

**NEW ANCHOR TENANT
OPENING SOON
JOIN STARBUCKS**

**STERLING LAKES
128 LOTS**

**WAVERLY PARK
417 LOTS**

**ARTESIAN
SPRINGS
47 LOTS**

HIGHWAY 44

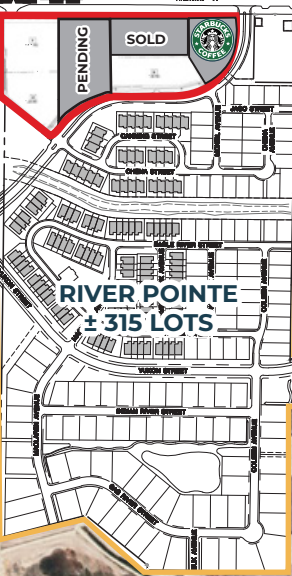
HIGHWAY 44

MIDDLETON ROAD

DUFF LANE

**SAWTOOTH LAKES
5 LOTS**

**RIVER WALK RANCH
SUBDIVISION
± 197 LOTS**



**RIVER POINT
± 315 LOTS**

**NEW RETAIL DEVELOPMENT | FOR SALE, LEASE, BTS
1,500 - 20,000 SF | 1.2 - 2.6 Acre Lots
10481 Highway 44, Middleton, Idaho**



SUMMIT
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RIVER POINTE RETAIL



1,500 - 20,000 SF AVAILABLE



1.2 - 2.6 ACRE LOTS



SMALL & BIG BOX USERS



RETAIL, RESTAURANT, OFFICE



RATES & PRICING NEGOTIABLE



BUILD-TO-SUIT OPTIONS



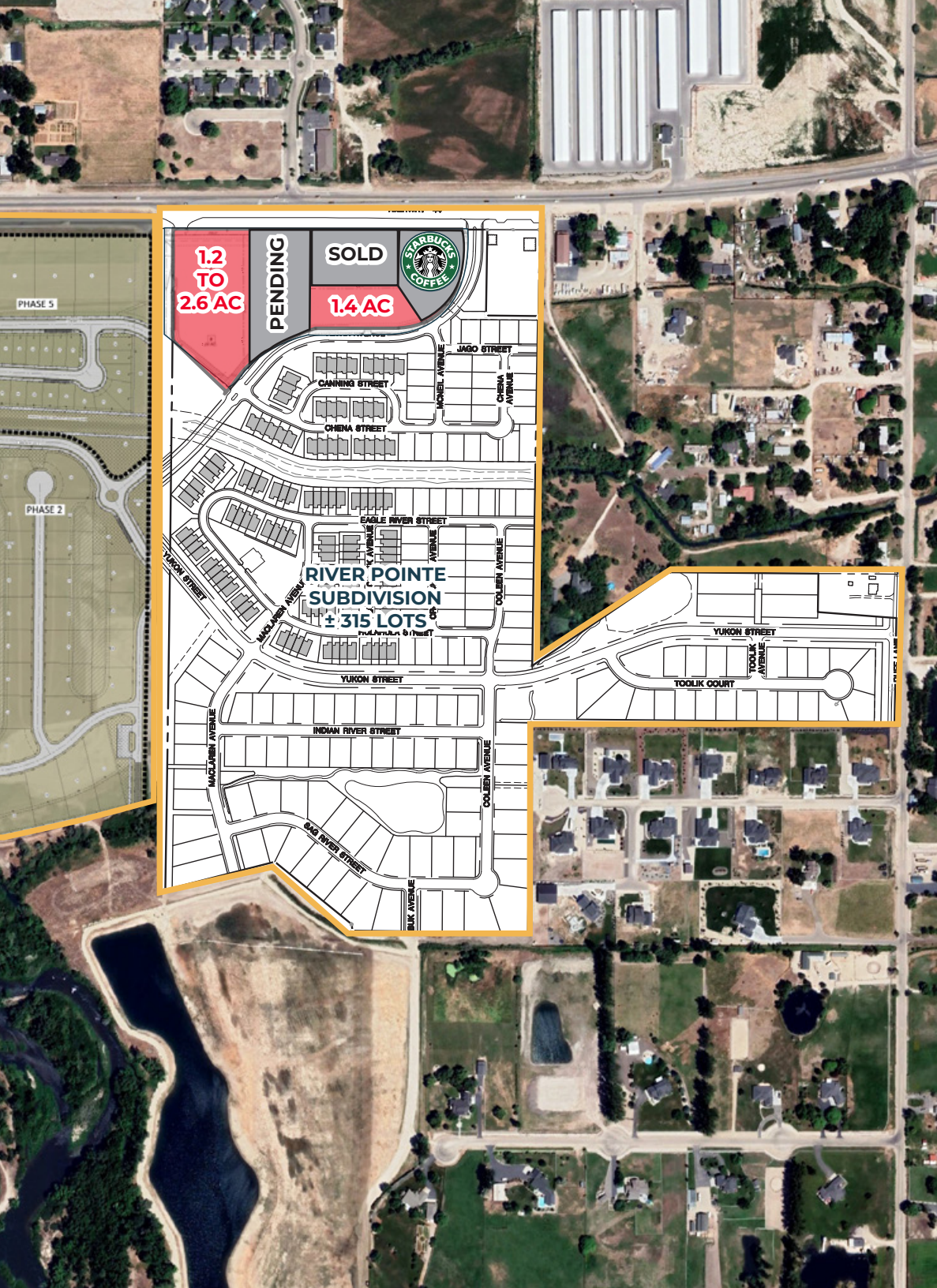
UNDERSERVED MARKET



HIGH GROWTH AREA

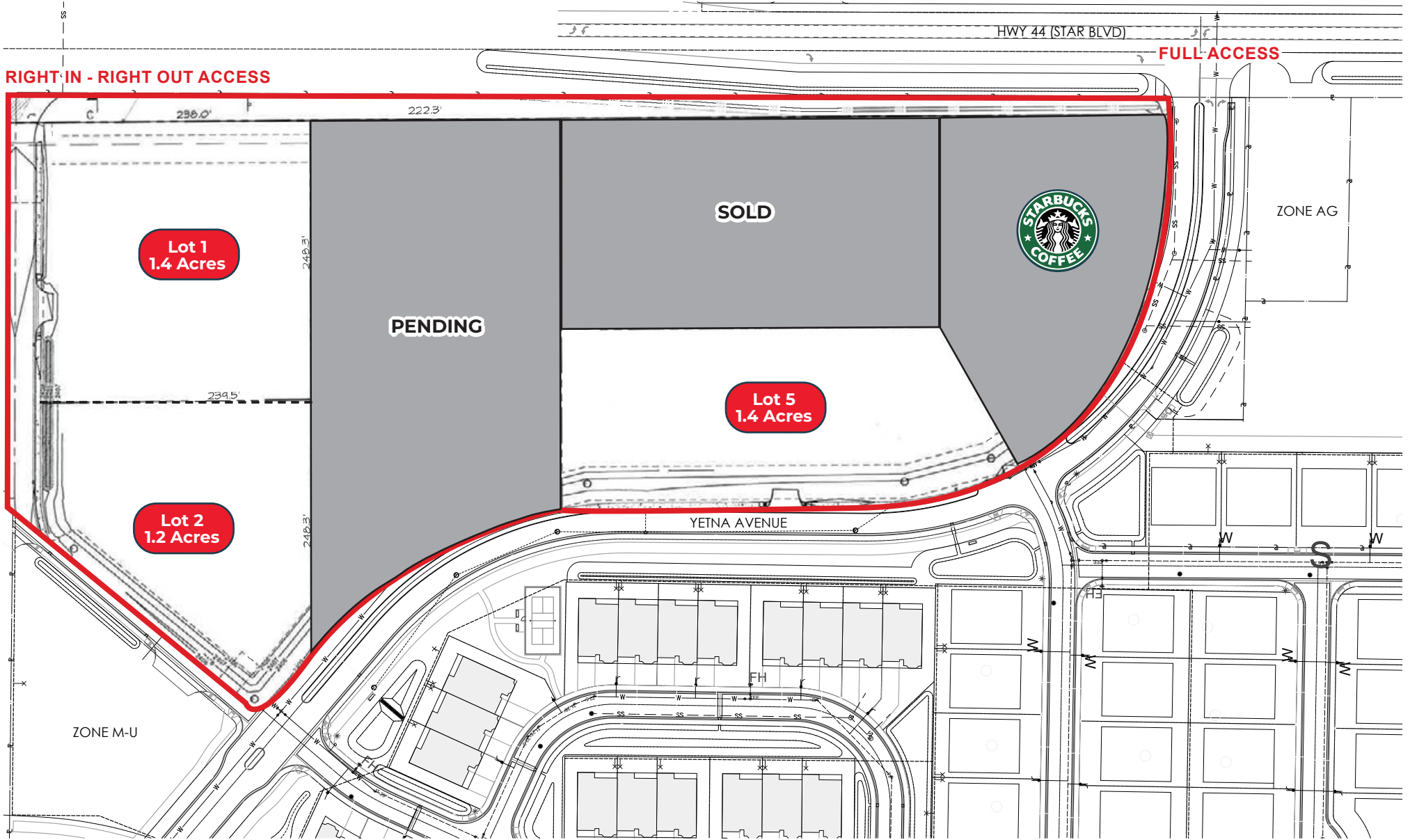


**CONSTRUCTION STARTING SOON
JOIN STARBUCKS**



RIVER POINTE RETAIL

POTENTIAL SITE DESIGN 1 - MULTIPLE OPTIONS



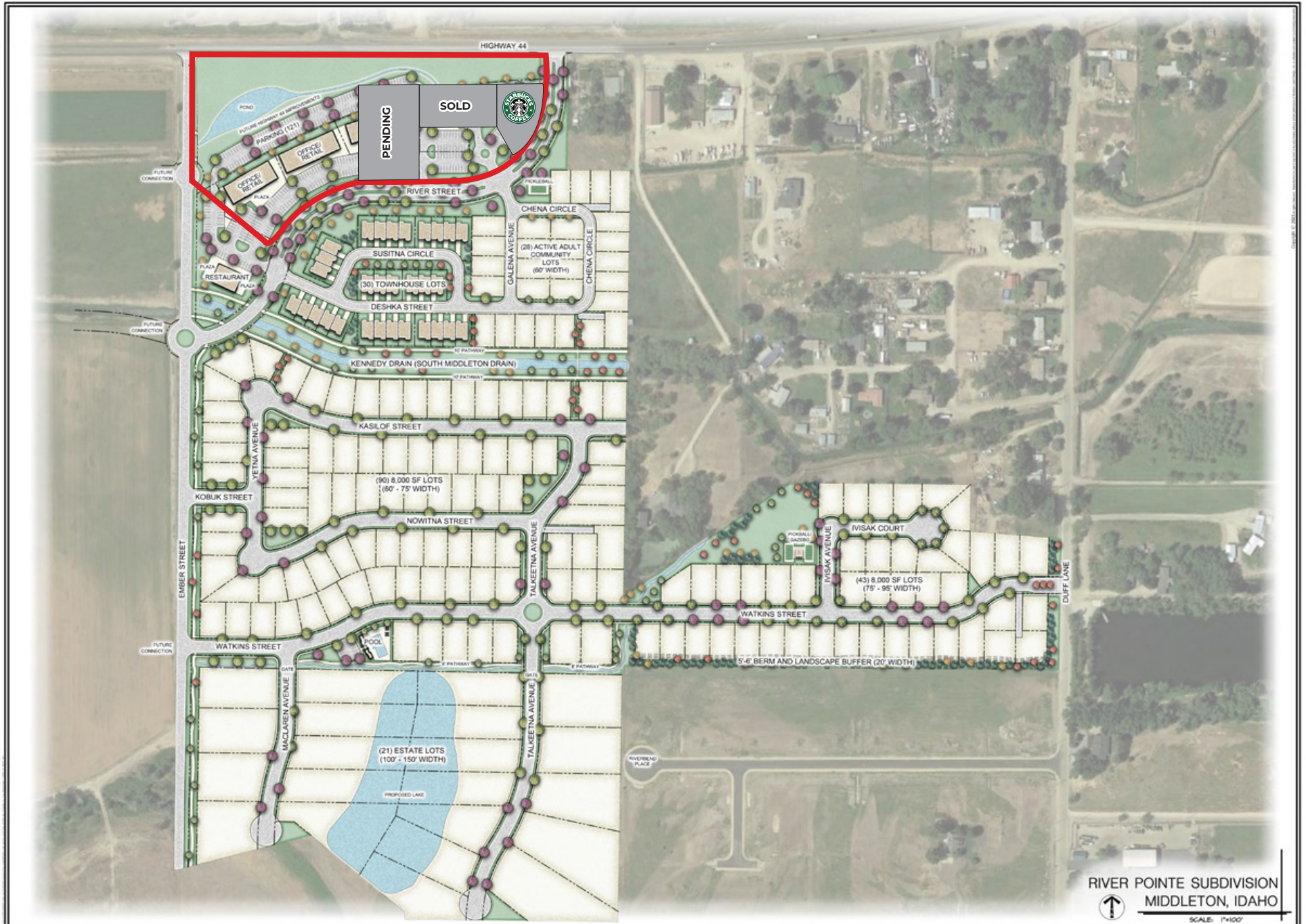
SCHMATIC SITE PLAN 1

Options include pad sales, ground leases, custom build-to-suit spaces with negotiable lease terms, and spec-built shell spaces - contact agents for details - [View Development Details Here](#)

Uses include retail, restaurant, medical, office, and professional service providers

RIVER POINTE RETAIL

POTENTIAL SITE DESIGN 2 - MULTIPLE OPTIONS



RIVER POINTE SUBDIVISION
MIDDLETON, IDAHO



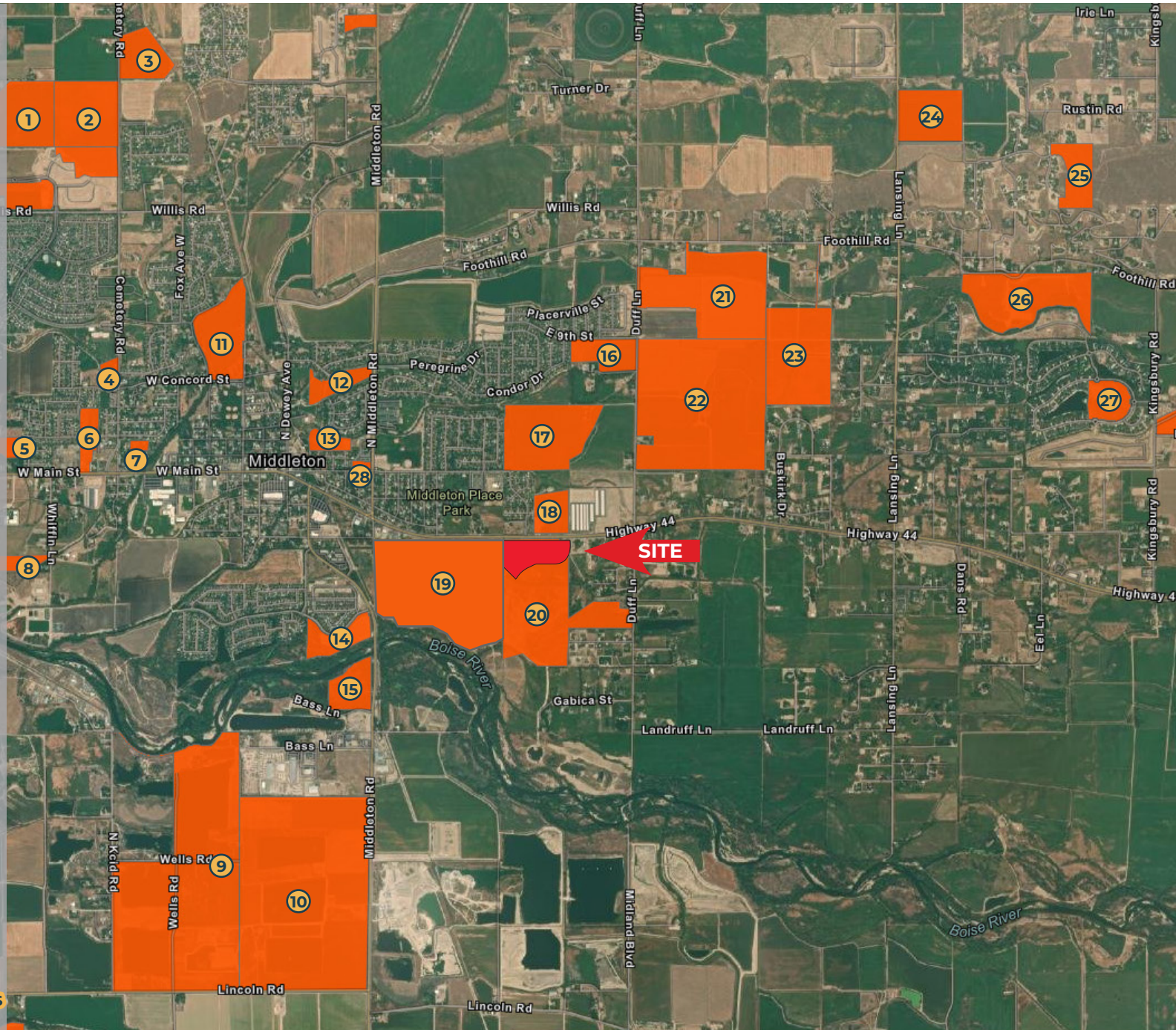
SCALE: 1"=100'

RIVER POINTE RETAIL

APPROVED PLATS

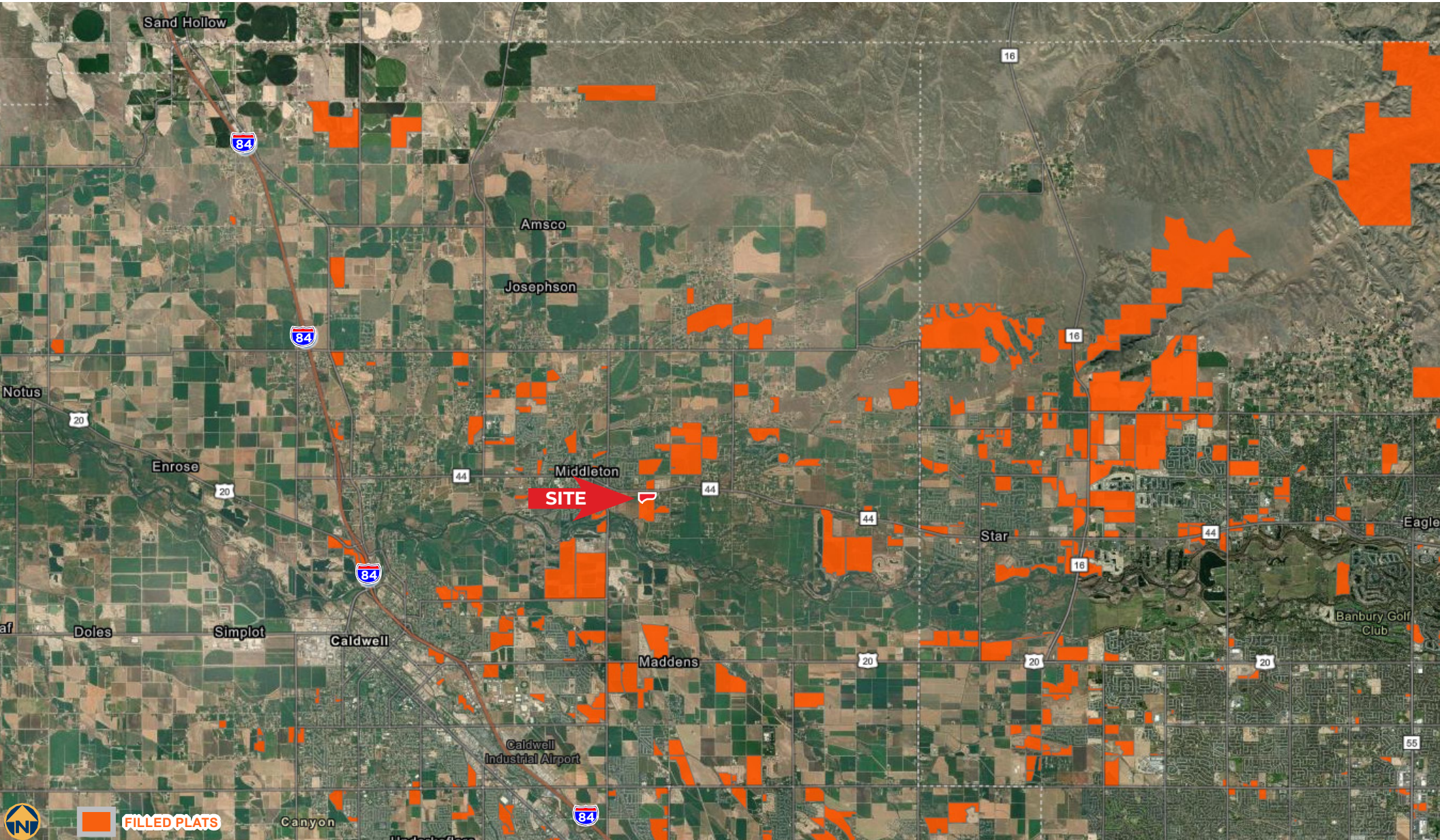


- 1 W HIGHLANDS RANCH - 560 LOTS
- 2 BLACK POWDER - 117 LOTS
- 3 WILLOW WOOD ESTATES - 63 LOTS
- 4 HEIGHTS LANDING - 13 LOTS
- 5 HARTLEY LANE TOWNHOMES - 63 LOTS
- 6 REEDS LANDING - 44 LOTS
- 7 PICCADILLY SQUARE - 5 LOTS
- 8 CARLTON MEADOWS - 27 LOTS
- 9 THE QUARRY - 175 LOTS
- 10 QUARRY EAST - 707 LOTS
- 11 CREEKSIDE TERRACE - 127 LOTS
- 12 THE MILL - 60 LOTS
- 13 HIDDEN MILL - 24 LOTS
- 14 SAWTOOTH LAKES MIXED-USE - 5 LOTS
- 15 MIDDLETON INDUSTRIAL PARK - 1 LOT
- 16 FALCON VALLEY - 184 LOTS
- 17 STERLING LAKES - 128 LOTS
- 18 ARTESIAN SPRINGS - 47 LOTS
- 19 RIVER RANCH - 120 LOTS
- 20 RIVER POINTE (SUBJECT) - ± 315 LOTS
- 21 WATERFORD - 279 LOTS
- 22 WAVERLY PARK - 417 LOTS
- 23 WATERFORD EAST - 186 LOTS
- 24 SD2021-0008 - 25 LOTS
- 25 WYATTS HOLLOW - 35 LOTS
- 26 BLUE MEADOWS - 124 LOTS
- 27 LAKES AT TELAGA - 16 LOTS
- 28 MCKINLEY MEADOWS TOWNHOMES - 4 LOTS



RIVER POINTE RETAIL

LOCATED IN THE PATH OF GROWTH



Middleton is now the focus of many single family and multi-family developers due to the low cost of land relative to the rest of the Treasure Valley.

The city of Middleton has a long-term growth plan to improve infrastructure and supporting services. [Click Here to Learn More](#)

RIVER POINTE RETAIL

1, 3 & 5 MILE DEMOGRAPHICS



5 MILE SNAPSHOT

52,743
POPULATION

16,788
HOUSEHOLDS

\$77,983
MEDIAN HH INCOME

\$100,388
AVERAGE HH INCOME

10,166
DAYTIME POPULATION

In the identified area, the current year population is 52,743. In 2020, the Census count in the area was 44,762. The rate of change since 2020 was 5.18% annually. The five-year projection for the population in the area is 62,088 representing a change of 3.32% annually from 2023 to 2028.

The household count in this area has changed from 14,250 in 2020 to 16,788 in the current year, a change of 5.17% annually. The five-year projection of households is 19,903, a change of 3.46% annually from the current year total. Average household size is currently 3.12, compared to 3.11 in the year 2020. The number of families in the current year is 12,688 in the specified area.

1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

RETAIL DEMAND REPORT
CLICK BELOW TO VIEW



RIVER POINTE RETAIL

DRIVE TIME DEMOGRAPHICS



15 MINUTE SNAPSHOT

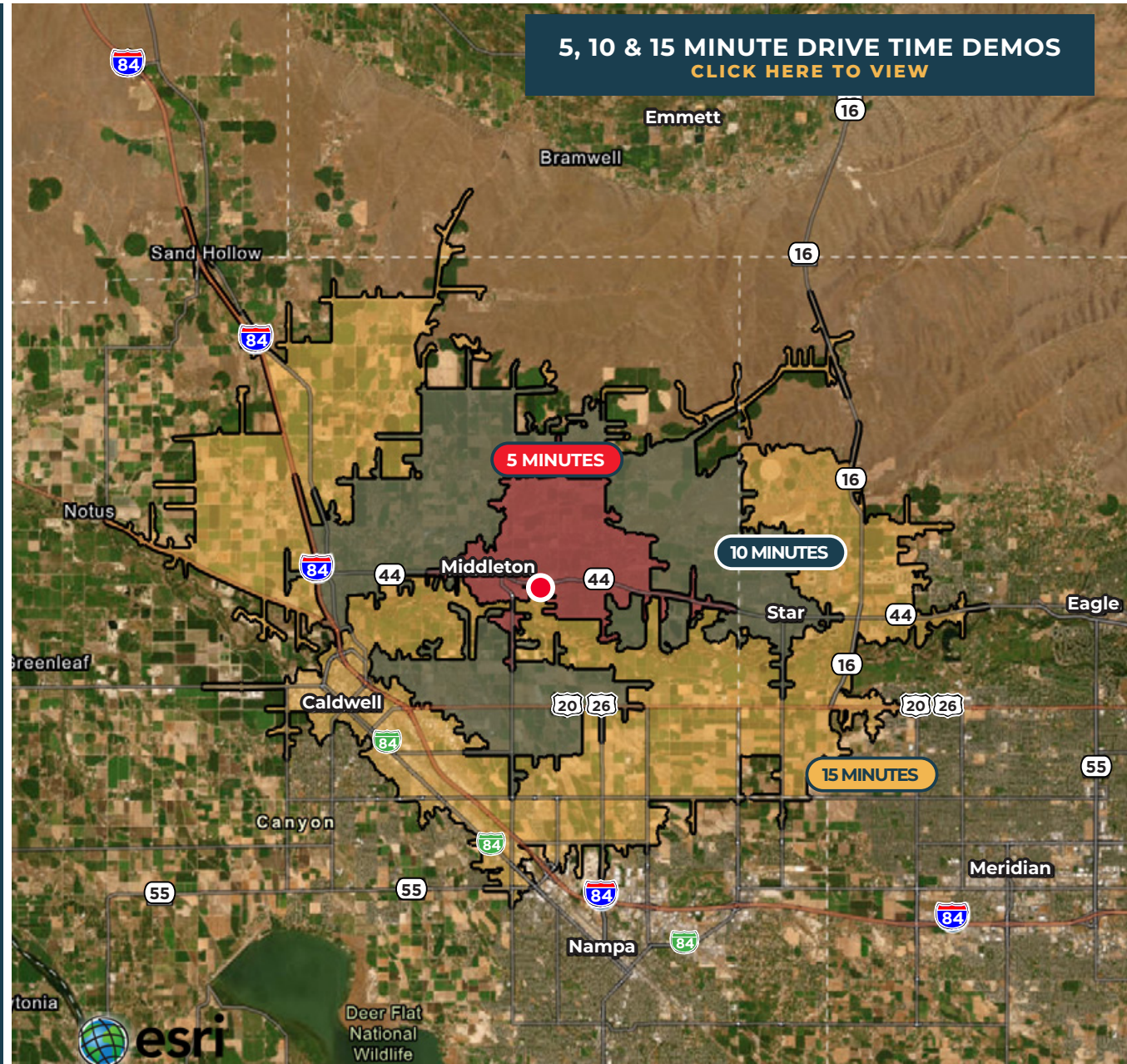
89,052
POPULATION

29,428
HOUSEHOLDS

\$75,842
MEDIAN HH INCOME

\$99,429
AVERAGE HH INCOME

20,326
DAYTIME POPULATION



RIVER POINTE RETAIL

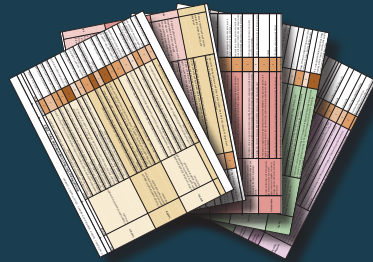
TRADE AREA INFORMATION

Canyon County's primary Economic Development mission is to proactively create and maintain a high-quality of life for all our citizens. To continually evolve as a County where people and businesses prefer to reside and visit. Our department will foster responsible economic development activities that result in industry growth, agribusiness, job creation, job retention, an expanded non-residential tax base, sustainable natural resources, tourism/agritourism, and an improved quality of life.

Economic Development is a process through which the County, its Commissioners, private businesses, and other partners work collectively to create better conditions for economic growth and employment generation. Economic Development is more than just infrastructure, employment, tourism and new buildings. It is a pathway to self-sufficiency, and a fiscally sound community. This will be a long-term and sustained effort to build the County's ability to improve its economic future and the quality of life for all our residents for generations to come.

Canyon County is Idaho's second-most populous county. Caldwell and Nampa are the largest cities, and both are ranked in the top 5 in population. Nampa ranks 3rd, and Caldwell ranks 5th in the state. Canyon County has the 4th largest agricultural sector in Idaho with almost 275,000 acres in farms, and is home to the Snake River Valley American Viticultural Area (AVA) and Sunnyslope Wine Trail. The Sunnyslope Wine Trail has 17 wineries and vineyards that produce award winning wines.

Top activities in Canyon County include wine tasting/tours, shopping, hiking, cultural activities, exceptional culinary experience, agritourism and much more! We have thriving downtowns exploding with activity for tourists and residents to enjoy. For more information, take a look at the Canyon County Brochure & Middleton Comp Plan below.

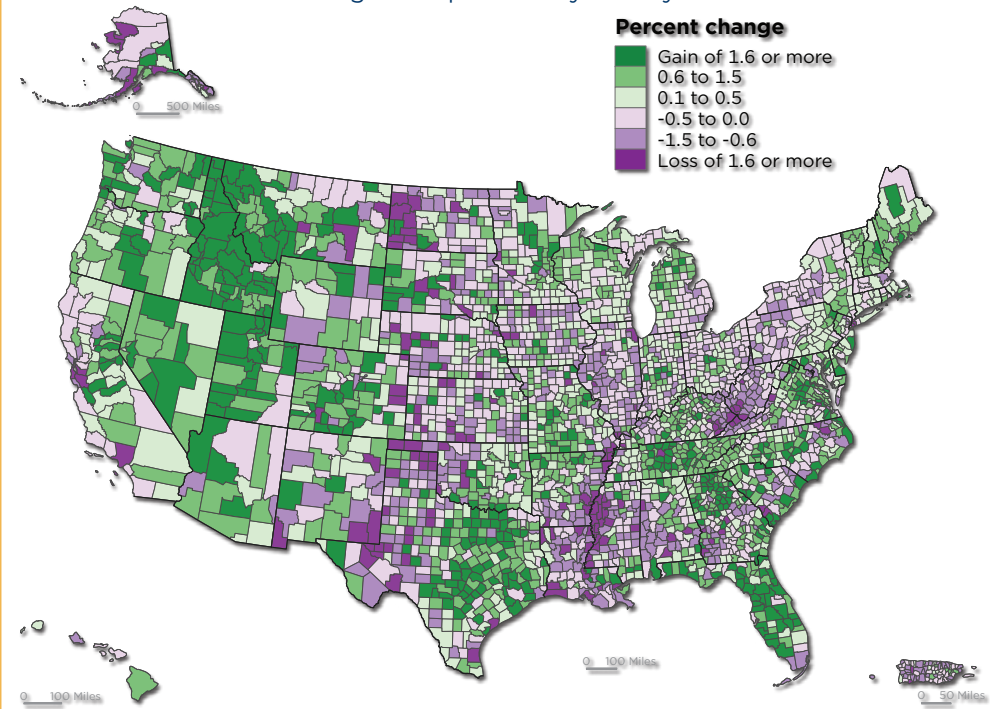


CLICK THE IMAGES ABOVE TO LEARN MORE



WHERE COUNTIES ARE GROWING

Percent Change in Population by County: 2020 to 2021



Percent change

- Gain of 1.6 or more
- 0.6 to 1.5
- 0.1 to 0.5
- 0.5 to 0.0
- 1.5 to -0.6
- Loss of 1.6 or more

United States™
Census
Bureau

U.S. Department of Commerce
Economics and Statistics Administration

U.S. CENSUS BUREAU
census.gov

SOURCE: VINTAGE 2018 POPULATION ESTIMATES
WWW.CENSUS.GOV/PROGRAMS-SURVEYS/POPEST.HTML



CLICK THE IMAGE ABOVE TO LEARN MORE



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