

Industrial Land Sale

with Rail Access

Near the corner of Ustick Rd. & Northside Blvd. | Nampa, ID
Located in Nampa Logistics Center

Highlights

- 14.54 - 42.77 Acres
- Annexed in the City of Nampa, zoned Light Industrial
- All utilities to site
- Ready for development
- Price: Contact agent
- Road to be complete end of Q1 2025

www.nampalogisticscenter.com

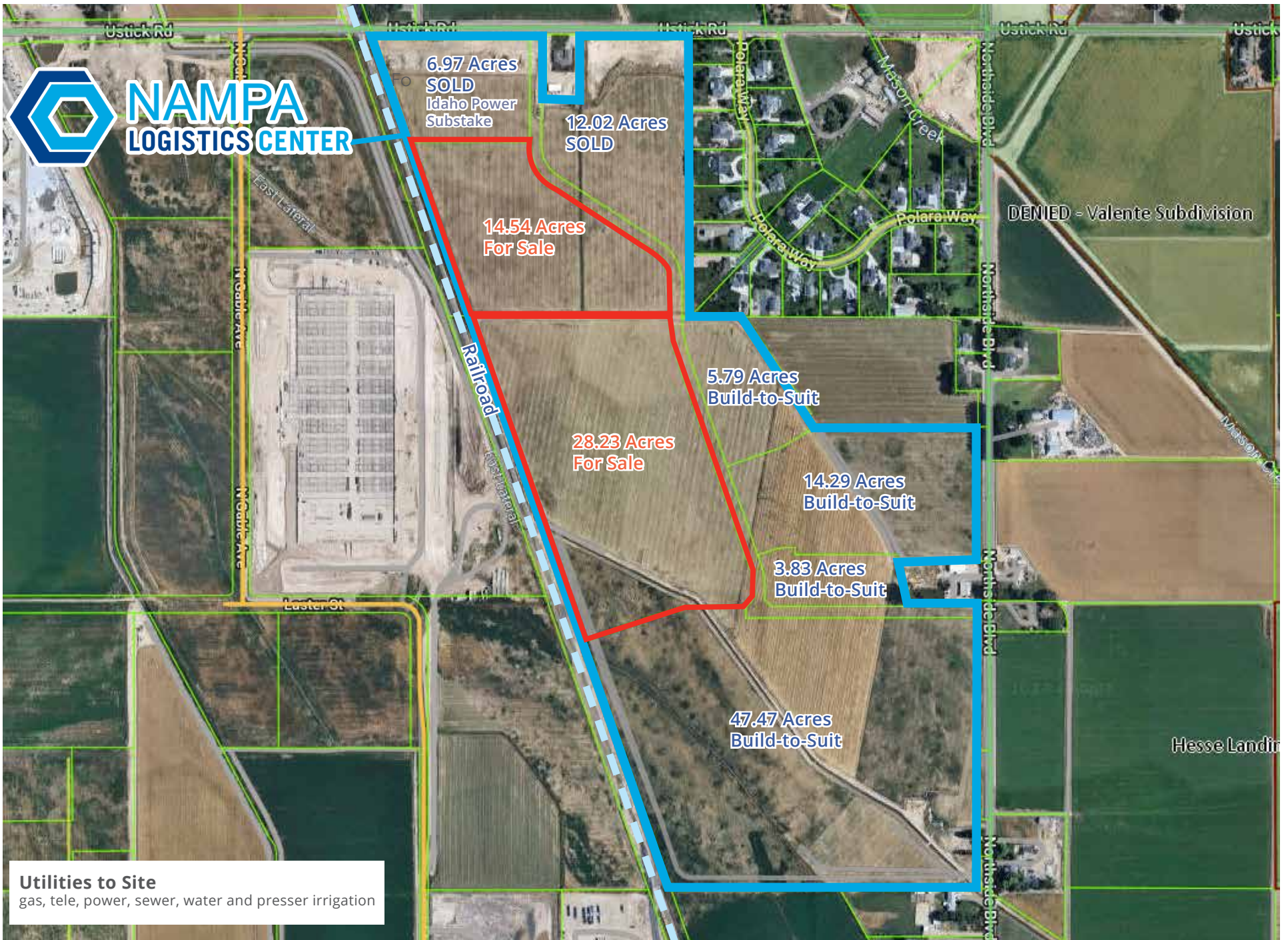
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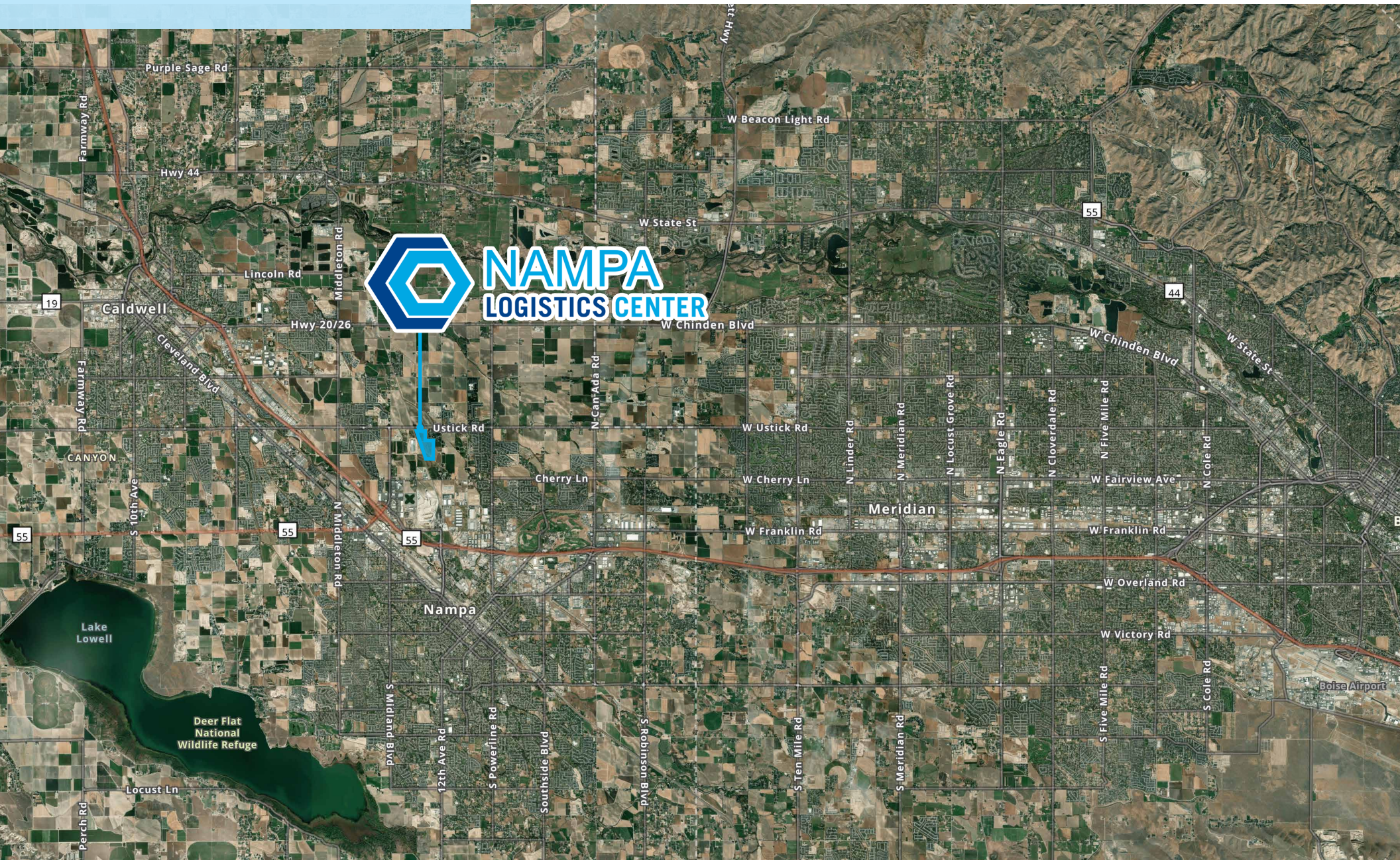


Parcel Map

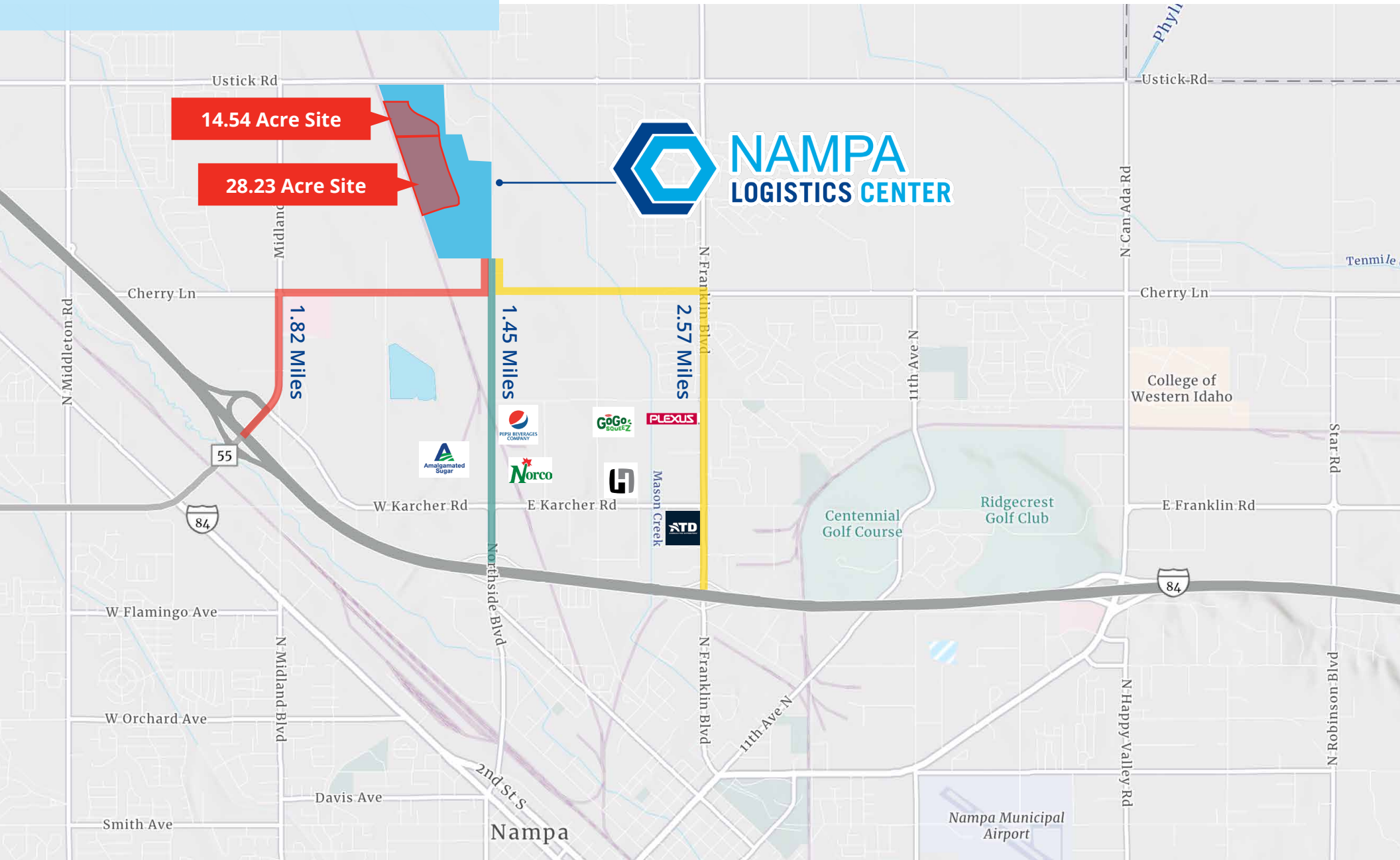
Source: landprodata.com



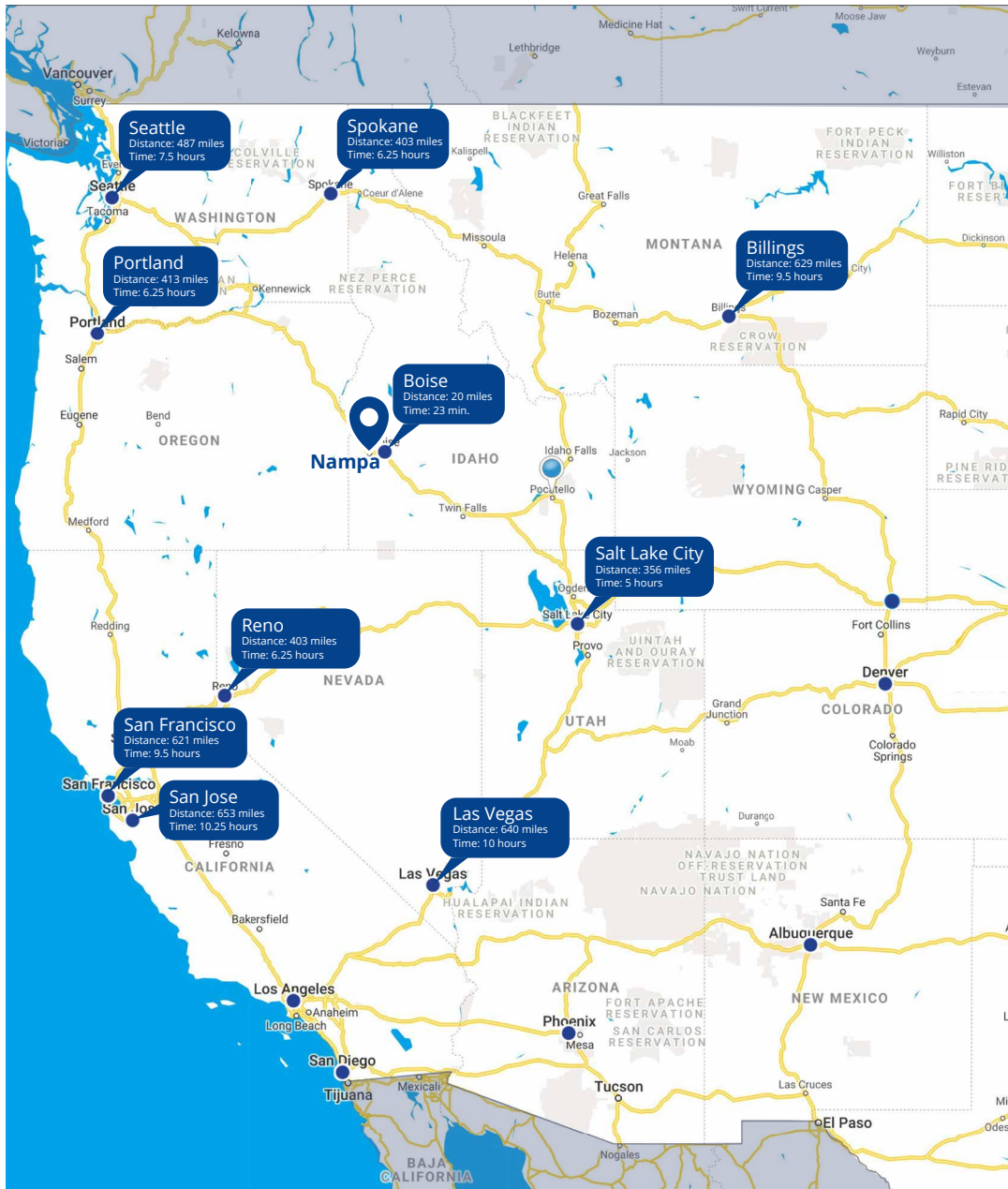
Location Map



Distance to I-84



One Day Drive



Local Area Overview Canyon County

Canyon County is tucked on the west end of the Treasure Valley in the heart of Idaho. Just minutes from the capital city of Boise, it features the perfect mixture of rural and urban living and one of the strongest agricultural economies in the entire state, including one of the fastest growing and premier wine regions in the world – the Snake River Valley.

The area's mild climate makes Canyon County a recreationist's dream with easy access to popular activities like skiing, snowboarding, hiking, fishing, hunting, boating, bicycling, camping, and golfing.

The educational opportunities are abundant with a variety of schools, as well as two fully accredited universities, Northwest Nazarene University.



33

MEDIAN
AGE



230k

ESTIMATED
POPULATION



425k

MEDIAN HOME
PRICE



#1

STATE FOR
ECONOMIC GROWTH
(U.S. NEWS, 2021)



Local Area Overview Treasure Valley

Quality of Life

Referred to as the “Treasure Valley”, the region is home to about 750,000 people. The workforce of roughly 404,000, live within a 45-minute draw area. Known for its extraordinary quality of life and affordable cost of living (currently one of the lowest in the western states, according to the ACCRA Cost of Living Index), the Valley is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work.

Commuting in the Valley

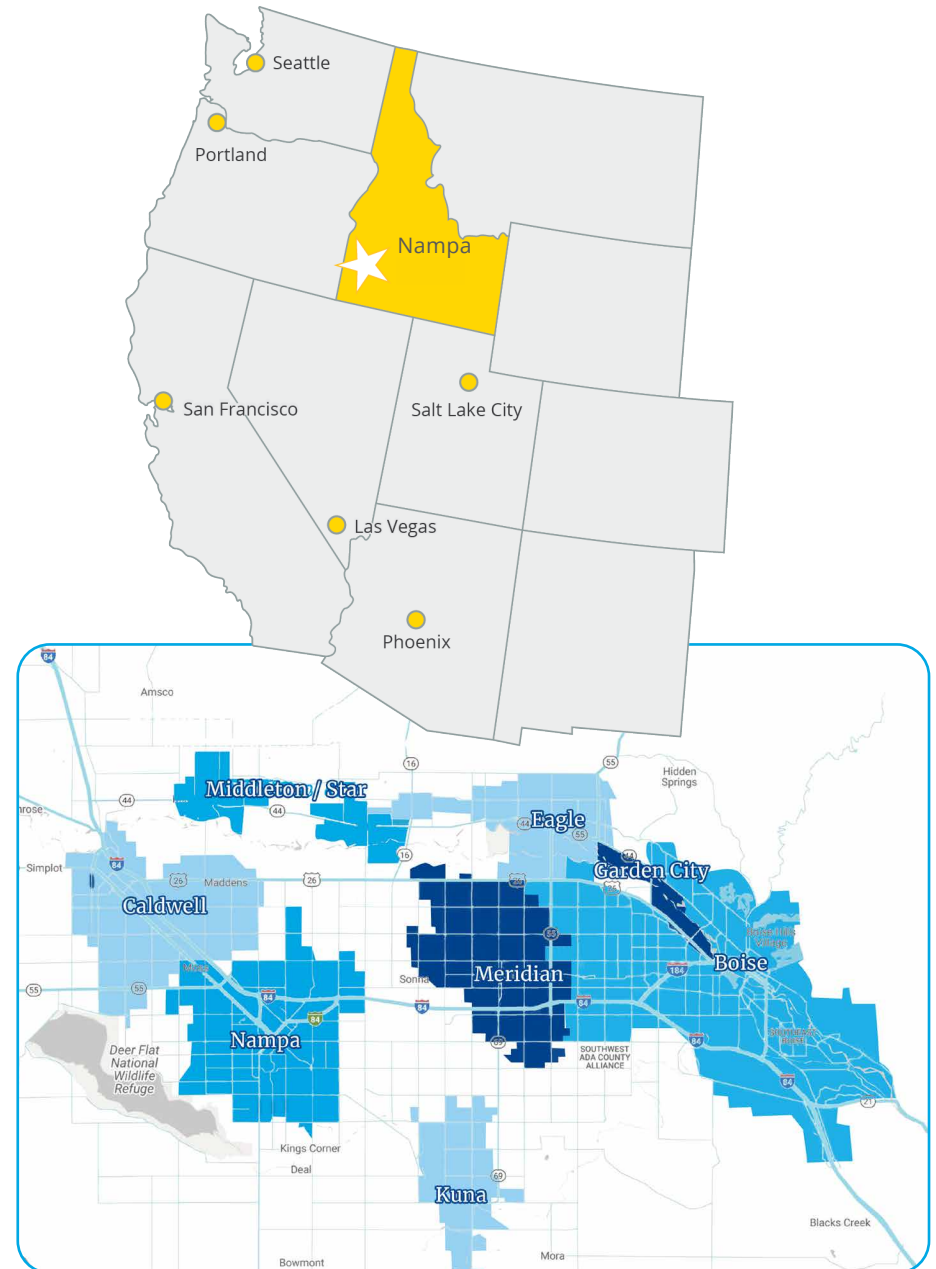
The major interstate serving the Treasure Valley is I-84, running through the metro area's major cities (Boise, Meridian, Nampa and Caldwell). Branching off to the northeast is I-184, which runs into downtown Boise. Daily commutes are easy, with several U.S. and state highways providing direct routes and minimal traffic. The average commute time is only 18 minutes. Public transportation is handled by ValleyRide, Treasure Valley Transit and ACHD Commuteride.

Recreation

The Boise River runs through downtown and is accessible through a greenbelt system with over 25 miles of bike paths and 850 acres of parks. Up in Foothills you'll find more than 135 miles of nationally acclaimed hiking and mountain biking trails that extend from the city up to Bogus Basin Ski Area. Only 17 miles from the city center Bogus Basin offers winter skiing and summer adventure. With world-class golf courses, hiking, fishing and mountain biking, the recreation opportunities are virtually unlimited within a 30-minute drive.

Diversity

The City of Boise has been recognized for its work welcoming over 800 new citizens (refugees) each year from over 20 foreign countries. Annual diversity events and resources include PRIDE activities, The Basque Cultural Center, Hispanic Cultural Center and the Black History Museum. More than 90 different languages are spoken in the Boise School District and the Mexican Consulate also has an office in Boise.



Area Overview Boise

Boise is Idaho's largest city and the anchor of the Treasure Valley where nearly half of Idahoans reside. The city has established a unique reputation for a high quality of life, a prosperous business community, a vibrant arts & culture scene, and world re-known recreation—in one unbeatable package.



Idaho was ranked the **3rd Best State Economy** by U.S. News & World Report.

The median sale price for a single-family home in Ada County **increased by 45%** from May 2020 to May 2021. In 2021, it passed \$500,000 for the first time ever.

Boise real estate appreciated **163%** over the last ten years, putting Boise in the top 10% of U.S. cities for real estate appreciation.

#1 Best Place to Live Boise, ID <small>JAN 2020</small> LIVABILITY	#2 Best State Capital to Live in <small>FEB 2019</small> WalletHub	#5 Best Place to Find a Job <small>JAN 2021</small> WalletHub	#1 Real-Estate Market <small>AUG 2020</small> WalletHub	#1 Most Moved-to State <small>SEPT 2020</small> BUSINESS INSIDER
#6 Happiest State <small>SEPT 2019</small> WalletHub	Unemployment rate in Idaho is 2.4%. National unemployment rate is 4.0% <small>FEB 2022</small> BUREAU OF LABOR STATISTICS	#1 Top Housing market to watch in 2021 <small>DEC 2020</small> Forbes	#1 Moving Destination <small>JAN 2020</small> National Movers study	Boise, Idaho named best place to invest in real estate <small>NOV 2021</small> CeoWorld Magazine
#6 Best Performing Large City - Boise <small>FEB 2021</small> MILKEN INSTITUTE	Top 20 Best city with work life balance <small>JAN 2021</small> smartasset	Ada County Median Home Prices Up 28.5% <small>APR 2021</small> BOISE dev	Top 20 US markets to watch - Boise, ID 2022 Urban Land Institute	#9 Best Place to Live <small>JAN 2019</small> Money
Boise, Idaho named best place to invest in real estate <small>NOV 2021</small> CeoWorld Magazine	Top 25 Safest city in America <small>APR 2021</small> smartasset	Top major employers and largest companies in Boise, ID <small>MAY 2021</small> WE KNOW BOISE REAL ESTATE	Idaho's economy is rebounding faster than almost anywhere in the country <small>FEB 2021</small> BOISE dev	#3 Best City for Freelancers <small>JAN 2020</small> LIVABILITY
Top 10 Best City to Move Right Now <small>FEB 2020</small> CURBED	#5 Best State <small>MAR 2021</small> U.S. News	Prices will continue to stay high, driven by strong demand <small>DEC 2021</small> WE KNOW BOISE REAL ESTATE	Unemployment rate in Idaho is 3.0%. National unemployment rate is 5.8% <small>MAY 2021</small> BUREAU OF LABOR STATISTICS	Even Covid-19 can't stop Idaho's Economic Boom <small>MAR 2021</small> U.S. News