

PRIME DEVELOPMENT LAND FOR SALE

4457 E. Franklin Rd., Nampa, ID 83687



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE Contact Agent

SITE AREA 4.29 AC

UTILITIES Power, Septic, New Well

ONSITE 1,568 SF | Manufactured Home

ZONING Enclave | Adjacent to BC Zoning

PARCEL R3044001000



EXECUTIVE SUMMARY

Lee & Associates, in partnership with Amherst Madison, is pleased to present a rare 4.29-acre development opportunity in the heart of the Treasure Valley's rapid growth. Located on E. Franklin Road, the property offers excellent proximity to the Amazon Fulfillment Center, Scheels, and major distribution hubs.

Positioned near the Highway 16 expansion and Garrity Blvd. interchange, the site provides strong visibility and access within one of Nampa's fastest-growing industrial and commercial corridors. This is an ideal opportunity for developers or owner-users seeking a strategic location in a high-growth market.

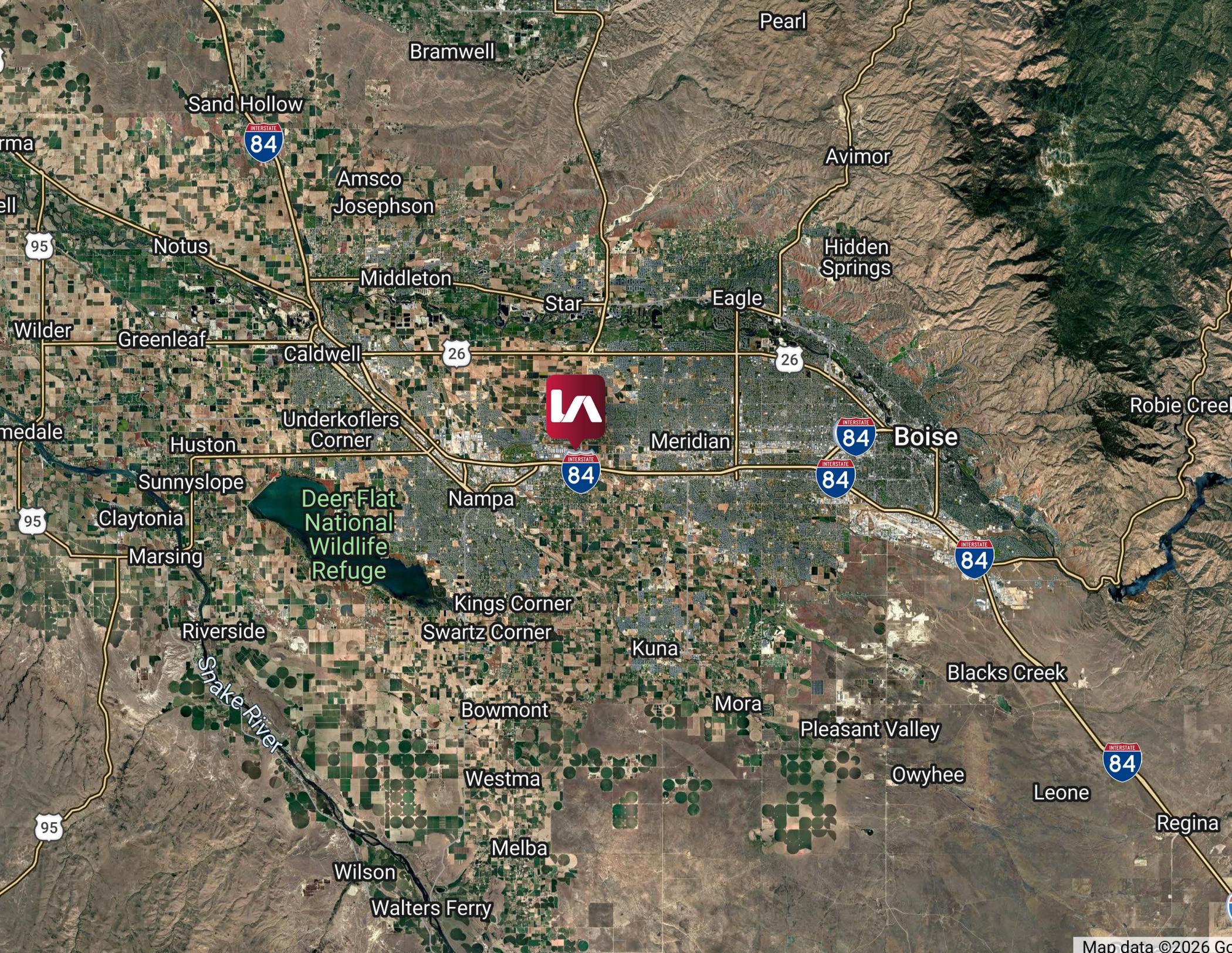
The property includes a 1,568 SF manufactured home currently used as an office, offering immediate functionality while development plans are finalized. Mostly fenced and gated with yard storage, and supported by existing power, well, and septic, the site is well-positioned for a variety of future uses.

PROPERTY HIGHLIGHTS

- » Immediate access to Highway 16, Garrity Blvd., and I-84.
- » Equipped with power, well water, and septic system on-site.
- » Positioned in a high-demand corridor within Nampa's comprehensive plan for commercial development.







Sand Hollow

Bramwell

Pearl



Amsco
Josephson

Avimor

Notus

Hidden Springs



Middleton

Star

Eagle

Wilder

Greenleaf

Caldwell



Medale

Huston

Underkofflers
Corner



Meridian



Boise

Robie Creek



Marsing

Deer Flat
National
Wildlife
Refuge

Nampa



Sunnyslope

Claytonia

Kings Corner

Swartz Corner

Kuna



Riverside

Snake River

Blacks Creek

Bowmont

Mora

Pleasant Valley

Owyhee

Leone



Westma

Regina

Wilson

Melba

Walters Ferry

INTERSTATE
84 INTERSTATE - 2.9 MILES

 BOISE AIRPORT - 17.6 MILES

Ernest


PEPSI BEVERAGES
COMPANY


ERICSSON

GRUPE
LACTALIS

**TIN
ROOF
TACOS**


Autovoll





AREA OVERVIEW

NAMPA, IDAHO

Nampa, Idaho, is a dynamic city nestled in the heart of the Treasure Valley, about 20 miles west of Boise. With its roots deeply embedded in agriculture, Nampa has evolved from a small farming community into one of Idaho's fastest-growing cities, offering a unique blend of rural charm and urban conveniences. The area is surrounded by scenic beauty, with the Owyhee Mountains to the southwest and the Boise River to the north, providing ample opportunities for outdoor recreation. Lake Lowell, located on the city's outskirts, is a popular destination for boating, fishing, and birdwatching, while the nearby Deer Flat National Wildlife Refuge offers hiking trails and wildlife observation.

Nampa is also known for its vibrant community spirit, hosting a variety of annual events that draw residents and visitors alike. The Snake River Stampede Rodeo, one of the top rodeos in the country, is a beloved tradition that highlights the city's Western heritage. Additionally, the Nampa Civic Center and the Warhawk Air Museum serve as cultural hubs, offering a range of performances, exhibitions, and educational programs. Despite its rapid growth, Nampa has retained its small-town feel, characterized by friendly





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FOR MORE INFORMATION, PLEASE CONTACT

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