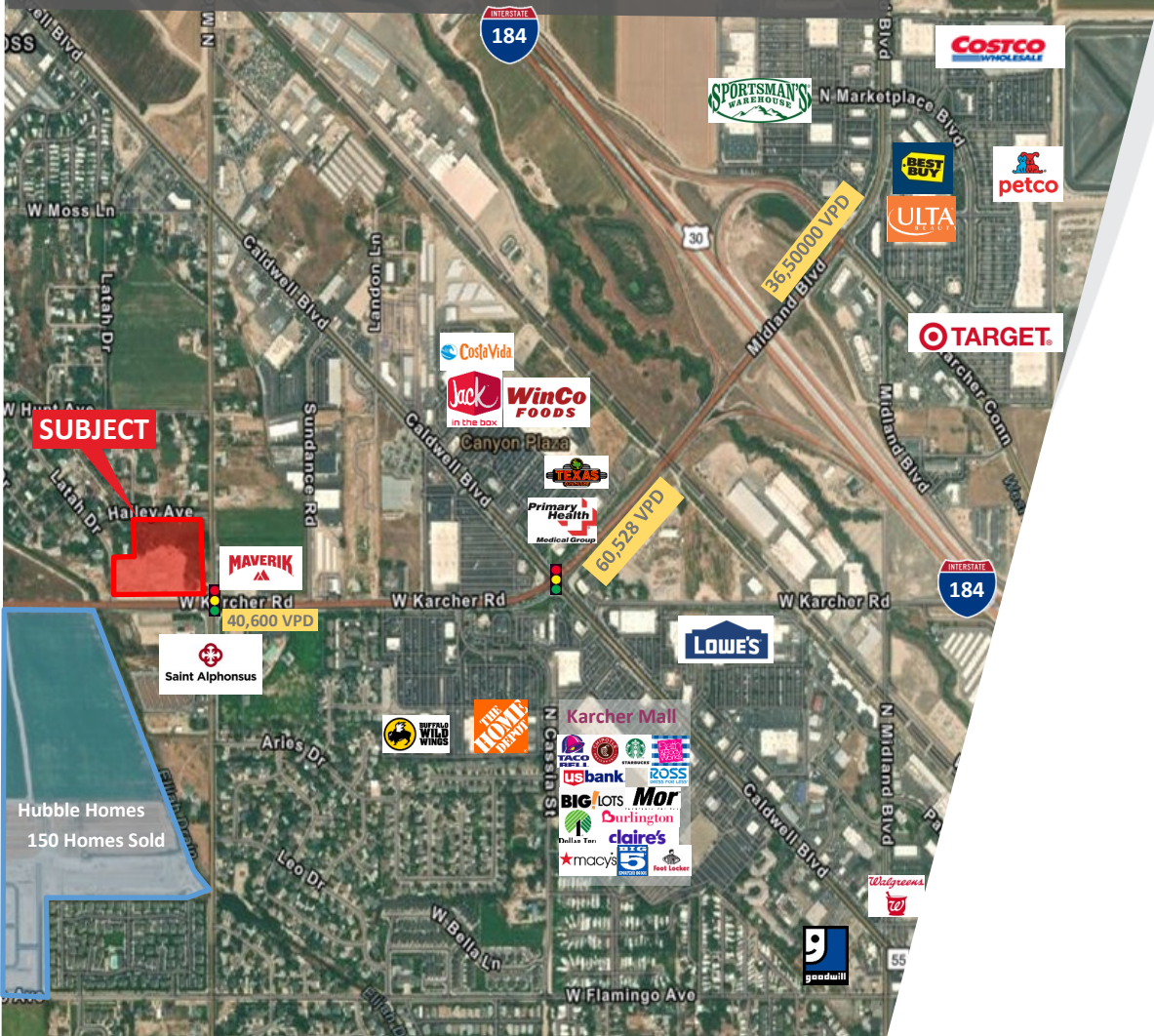


NWC Karcher & Middleton

Retail Pads Available



Property Details

- 40,000+ VPD !
- 2 prime retail pad sites left
- Available for land lease or build-to-suit
- Signalized corner with 6 lanes of traffic at the intersection
- Several access points into the development
- Commercial subdivision includes Dutch Bro's and Burger King.
- Zoned Business Commercial
- Less than 1 mile from Nampa's retail hub which includes the Home Depot, the Karcher Mall, WinCo, Jack In The Box, Lowe's, and more.

Description

Rocky Mountain Companies is proud to offer prime retail pads at one of the busiest intersections in Nampa with tremendous nearby rooftop growth. Nampa's population (106,000) has doubled since 2000. By 2040, COMPASS expects it to rise to 150,000+.

Demographics

	1 mi.	3 mi.	5 mi.
Population	8,918	64,762	164,975
Med HH Income	\$62,162	\$74,520	\$73,425
Daytime Pop	11,593	64,717	152,888

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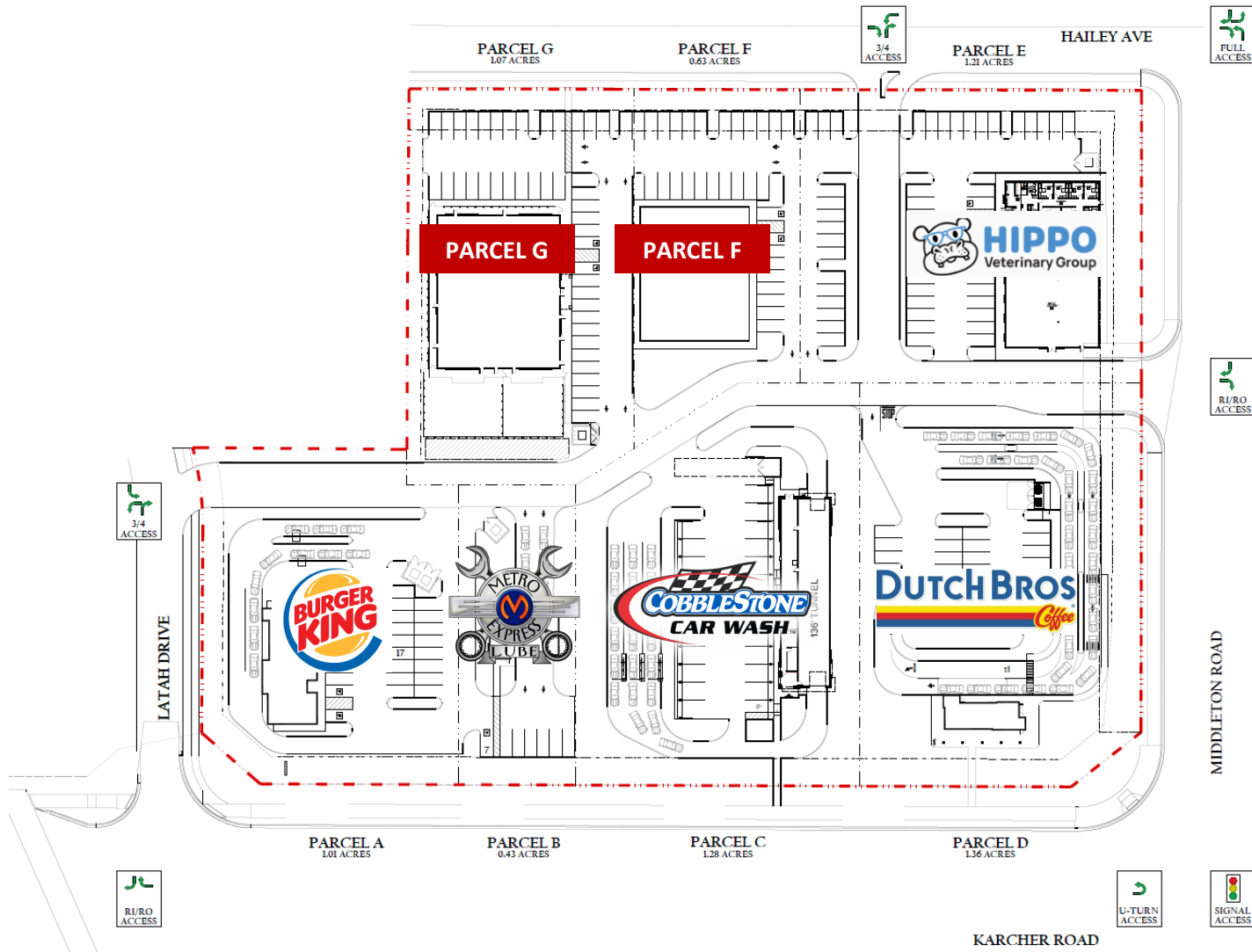
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Rocky Mountain

Real Estate Services, LLC

350 N. 9th Street, Ste 200, Boise ID 83702

Site Plan



PARCEL	SIZE
F	± 0.63 Acres
G	± 1.07 Acres

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Project Photo



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Aerial



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New Residential Developments



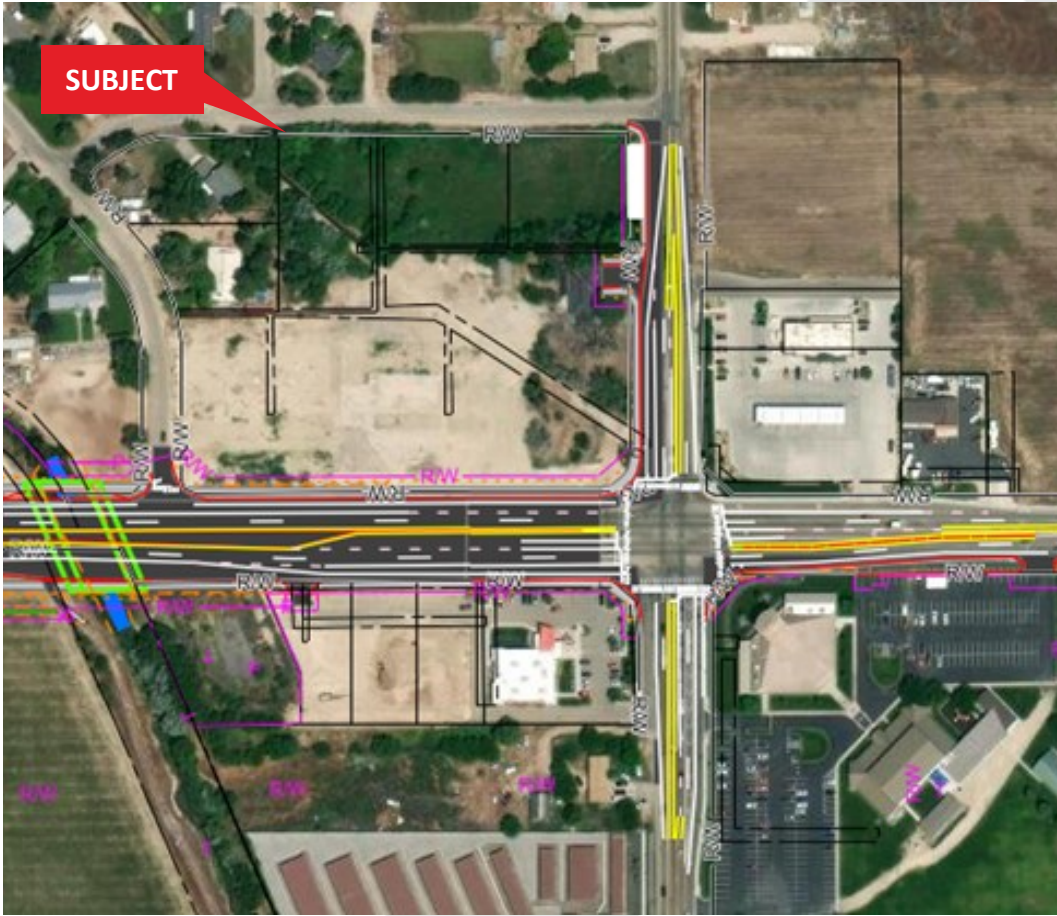
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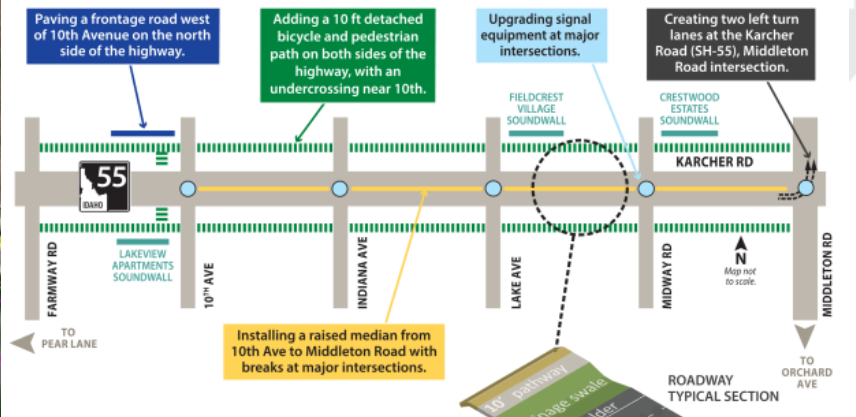
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ITD Improvements



IMPROVEMENTS INCLUDE:



WHAT TO EXPECT

- One lane open in each direction during the day
- Shifting traffic patterns at intersections
- Overnight lane restrictions and flaggers directing traffic at intersections
- Occasional overnight and weekend closures on SH-55
- Speed limit reduced to 35 mph on gravel surfaces

FOR MORE INFORMATION

VISIT ITDProjects.idaho.gov/pages/55Farmway
 EMAIL info@55farmwaytomiddleton.org
 PHONE 208-477-1379

ROADWAY TYPICAL SECTION

SCAN TO SIGN-UP FOR UPDATES

This project is part of Idaho Governor Brad Little's "Leading Idaho" TECM program.

PROJECT COMPLETION: 2027

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