



**FIRST  
COMMERCIAL  
OPPORTUNITY**  
FOR HIGHWAY 55  
INBOUND TRAFFIC

**SOLD**

**SOLD**

**SOLD**

**SOLD**

**MULTIFAMILY LOTS**

**FULL ACCESS  
TO HIGHWAY 55**

**READY TO BUILD**  
COMMERCIAL LOTS AVAILABLE

*R.*  
**THE RIVER  
DISTRICT**

# READY TO BUILD

## COMMERCIAL LOTS AVAILABLE



### DETAILS

**Submarket:** Cascade, Valley County, ID  
**No. Lots:** 10 | Only 4 lot remaining!  
**Lot Sizes:** 25,624 - 37,505 SF  
**Price:** \$15.00/SF  
**Zoning:** Commercial  
**Available:** Immediately

### HIGHLIGHTS

First commercial opportunity for Hwy 55 northbound traffic leaving the Treasure Valley.

The area's first master planned mixed-use development.

Three miles of planned walking paths with direct access to the Payette River and within walking distance to planned restaurants.

Exceptional opportunity to purchase fully improved commercial lots in rapidly growing location with excellent exposure.

[Read KTVB Housing Shortage Article](#) ↗

### CONTACT

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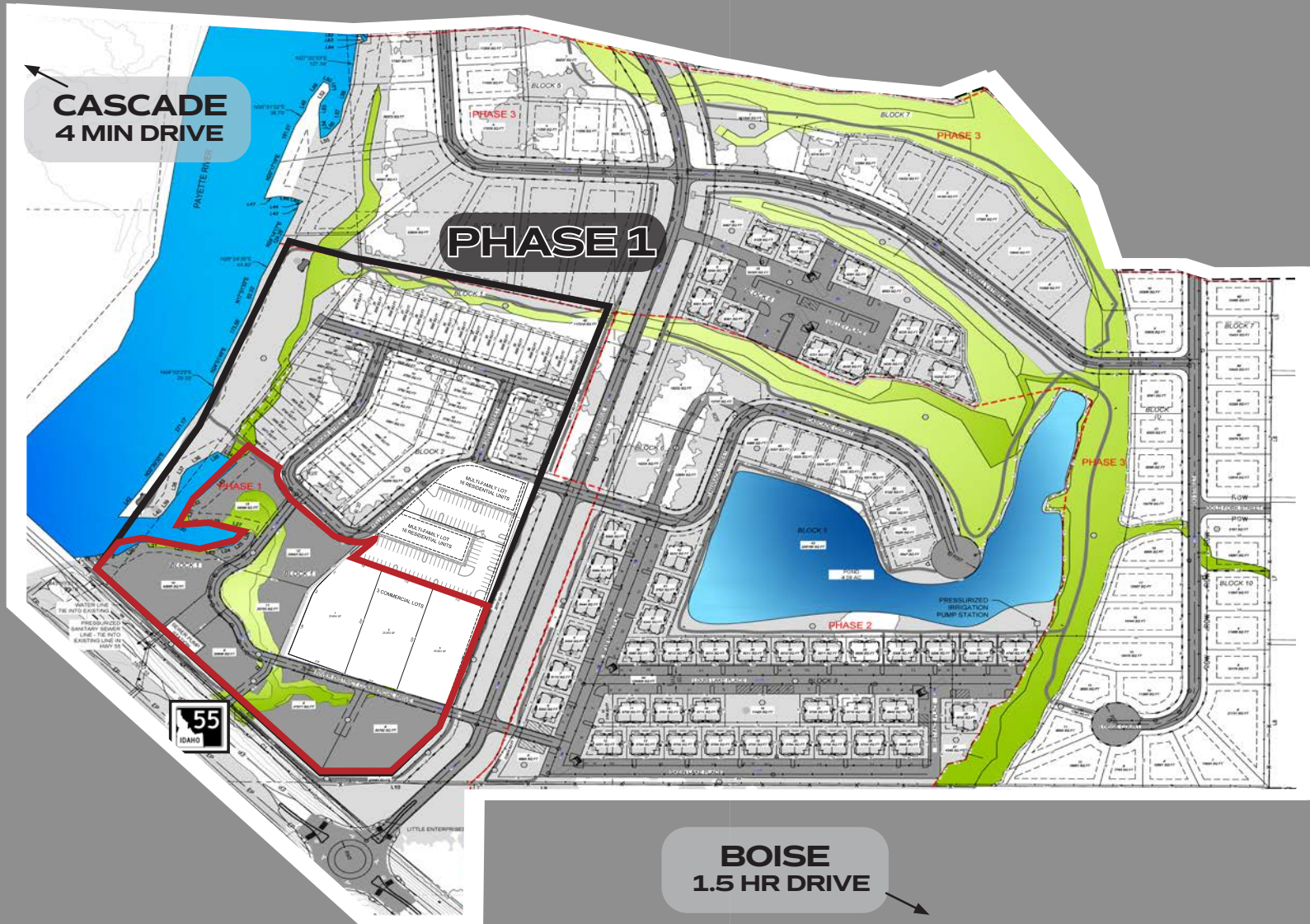
**FIRST COMMERCIAL OPPORTUNITY**  
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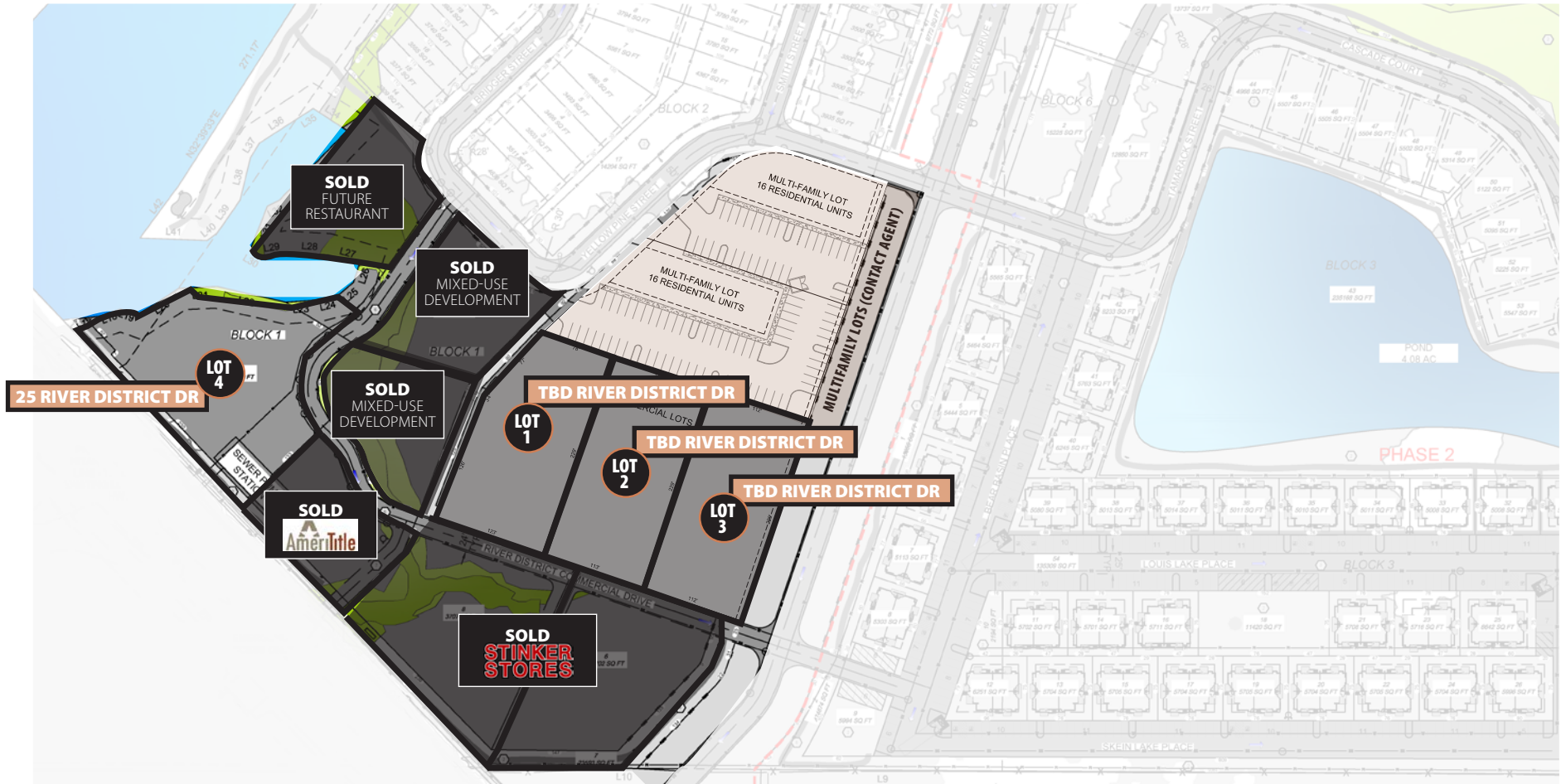
TOWNSHIP 14 N., RANGE 4 E., B.M. | VALLEY COUNTY, IDAHO

# READY TO BUILD

## COMMERCIAL LOTS AVAILABLE



# READY TO BUILD COMMERCIAL LOTS AVAILABLE



 **FOUR**  
AVAILABLE LOTS!

Lot 1, Blk 1	TBD RIVER DISTRICT DR	25,894 SF	\$15.00/SF	\$388,410
Lot 2, Blk 1	TBD RIVER DISTRICT DR	25,853 SF	\$15.00/SF	\$387,795
Lot 3, Blk 1	TBD RIVER DISTRICT DR	25,624 SF	\$15.00/SF	\$384,360
Lot 4, Blk 2	25 RIVER DISTRICT DR	37,505 SF	\$15.00/SF	\$562,577

# PROJECT PHOTOS



CLICK FOR  
  
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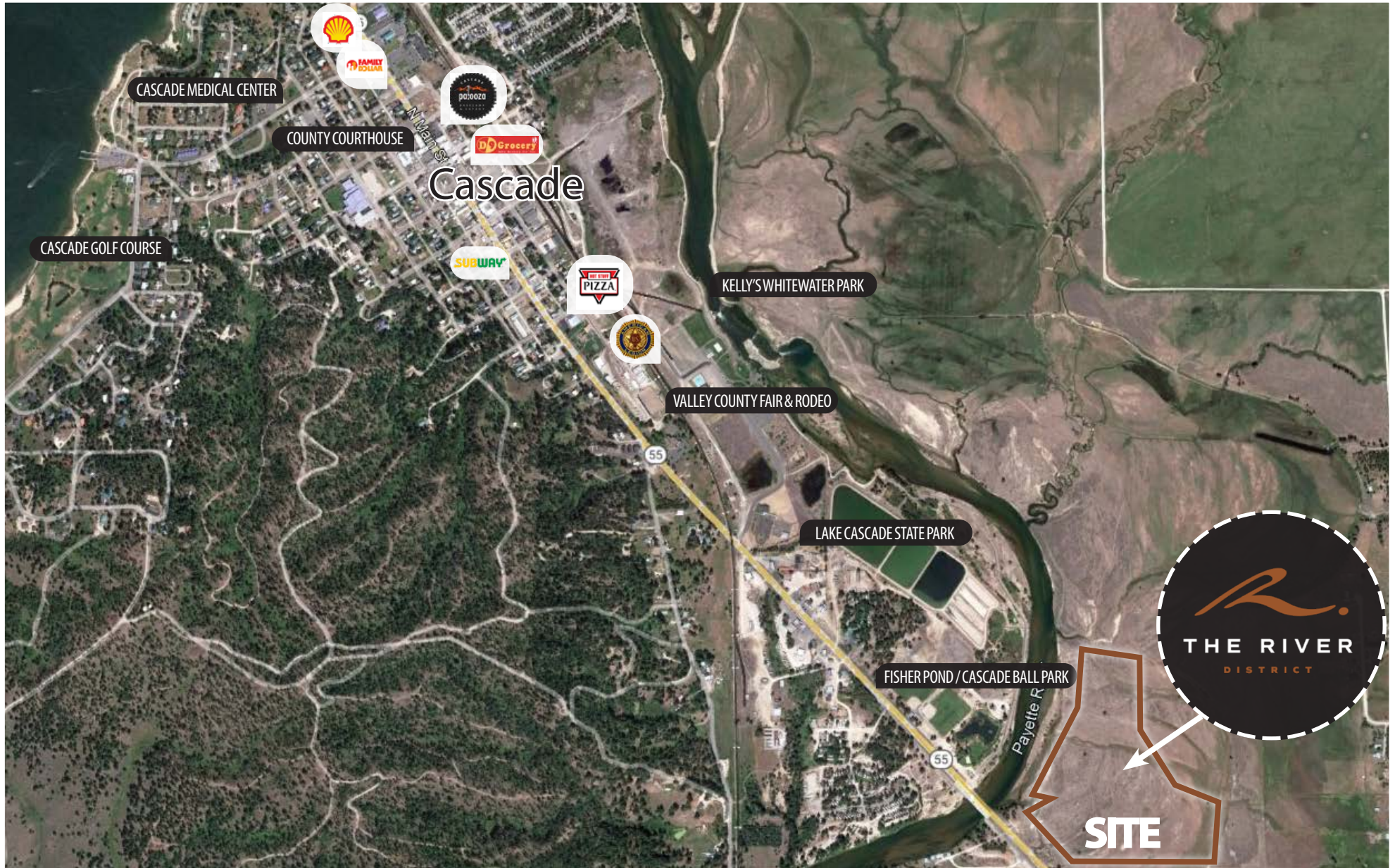
# PROJECT PHOTOS



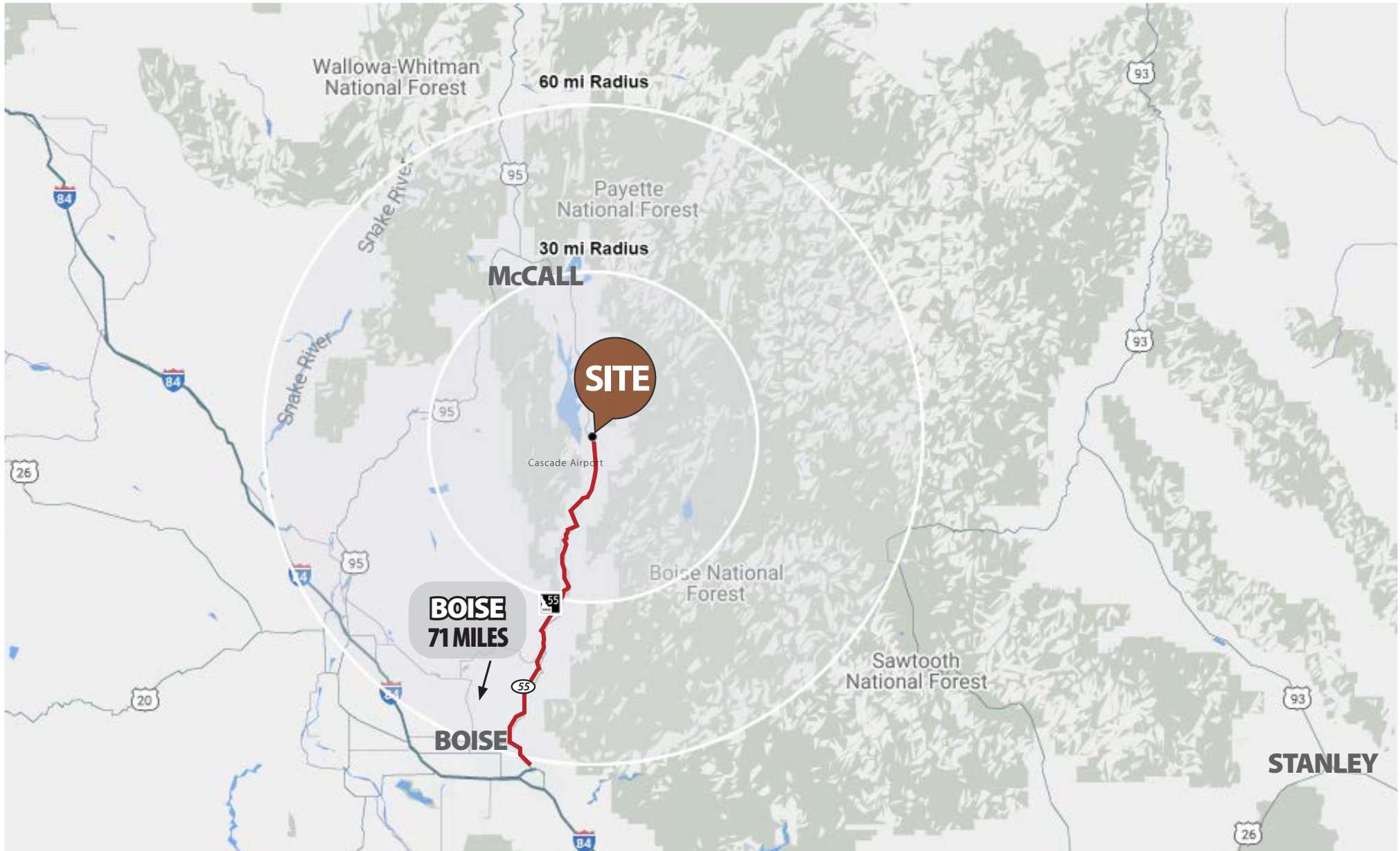
**THE RIVER**  
DISTRICT



# LOCAL BUSINESSES



# LOCATOR MAP





# CASCADE ATTRACTIONS



The River District is conveniently located within the **City of Cascade** which is known as an outdoor recreational paradise.

With access along the **Payette River** the River District is just minutes from **Kelly White Water Park**, a place for stand up paddlers, river surfers, and kayakers.

Just 35 minutes away is **Tamarack Resort**. A skier and snowboarders dream, with over 50 runs and an average of 300" inches of snowfall a year. Tamarack resort also offers hiking and biking trails during the summer months too.





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