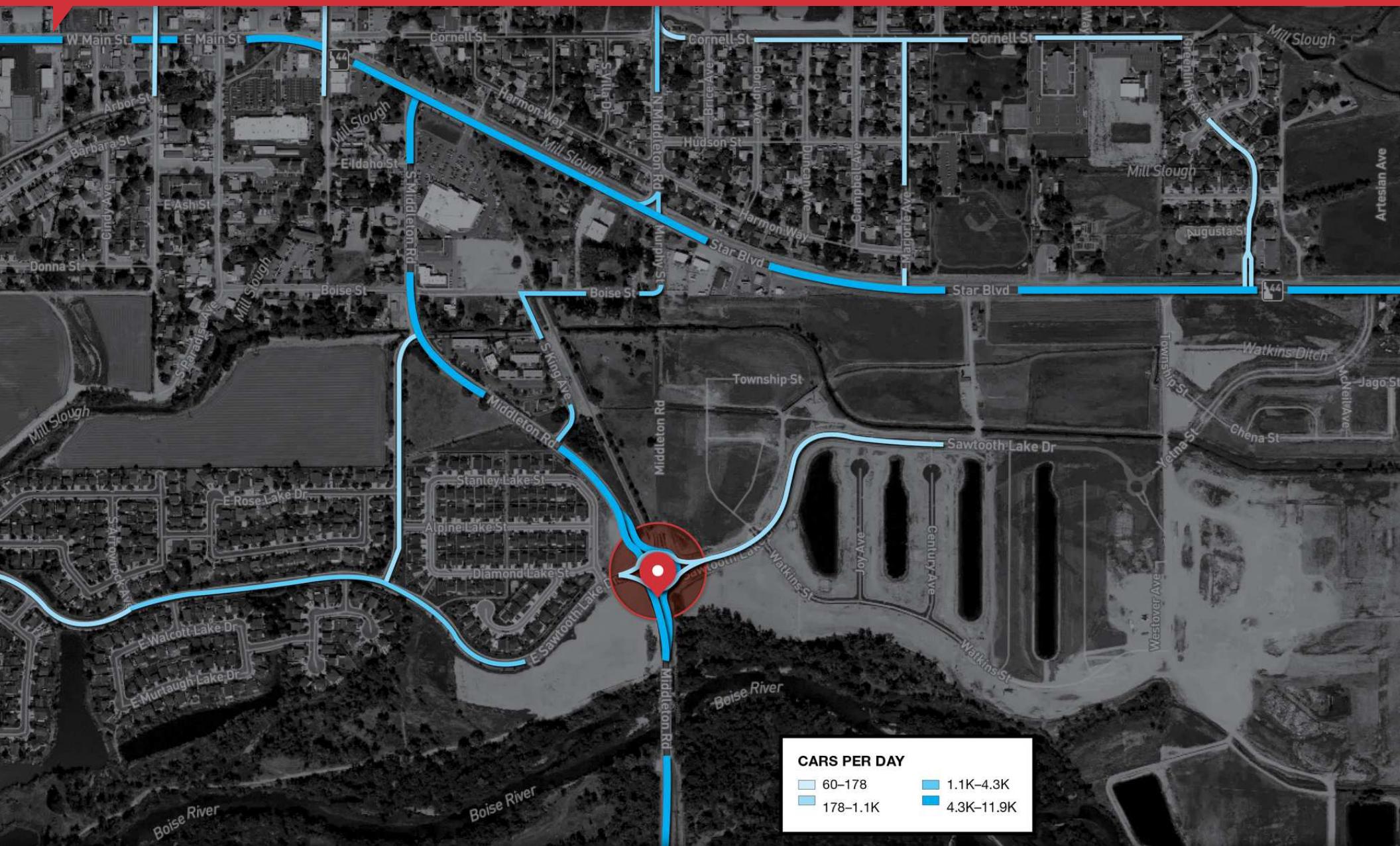
NAI SELECT | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

NAI Select

# RIVER WALK RANCH

MIDDLETON, ID

Area Traffic Count Map



208.229.6005 | [travis@naisselect.com](mailto:travis@naisselect.com)

**TRAVIS DUNN**

208.954.2229 | [riley@naisselect.com](mailto:riley@naisselect.com)

**RILEY WIEDMEIER, MBA**

NAI SELECT | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

**NAI Select**

# RIVER WALK RANCH

MIDDLETON, ID

Market Aerial



208.229.6005 | [travis@naisselect.com](mailto:travis@naisselect.com)

**TRAVIS DUNN**

208.954.2229 | [riley@naisselect.com](mailto:riley@naisselect.com)

**RILEY WIEDMEIER, MBA**

NAI SELECT | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

**NAI Select**



208.229.6005 | [travis@naisselect.com](mailto:travis@naisselect.com)

**TRAVIS DUNN**

208.954.2229 | [riley@naisselect.com](mailto:riley@naisselect.com)

**RILEY WIEDMEIER, MBA**

NAI SELECT | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

**NAISelect**