

# GABLE GROUP REALTORS

We've Got You Covered



7.7 acres located in Canyon County

In City of Nampa's area of impact

Options to consider in annexation

1. Craft a Development Agreement with City of Nampa  
To ensure future appreciation in value
2. Identify highest and best zoning for annexation
3. Utilize improvement techniques to maximize open space including clustering of improvements.
4. Improve landscaping along drainage area.
5. Walking path improvements as well as increased plantings
6. Future consideration of a pedestrian bridge to the Southern parcel

Improvements may include townhouses, single family, duplex's

These improvements could be developed in a cluster type of plan allowing smaller lots and a central garden area.

1099 S Wells St  
Meridian, ID 83642  
[www.gablegroupidaho.com](http://www.gablegroupidaho.com)

