FOR SALE | (4) Developed Lots For Flex & Office Use
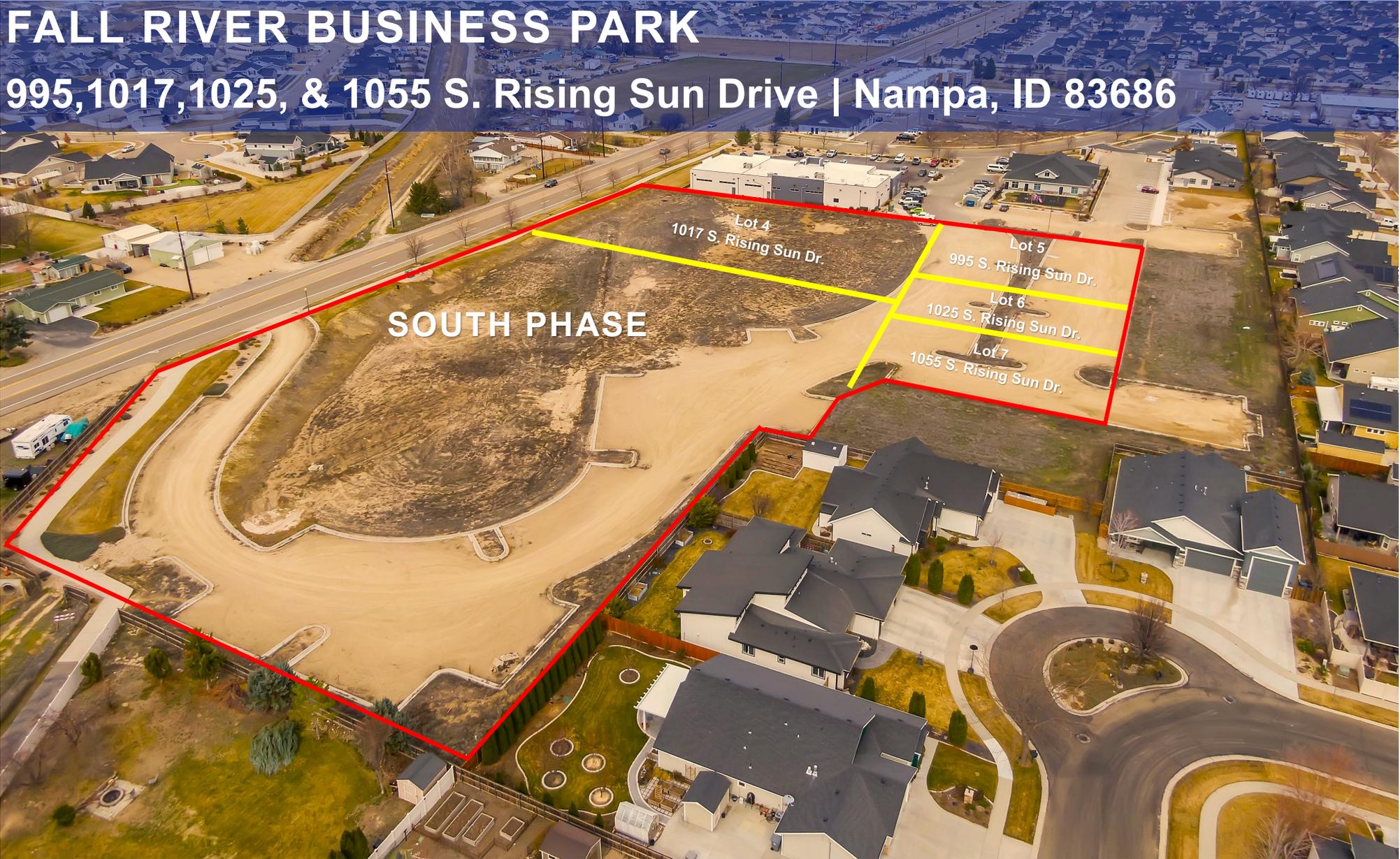
FALL RIVER BUSINESS PARK

995,1017,1025, & 1055 S. Rising Sun Drive | Nampa, ID 83686

Lot 4
1017 S. Rising Sun Dr.

Lot 5
995 S. Rising Sun Dr.

Lot 6
1025 S. Rising Sun Dr.

Lot 7
1055 S. Rising Sun Dr.

SOUTH PHASE

Rick McGraw | 208.880.8889
rickmcgraw54@gmail.com

COLDWELL BANKER
COMMERCIAL
TOMLINSON

Jonathan Langston | 208.794.0958
jonlangstoncre@gmail.com

FALL RIVER BUSINESS PARK

South Phase Site Plan

Pricing for Individual Lots
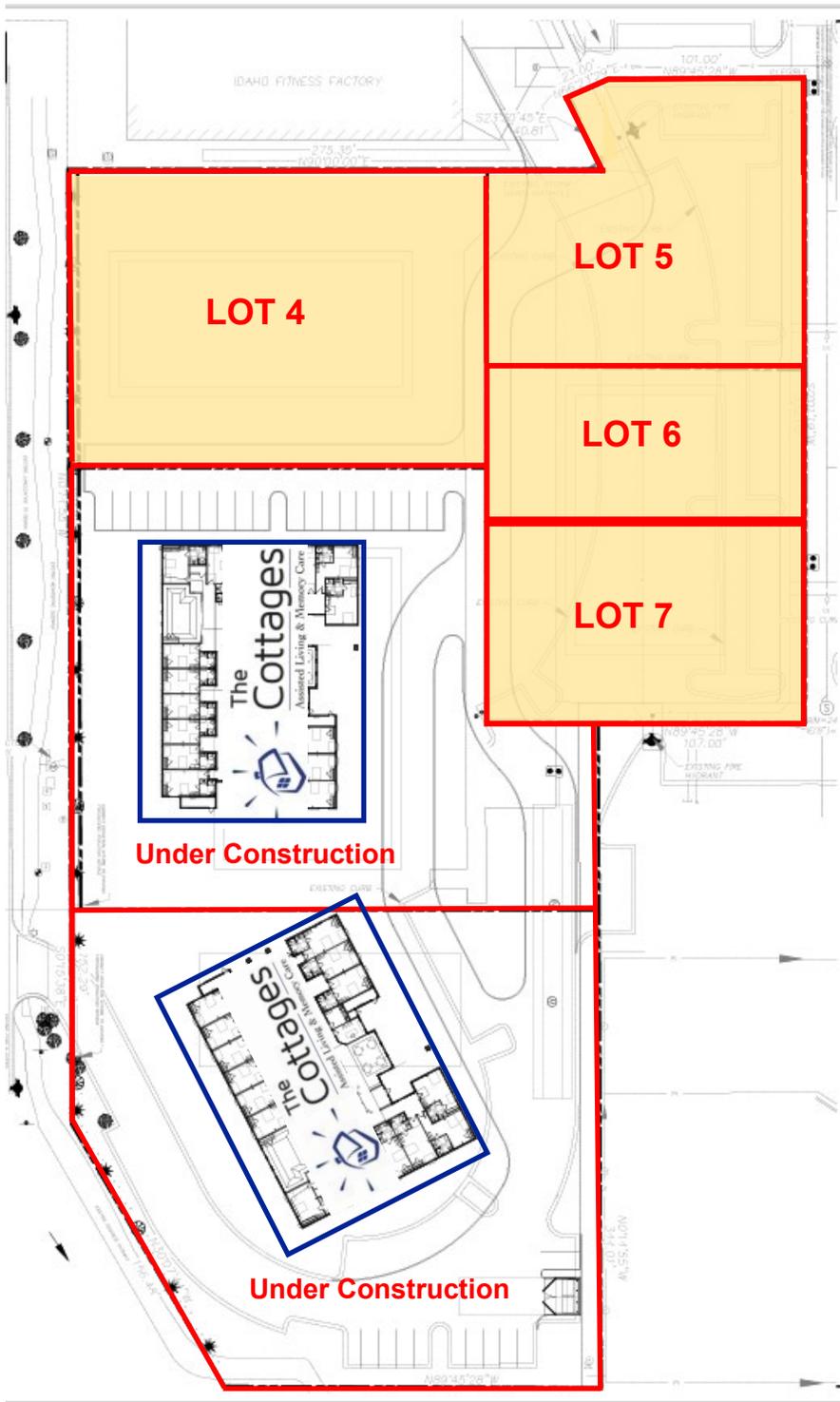
- **Lot 4   1017 S. Rising Sun Drive**   **$346,515**
  ⇒ Lot Size: .74 acres $10.75/SF
  ⇒ 11,816/SF Building Approved for this lot

- **Lot 5   995 S. Rising Sun Drive**   **$203,276**
  ⇒ Lot Size: .51 acres $9.15/SF

- **Lot 6   1025 S. Rising Sun Drive**   **$119,572**
  ⇒ Lot Size: .30 acres $9.15/SF

- **Lot 7   1055 S. Rising Sun Drive**   **$155,440**
  ⇒ Lot Size: .39 acres $9.15/SF

- Lots Located in the Fall River Business Park
- Zoned: BC
- Retail | Office | Specialty uses
- Majority of site improvements are completed
- Offering a Ready-to-Build opportunity
- Prime location surrounded by new development and established residential communities

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Lot 4 | 1017 S. Rising Sun Drive | Conceptual Designs

Price Includes Approved Plans & Drawings for a 11,816 SF Building

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Fall River Business Park

Nampa, Idaho

SOUTH PHASE

NORTH PHASE

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- Fall River Business Park is located on the SE Corner of Lake Lowell Ave and Middleton Road

- Surrounded by Upscale Residential Neighborhoods and Adjacent Golf Course

- Idaho Fitness Factory, Longboard Pizza, Garden of Learning Day Care, and Premier Dental are some of the businesses in Fall River Business Park

FALL RIVER BUSINESS PARK

South Rising Sun Drive | Nampa, ID 83686

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