

# FOR SALE | (4) Developed Lots For Flex & Office Use

## FALL RIVER BUSINESS PARK

995, 1017, 1025, & 1055 S. Rising Sun Drive | Nampa, ID 83686



**Rick McGraw** | 208.880.8889  
rickmcgraw54@gmail.com



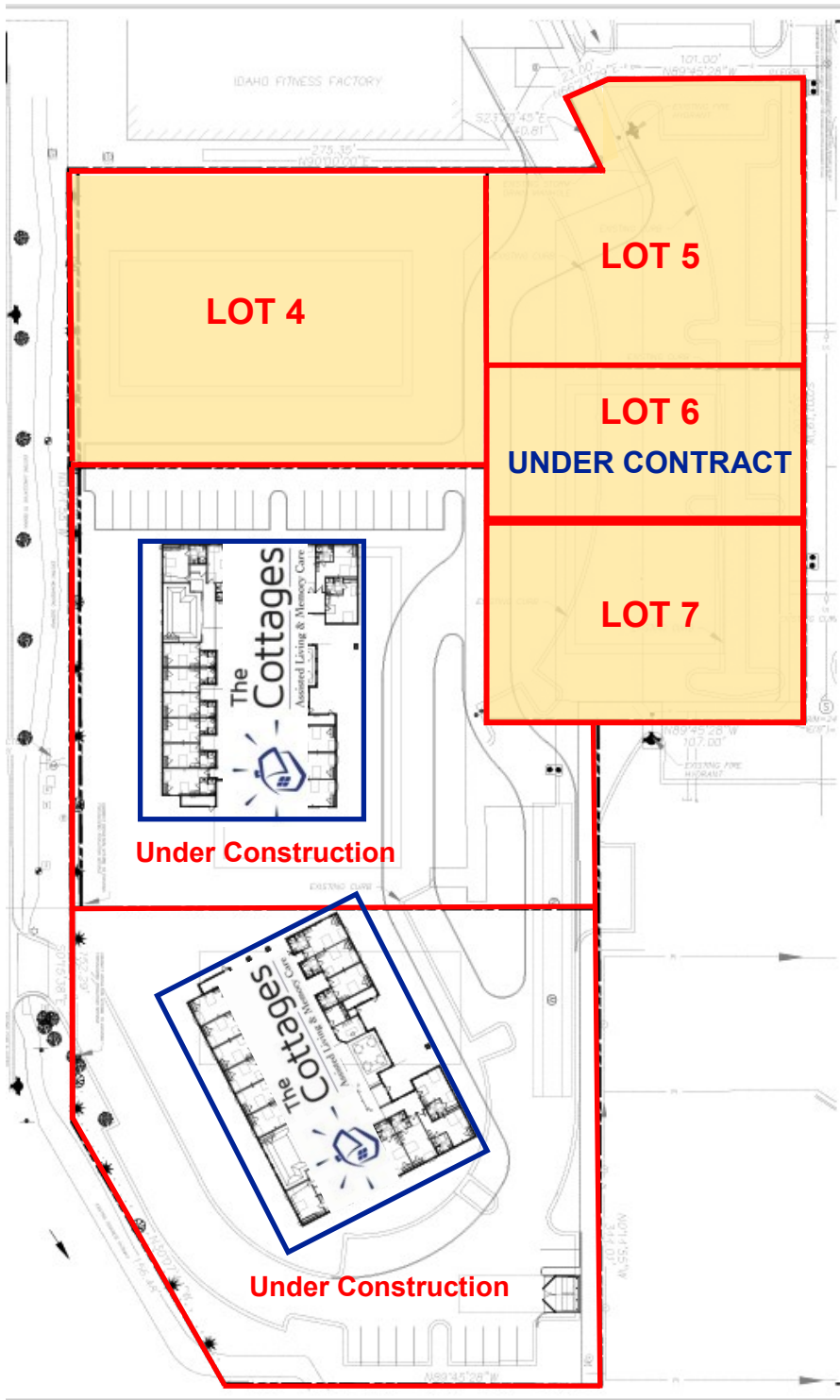
**Jonathan Langston** | 208.794.0958  
jonlangstoncre@gmail.com

The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

# FALL RIVER BUSINESS PARK

## South Phase Site Plan

### Pricing for Individual Lots



- **Lot 4 1017 S. Rising Sun Drive \$346,515**  
⇒ Lot Size: .74 acres \$10.75/SF  
⇒ 11,816/SF Building Approved for this lot
  - **Lot 5 995 S. Rising Sun Drive \$203,276**  
⇒ Lot Size: .51 acres \$9.15/SF
  - **Under Contract | Lot 6 1025 S. Rising Sun Dr.**
  - **Lot 7 1055 S. Rising Sun Drive \$155,440**  
⇒ Lot Size: .39 acres \$9.15/SF
- Lots Located in the Fall River Business Park
  - Zoned: BC
  - Retail | Office | Specialty uses
  - Majority of site improvements are completed
  - Offering a Ready-to-Build opportunity
  - Prime location surrounded by new development and established residential communities

# Lot 4 | 1017 S. Rising Sun Drive | Conceptual Designs

Price Includes Approved Plans & Drawings for a 11,816 SF Building



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# Fall River Business Park

Nampa, Idaho



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- Fall River Business Park is located on the SE Corner of Lake Lowell Ave and Middleton Road
- Surrounded by Upscale Residential Neighborhoods and Adjacent Golf Course
- Idaho Fitness Factory, Longboard Pizza, Garden of Learning Day Care, and Premier Dental are some of the businesses in Fall River Business Park

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# FALL RIVER BUSINESS PARK

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COLDWELL BANKER  
COMMERCIAL  
TOMLINSON

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