

Lewis Heights Subdivision

0 Lewis Lane | Nampa, ID

Single Family Residential
Development Opportunity



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Property Overview

Property Type	Single Family Residential Development
Parcel No.	R3011700000
Land Size	78.525 Acres 31 Buildable Lots
Zoning	Rural Residential
Access	Lewis Lane

Sale Price **\$3,500,000**

Investment Summary

Lewis Heights presents a unique opportunity to develop a fully irrigated residential community in Canyon County, Idaho, featuring 31 homesites ranging from 1.6 to 2.7 acres, averaging 2.05 acres.

RECENT PROJECT MILESTONES | WATER & INFRASTRUCTURE APPROVAL

The construction drawings and water system design is moving forward with *expectant date* (tbd we'll finalize once we hear back).

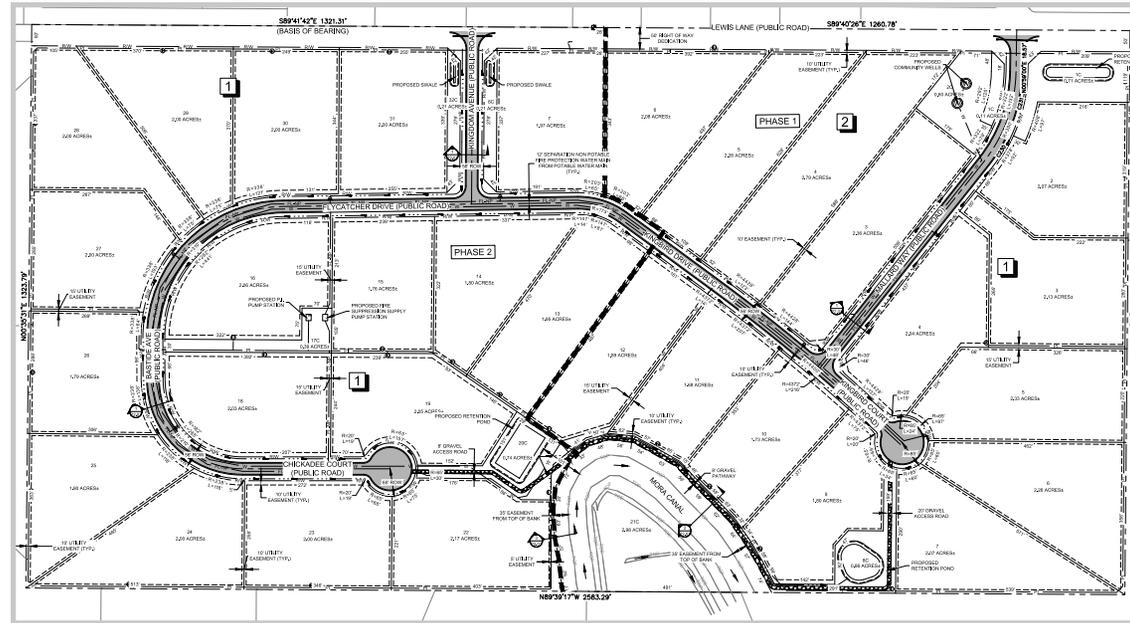
- **Domestic water rights fully approved** by IDWR for subdivision in-home use.
- **Zero aquifer stability concerns** identified by IDWR.
- **Dual water rights** (domestic + existing agricultural) provide enhanced irrigation flexibility and fire protection capacity.
- **Administrative priority water rights** conveyed with each homesite.
- **Limited new water rights** being issued south of Lake Lowell.

The subdivision is situated on gently sloping ground, providing expansive views of the Boise Valley and surrounding mountain ranges for each homesite, ideally located in the Nampa School District.

The development is planned in two phases and the owners will consider selling the project in phases.

Site Plan

Pre-Plat & Landscape Plan





Local Overview | Nampa, ID

Nampa is a principal city of the Boise-Nampa Metro area (Idaho's largest metropolitan area), and is centrally and ideally located to reach all western U.S. markets.

The City of Nampa's targeted industries of food processing, agribusiness, technology and manufacturing continue to flourish. Back office/shared services, recreation technology and healthcare are industries that are emerging quickly.

Nampa's central location allows a market reach to over 66 million consumers within a 750-mile radius. Nampa is among one of the fastest-growing areas in the nation – big enough to enjoy all the comforts you need, but small enough to get around the town easily and quickly and to other parts of the Treasure Valley.

Resources:

www.cityofnampa.us

www.visitnampa.org



2024
population

114,602



Unemployment
Rate

2.6%



2024 Average Household
Income

\$85,687



Average
Commute Time

23.5

#1

Best Run City in
America - Nampa

JUNE
2023



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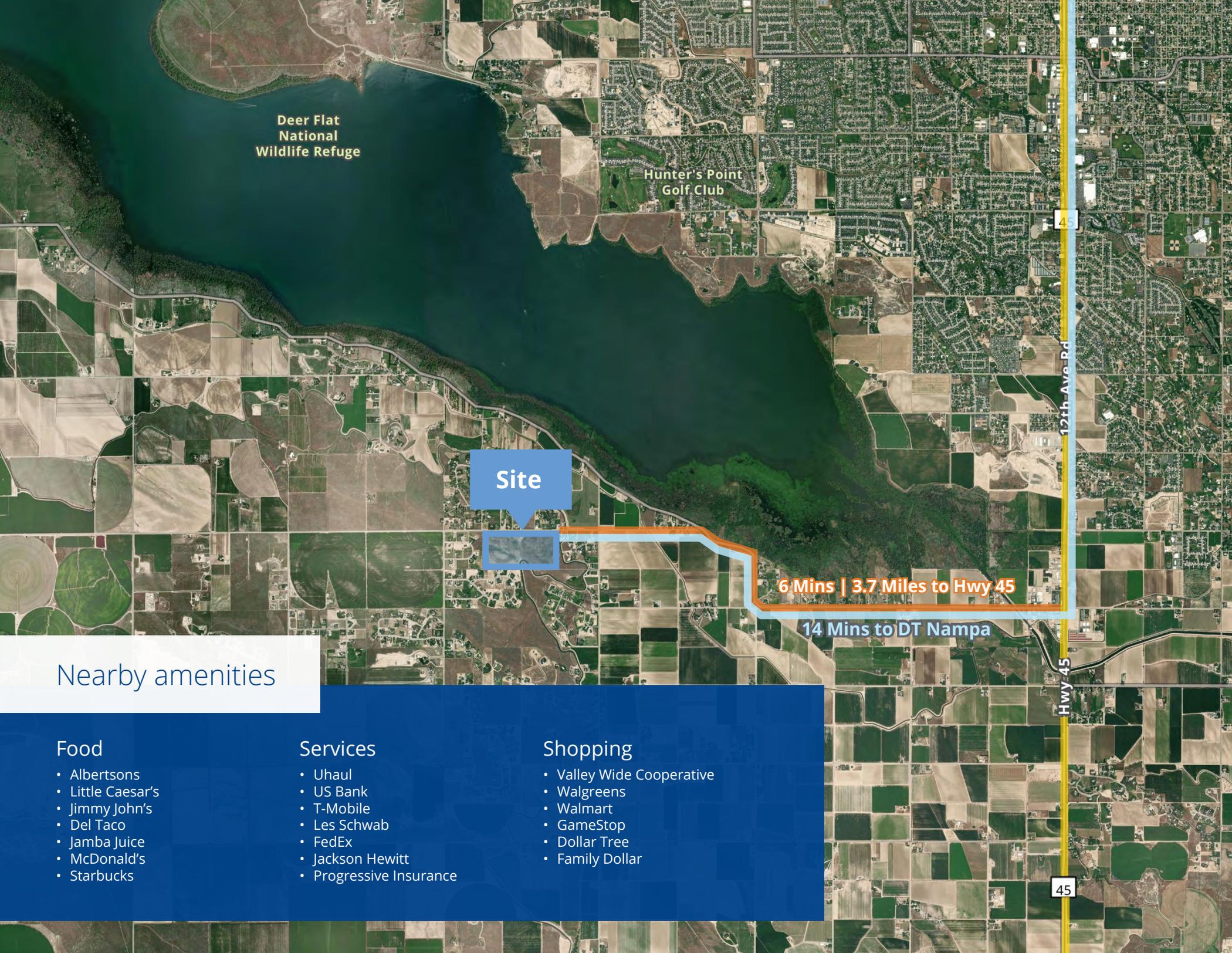
"In Nampa, you will do more than
live and work, you will thrive"
- City of Nampa

Major Employers



Academic Institutions Near Nampa





Deer Flat
National
Wildlife Refuge

Hunter's Point
Golf Club

Site

6 Mins | 3.7 Miles to Hwy 45

14 Mins to DT Nampa

45

12th Ave - Rd

Hwy 45

45

Nearby amenities

Food

- Albertsons
- Little Caesar's
- Jimmy John's
- Del Taco
- Jamba Juice
- McDonald's
- Starbucks

Services

- Uhaul
- US Bank
- T-Mobile
- Les Schwab
- FedEx
- Jackson Hewitt
- Progressive Insurance

Shopping

- Valley Wide Cooperative
- Walgreens
- Walmart
- GameStop
- Dollar Tree
- Family Dollar

Location



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[Google Map](#)



[Street View](#)

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