

DEVELOPMENT LAND

Commercial/Residential Mixed Use



1819 N Middleton Road, Nampa, ID 83651
LAND FOR SALE



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

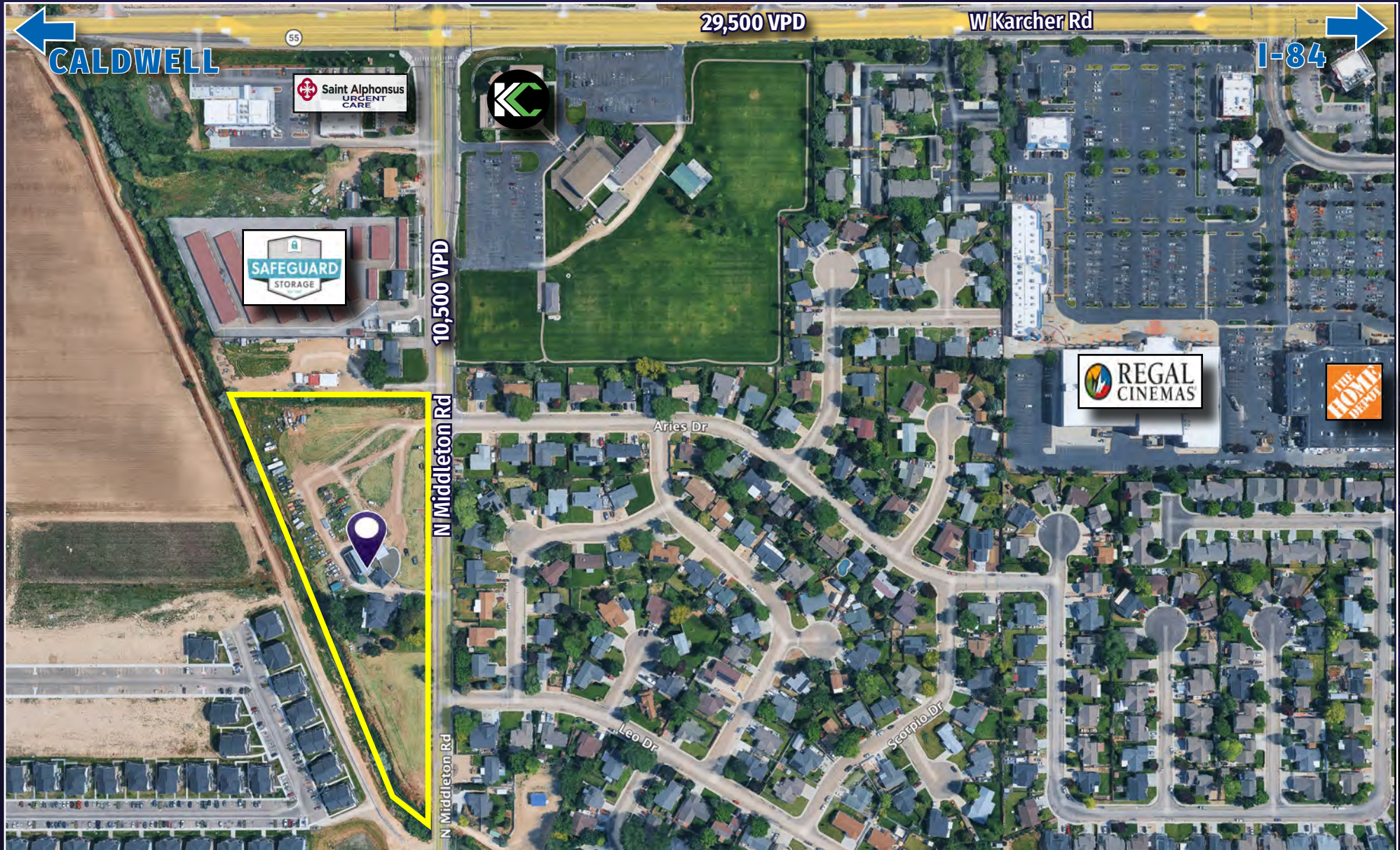
DARIN BURRELL // PRINCIPAL/ASSOCIATE BROKER / darin@icreboise.com / (208) 286-2260 office / (208) 860-0332 cell
SETH MCCORMACK // SENIOR BROKERAGE ADVISOR / seth@icreboise.com / (208) 286-2272 office / (208) 918-1030 cell

www.ICREBOISE.com

PROPERTY HIGHLIGHTS

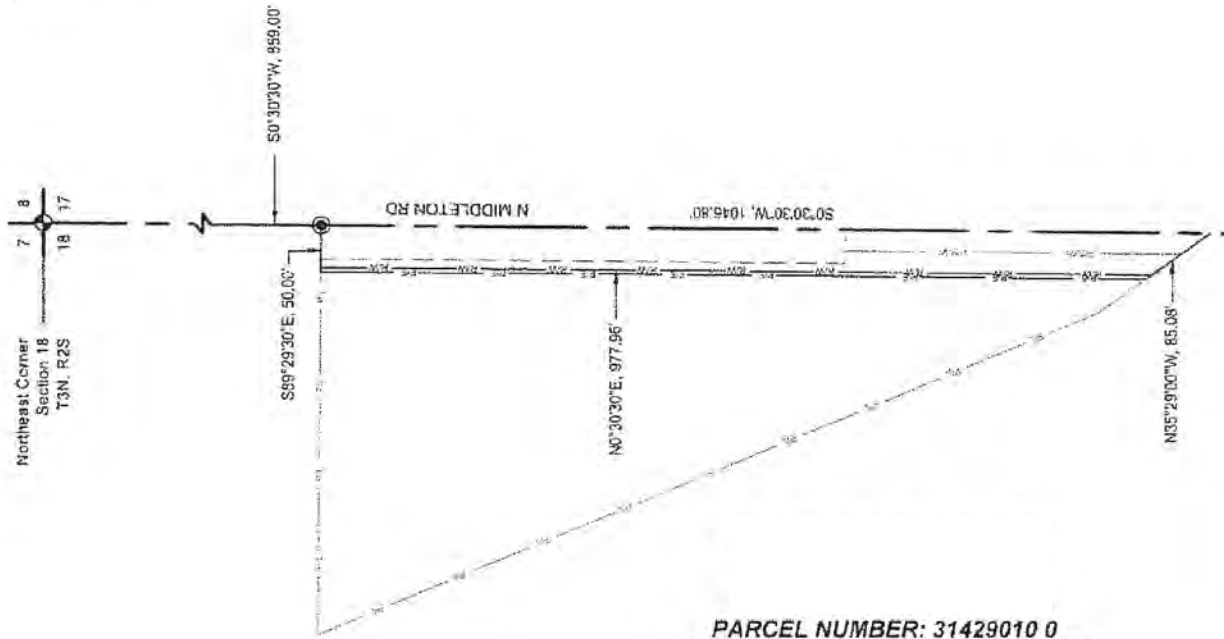
- **Asking Price - \$1,995,000 (\$9.05 PSF)**
- 5.06 Acres
- Current Zoning: Residential Ag/Enclave
- Nampa 2040 Comprehensive Plan Zoning: Residential Mixed Use (Potential for Commercial Zoning)

- Middleton Rd to be expanded to 5 lanes (with center two-way left turn lane & sidewalk). Construction is expected to begin Spring of 2026, with completion in 3-4 months (Summer 2026).
- Property accessed with a total of 3 curb cuts.
- All utilities will be stubbed to property line at time of road expansion.



The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.

1819 N Middleton Rd, Nampa, ID 83651



PARCEL NUMBER: 31429010 0
MIDDLETON ROAD REBUILD PROJECT
(FLAMINGO AVE TO KARCHER RD)
PARCEL #1

DEEDED ACREAGE: 6.220 ACRES MORE OR LESS
RIGHT-OF-WAY: 1.162 ACRES MORE OR LESS
REMAINING ACREAGE: 5.058 ACRES MORE OR LESS

LEGEND:

SECTION LINE:

EXISTING PARCEL LINE:

EXISTING PERMANENT EASEMENT LINE:

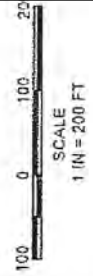
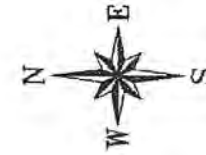
EXISTING PRESCRIPTIVE RIGHT-OF-WAY:

RIGHT-OF-WAY ACQUISITION BOUNDARY:

PERMANENT EASEMENT:

POINT OF BEGINNING:

SECTION CORNER:



← CALDWELL

MERIDIAN/BOISE →



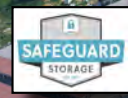
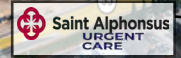
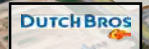
Nampa Caldwell Blvd

Nampa Caldwell Blvd

29,500 VPD

NorthWest Village
264 Units

W Karcher Rd



10,500 VPD



Subject Site

W Middleston Rd

N Middleston Rd

N Middleston Rd

W Flamingo Ave

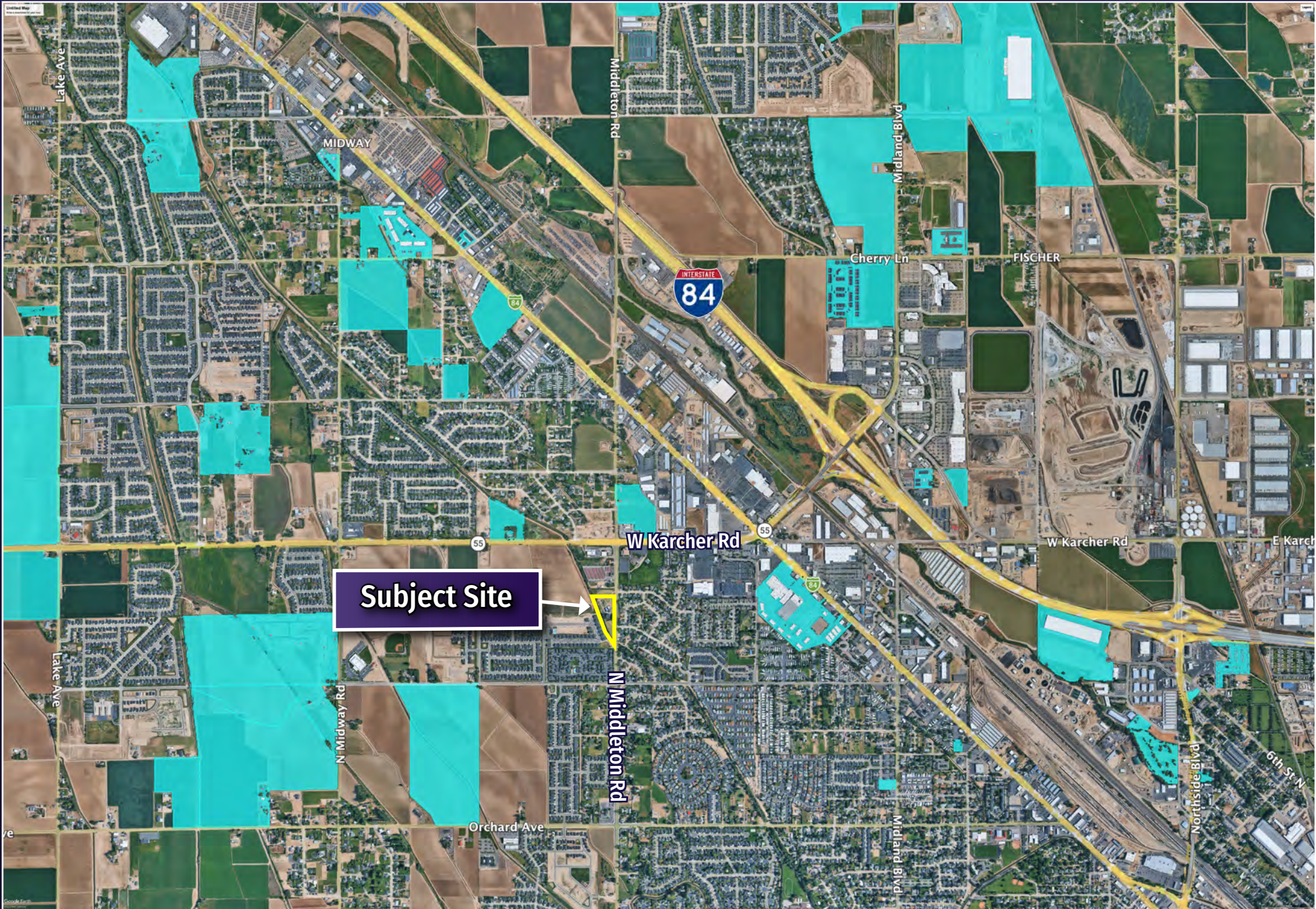
Elijah Drain

Leo Dr

Pisces Dr

PRELIMINARY PLAT MAP

7,988 LOTS



The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.