

TOK

COMMERCIAL

8737 SOUTHSIDE BLVD

LAND FOR SALE | NAMPA, IDAHO 83686



PRICE REDUCED!

Per Canyon County, the parcel is eligible for one-time administrative split.

Property includes two residences, 60'x40' shop, irrigation, and irrigation pump.

2 single family residences currently being rented month to month.

A variety of owner-carry options available to finance purchase.

Surface water rights with Nampa/Meridian irrigation.

Within 15 minutes of Nampa's major 12th Avenue retail corridor, Downtown Nampa, and I-84 connection.

Excellent land ownership opportunity in Nampa's path of growth and in the Sunnyslope Wine District.

CONTACT



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HIGHLIGHTS



DETAILS

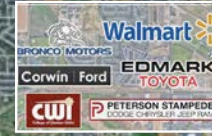


LOT SIZE:	60.16 AC
SALE PRICE:	\$2,647,040 (\$44,000/AC)
PARCEL NO:	R2970700000
UTILITIES:	Power
ZONING:	AG

UPDATED: 7.10.2024

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EXIT 38

NAMPA



7.9 MILES
TO ^{14 MINUTES}
I-84

LAKE LOWELL

12TH AVENUE RD

SITE

SOUTHSIDE BLVD

LEWIS LANE

DEER FLAT RD

KUNA



LAND OWNERSHIP OPPORTUNITY
IN THE NAMPA PATH OF GROWTH!

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SITE

10 MILE

5 MILE

MIDDLETON

EAGLE

GARDEN CITY

MERIDIAN

BOISE

CALDWELL

NAMPA

KUNA

CANYON COUNTY
ADA COUNTY

GEM COUNTY
ADA COUNTY



POPULATION
56,571
5 MI. RADIUS



HISTORIC ANN. GROWTH
2.0%
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$92,798
5 MI. RADIUS

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