

# 3.75 ACRES OF PRIME DEVELOPMENT PORTFOLIO FOR SALE

394, 406, 458, 492 WILLIS RD & 1652, 1694 CEMETERY RD. | MIDDLETON, ID



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

**MICHAEL L. BERGMANN, SIOR**  
Principal | Director of Recruitment  
208.999.1743  
[michaelb@leeidaho.com](mailto:michaelb@leeidaho.com)



## PROPERTY DETAILS

SALE PRICE **\$1,306,800.00**

SITE AREA (AC) **3.75**

SITE AREA (SF) **163,350**

MARKET **Middleton**

ZONING **C-1**





# EXECUTIVE SUMMARY

Lee & Associates is pleased to present a prime opportunity for neighborhood commercial development in the rapidly growing community of Middleton, Idaho. Strategically located at the northeast corner of Cemetery Road and Wills Road, this 3.75-acre property is comprised of six individual parcels, all zoned C-1 (Neighborhood Commercial). The City of Middleton's C-1 zoning designation allows for a variety of potential uses, including coffee shops, restaurants, hair salons, daycare centers, and professional offices. This property offers an excellent opportunity for developers or owner-users to capitalize on Middleton's continued growth and demand for neighborhood services.

## INVESTMENT HIGHLIGHTS

- » **Hard corner location**
- » **Numerous immediate area subdivisions**
- » **Close proximity to the City of Middleton**
- » **Favorable Commercial zoning**





# DISTANCE TO INTERSTATE

 INTERSTATE - 3.7 MILES



Cemetary Road

Willis Road



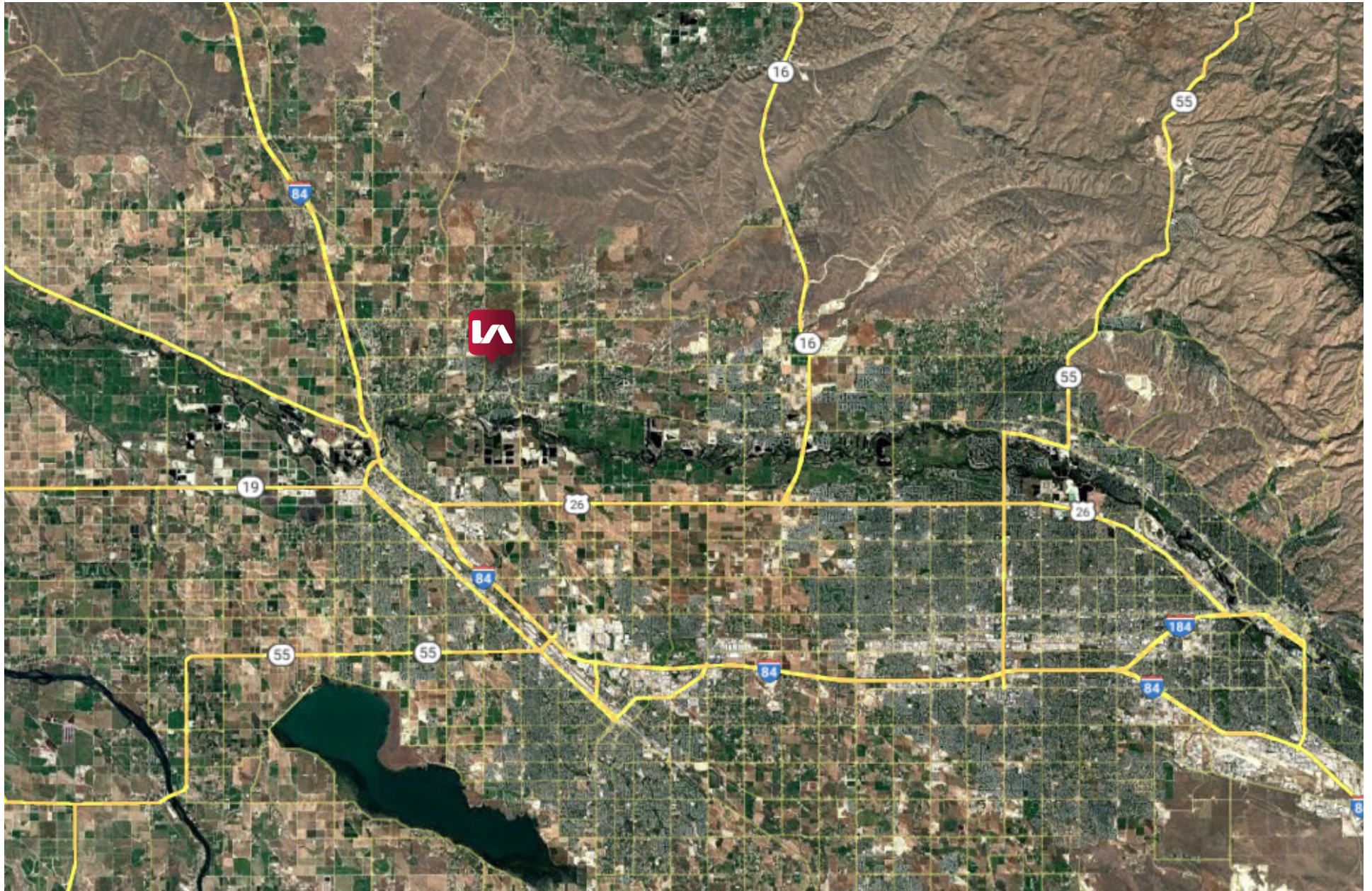


## SITE PHOTO





## LOCATION MAP





## POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	38,820	102,663	226,863

## INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$134,346	\$123,622	\$106,420

## HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	13,288	36,596	84,370

## LABOR FORCE

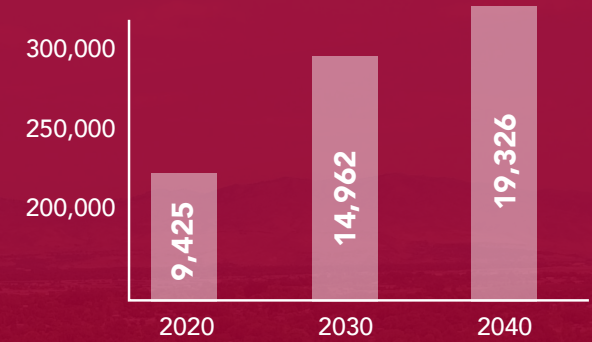
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	19,668	53,976	119,152

## KEY EMPLOYERS

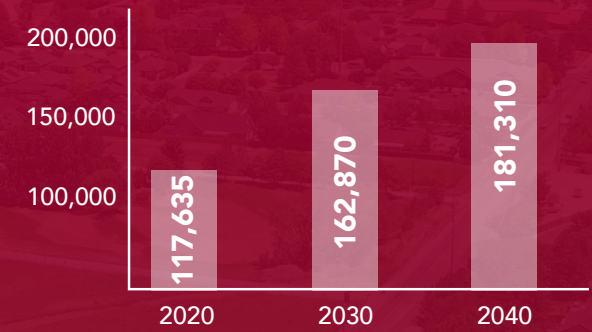
	# OF EMPLOYEES
West Ada School District	5,000+
St. Luke's Regional Medical Center	2,000+
Blue Cross of Idaho	1,500+
Walmart	1,500+
Scentsy Inc.	1,500+

## GROWTH PROJECTION

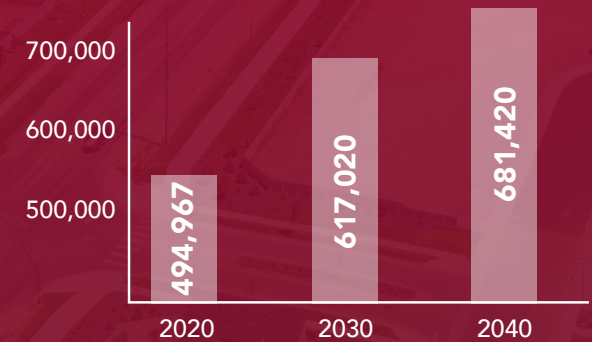
### MIDDLETON



### MERIDIAN



### ADA COUNTY







FOR MORE INFORMATION, PLEASE CONTACT

**MICHAEL L. BERGMANN, SIOR**  
Principal | Director of Recruitment  
208.999.1743  
[michaelb@leeidaho.com](mailto:michaelb@leeidaho.com)

Lee & Associates Idaho LLC | 1161 W. River Street, Ste. 310 | Boise, ID 83702 | 208.343.2300 | [leeidaho.com](http://leeidaho.com)

