

# TOK

COMMERCIAL

# MARSING LAND

COMMERCIAL LAND FOR SALE / HIGHWAY 55 & U.S. 95 / MARSING, ID 83639

**LAST FOOD, FUEL & SERVICES  
FOR 45 MILES (SOUTHBOUND)!**



**+11  
ACRES**

HIGHWAY 95

HIGHWAY 55

**LOCATED AT PRIMARY INTERSECTION**

CONTACT



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HIGHLIGHTS



Prime future development opportunity at primary Jordan Valley connection — a pass-through for California, Reno, and Oregon bound travelers.

Perfect opportunity to deliver much needed services to commuters.

Located directly next to Jacksons Food Store, the last food, fuel and service location for 45 miles southbound.

In the heart of the Sunnyslope Wine District of the Snake River American AVA.

2 miles outside of Marsing city core.

20 minutes to I-84 and Caldwell, 30 minutes to downtown Nampa, and 45 minute to downtown Boise.

DETAILS



<b>LOT SIZE:</b>	11.036 Acres (Total)
<b>SALE PRICE:</b>	\$1,234,272 (\$2.50/SF)
<b>PARCEL NO:</b>	RP03N04W325437
<b>ZONING:</b>	C - Commercial District
<b>UTILITIES:</b>	Power Near Site

UPDATED: 10.4.2023

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**RP03N04W325437**  
**11.035 AC**

# LAND USE & ZONING

## OWYHEE COUNTY DISTRICT C | COMMERCIAL

### ALLOWED USES:

The following uses are allowed in district C:

- All existing agricultural uses.
- All uses allowed in districts R and M except residential subdivisions
- Commercial businesses and uses not prohibited by federal, state or county law, or any section of this title, excepting CAFOs, meatpacking plants and any industrial business or use.

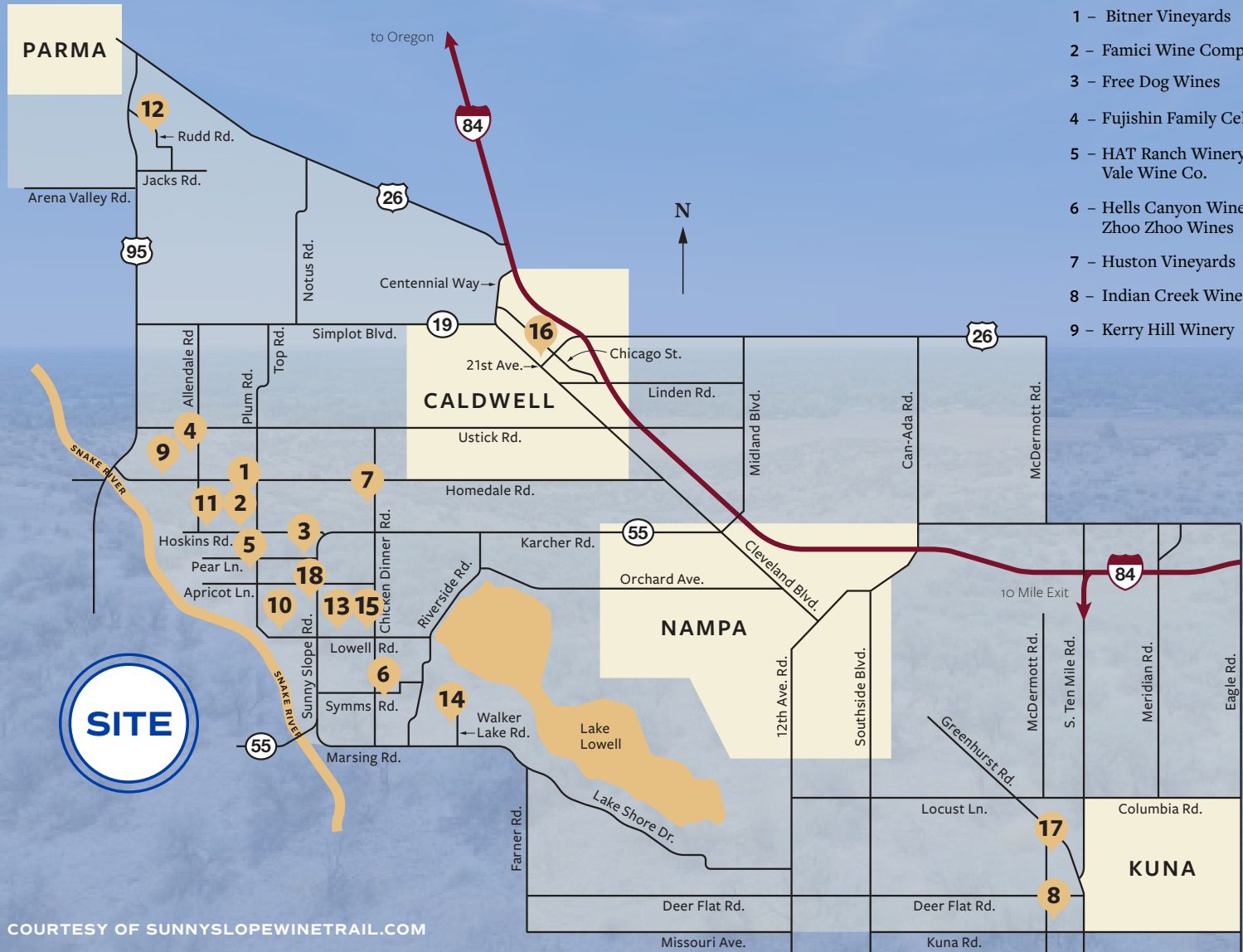
### PERMITTED USES UNDER CONDITIONAL USE PERMIT:

- The following uses are permitted in district C only under a conditional use permit issued pursuant to the provisions of this title:
- Easements as referred to in subsection 9-4-1D of this title.
- Planned unit development.
- Public and semipublic buildings, including, but not limited to, law enforcement, fire, health and safety buildings and uses, government services and other public uses.
- Any use not identified in the allowed uses or permitted uses may be permitted only through the conditional use permit process. (Ord. 09-09, 10-6-2009)

### BUILDING SETBACKS:

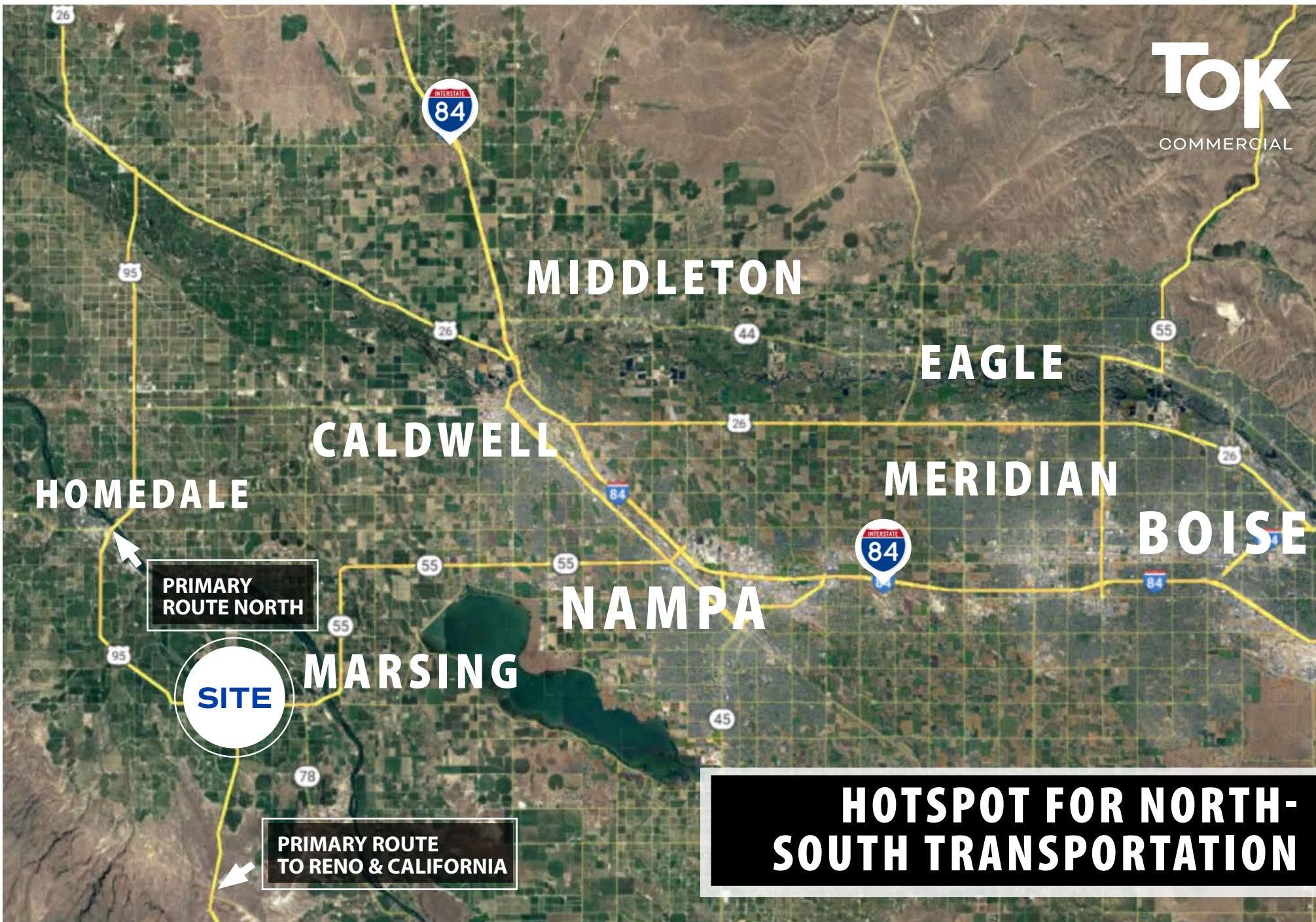
No building or structure or any portion thereof, except steps and uncovered porches less than ten feet (10') in width, shall be erected within five feet (5') of the property line. If the property adjoins district A, M or R, no building or structure or any portion thereof shall be placed within two hundred feet (200') of a property line that adjoins said districts. No building or structure shall be placed within forty feet (40') of a county road, or within one hundred feet (100') of a state or federal highway. (Ord. 09-09, 10-6-2009)

# SUNNYSLOPE WINE TRAIL



- 1 – Bitner Vineyards
- 2 – Famici Wine Company
- 3 – Free Dog Wines
- 4 – Fujishin Family Cellars
- 5 – HAT Ranch Winery / Vale Wine Co.
- 6 – Hells Canyon Winery / Zhoo Zhoo Wines
- 7 – Huston Vineyards
- 8 – Indian Creek Winery
- 9 – Kerry Hill Winery
- 10 – Kindred Vineyards
- 11 – Koenig Vineyards
- 12 – Parma Ridge Winery & Bistro
- 13 – Sawtooth Estate Winery
- 14 – SCORIA Vineyards
- 15 – Ste. Chapelle Winery
- 16 – Veer Wine Project
- 17 – Vizcaya Winery
- 18 – Williamson Orchards & Vineyards

COURTESY OF SUNNYSLOPEWINE TRAIL.COM



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