

# TOK

COMMERCIAL

# 1824 S. LOCUST LANE

RESIDENTIAL DEVELOPMENT LAND FOR SALE / NAMPA, ID 83686

POWERLINE RD

11  
ACRES

IDAHO FISH & GAME HATCHERY

S. LOCUST LANE

CONTACT

## SEAN EDWARDS

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## LENNY NELSON

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HIGHLIGHTS

South Nampa property located in the path of growth.

Potential to subdivide into 5 separate lots under current county zoning.

Two septic systems and a well on-site.

10 minute drive to Interstate 84 and downtown Nampa.

Zoned for Canyon County rural residential uses.

DETAILS

**LOT SIZE:**

11.11 AC

**SALE PRICE:**

\$1,350,000 (\$2.79/SF)

**PARCEL NO:**

R2914200000

**ZONING:**

RR, Rural Residential

**UTILITIES:**

Septic, Well

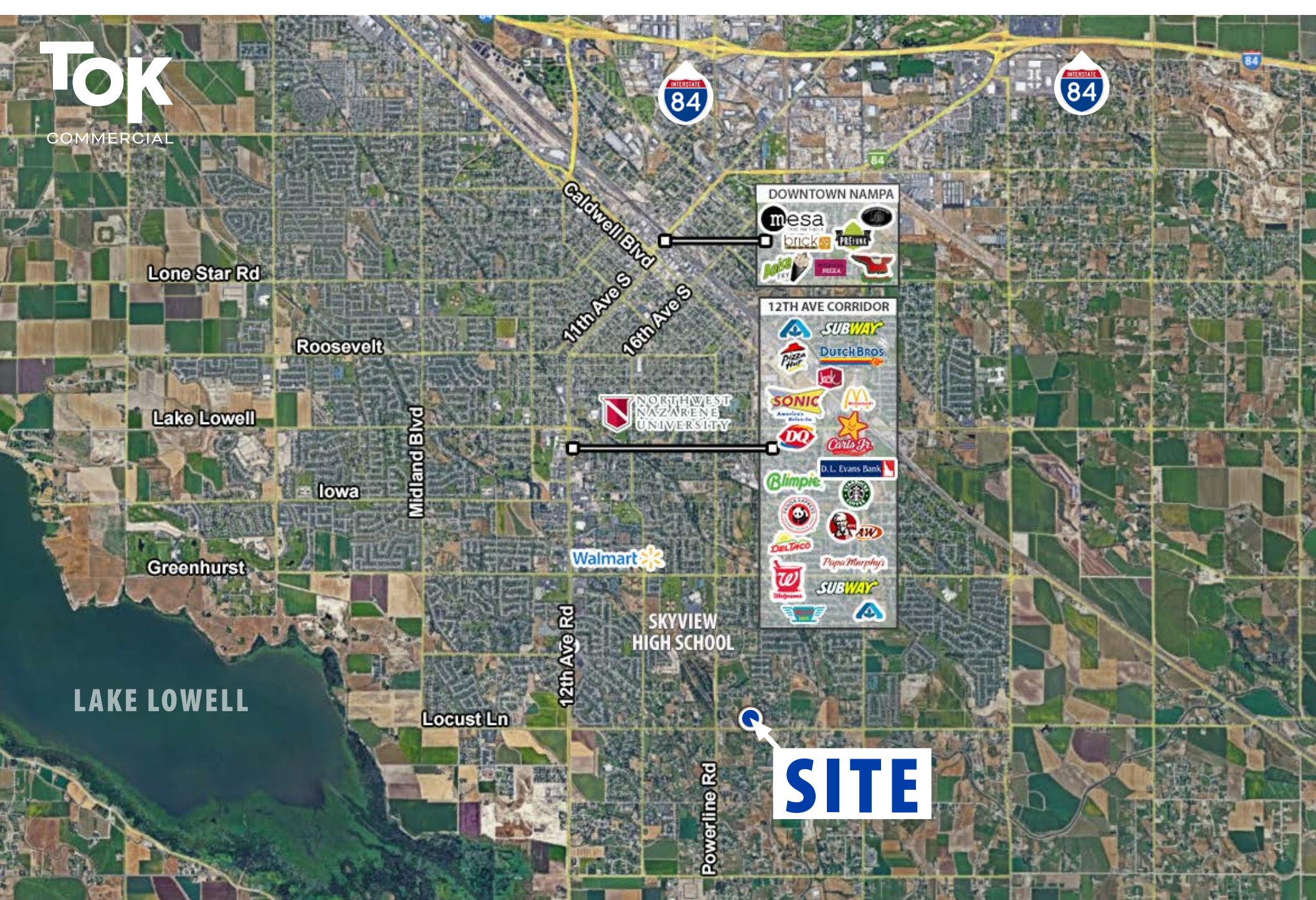
**NAMPA COMP PLAN:**

Medium Density Residential

UPDATED: 8.14.2023

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**DOWNTOWN NAMPA**

- mesa
- brick
- PIZZERIA
- PIZZERIA
- PIZZERIA

**12TH AVE CORRIDOR**

- Subway
- Dutch Bros
- Jack
- Sonic
- McDonald's
- DO
- Carls Jr
- D.L. Evans Bank
- Blimpie
- Starbucks
- Del Taco
- AW
- Papa Murphy's
- Subway

**SITE**

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# NEW RESIDENTIAL SUBDIVISIONS & PLANNED DEVELOPMENTS

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**SITE**



POPULATION  
**54,222**  
3 MI. RADIUS



HISTORIC ANN. GROWTH  
**2.8%**  
3 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$85,595**  
3 MI. RADIUS

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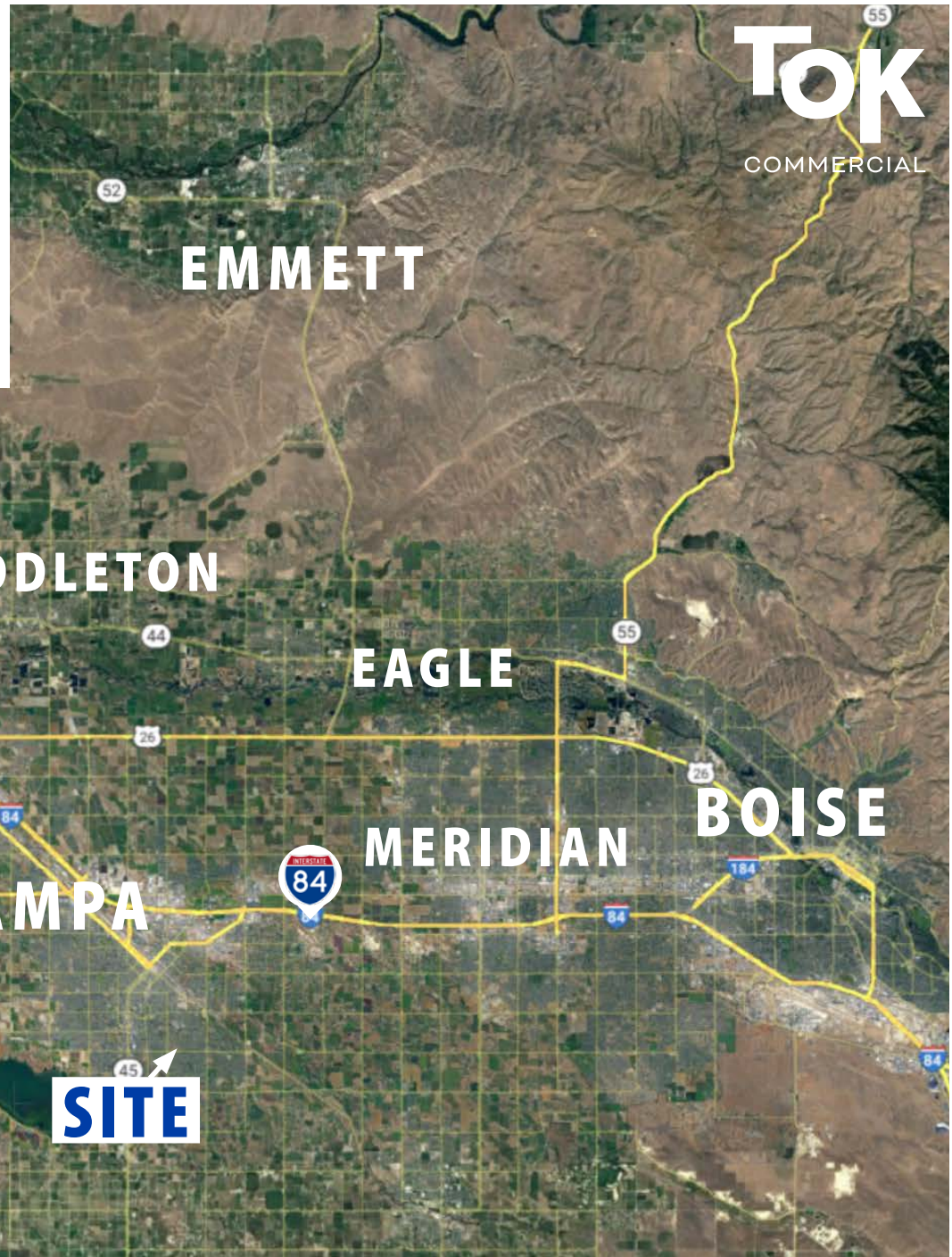
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# DEMOGRAPHIC PROFILE

	1 Mi.	3 Mi.	5 Mi.
<b>Population:</b>	6,985	54,222	103,362
<b>Avg HH Income:</b>	\$93,922	\$85,595	\$89,737
<b>Employees:</b>	558	7,560	23,744
<b>Projected Annual Growth (5 Yrs):</b>	2.4%	2.1%	1.6%
<b>Historical Annual Growth (3 Yrs):</b>		2.8%	2.5%
<b>Historical Annual Growth (10 Yrs):</b>	3.0%	1.5%	1.8%



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