

TOK
COMMERCIAL

1407 & 1429 S. MIDDLETON RD

PAD-READY HARD CORNER COMMERCIAL SITE FOR SALE OR BTS | NAMPA, ID 83644

CARRIAGE HILL SUBDIVISION

SITE

7,435 VPD

10,744 VPD

OWYHEE ELEMENTARY SCHOOL

3,414 VPD

LAKE AVE

W IOWA AVE

CARRIAGE HILL - THE RIDGE

Jacksons



HERRON SPRINGS

CONTACT

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HIGHLIGHTS

High-Income Demographics: 1-mile trade area = \$129,663 average household income.

Explosive Residential Growth: New upscale subdivisions nearby are delivering hundreds of affluent households annually.

Strong Traffic & Exposure: Hard-corner visibility on major arterials with excellent access.

Proven Retail Corridor: Immediately west of Nampa's 12th Avenue retail/services hub (very low vacancy)

Fully Improved & Pad-Ready — utilities stubbed, graded pads, curb/gutter/sidewalk — permit ready.

DETAILS

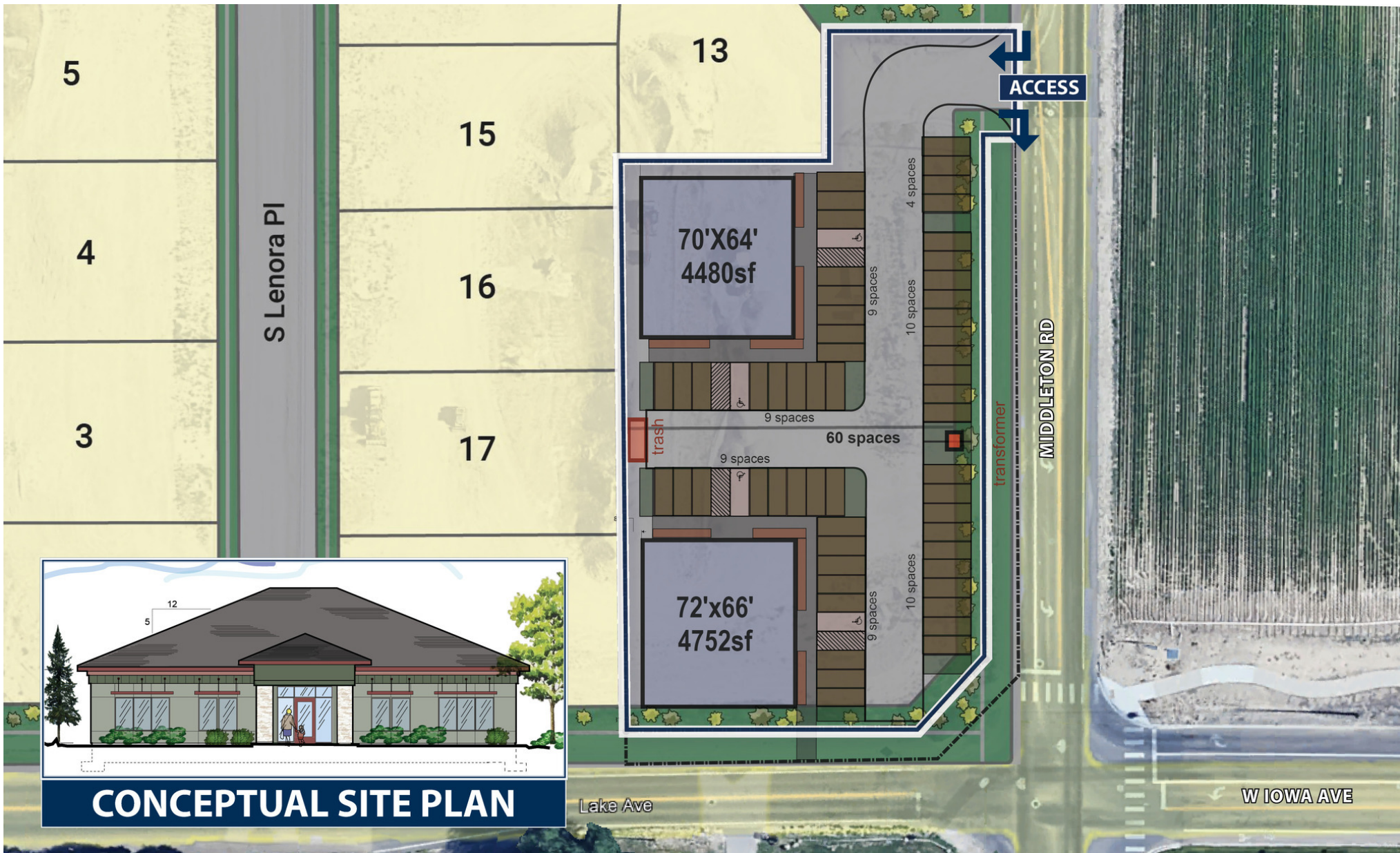
PROPERTY TYPE:	Commercial Pad
TOTAL LOT SIZE:	0.939 Acres
LOT SIZE LOT 1:	0.507 Acres
LOT SIZE LOT 2:	0.432 Acres
SALE PRICE:	\$613,545 (\$15.00/SF)
BUILD-TO-SUIT SIZES:	3,000 - 7,000 SF
ZONING:	BC - Community Business

UPDATED: MAY 07, 2026

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CITY OF NAMPA, BC - COMMUNITY BUSINESS DISTRICT/ZONE

The BC Community Business District is intended to create, preserve and enhance areas with a wide range of retail sales and service establishments serving both long- and short-term needs in compact locations typically appropriate to commercial clusters near intersections of major thoroughfares. This district also includes some non-commercial development such as conditional multi-family.

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HIGH-INCOME AREA WITH RAPID GROWTH

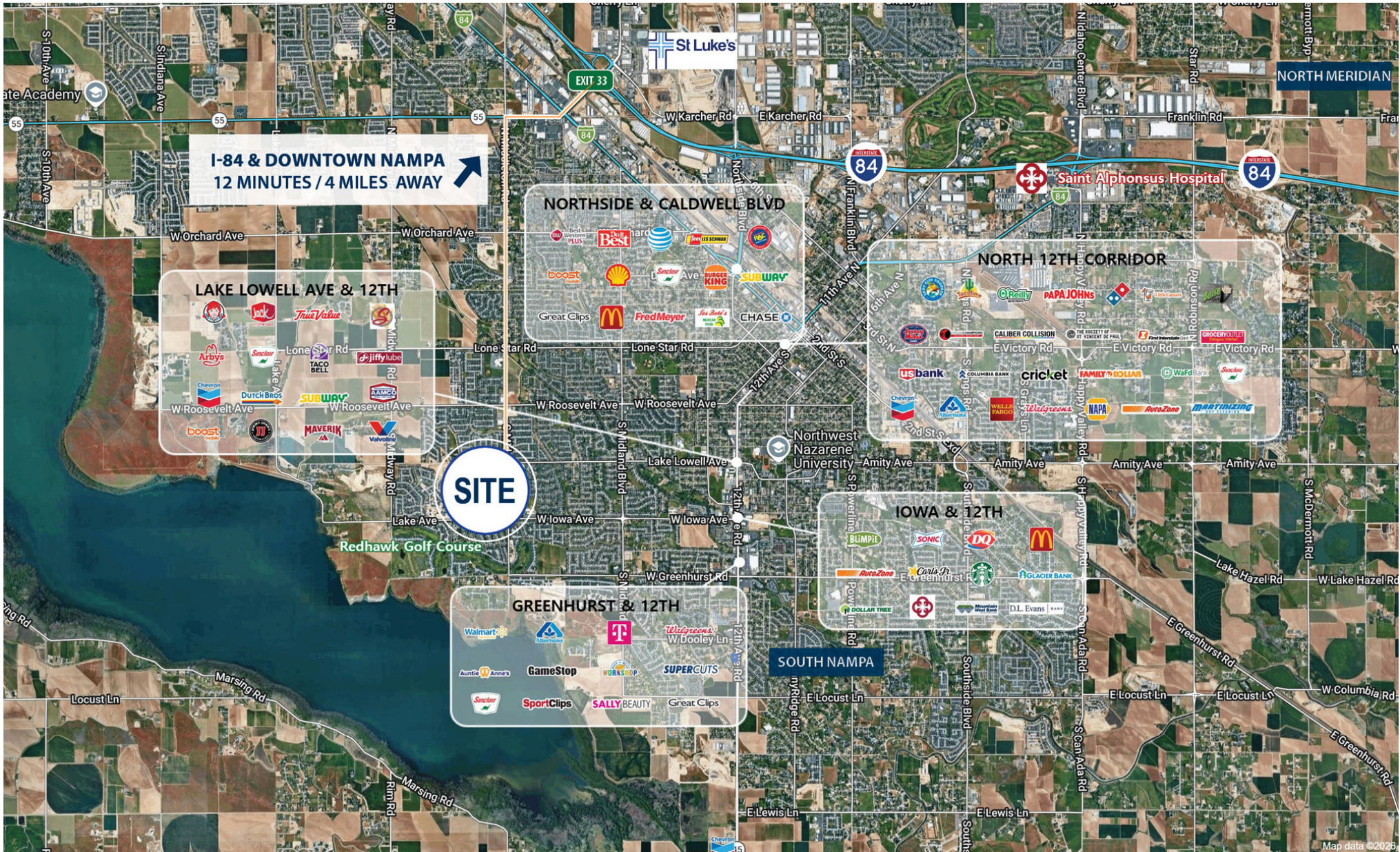
5.2% GROWTH RATE IN THE PAST 5 YEARS!



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