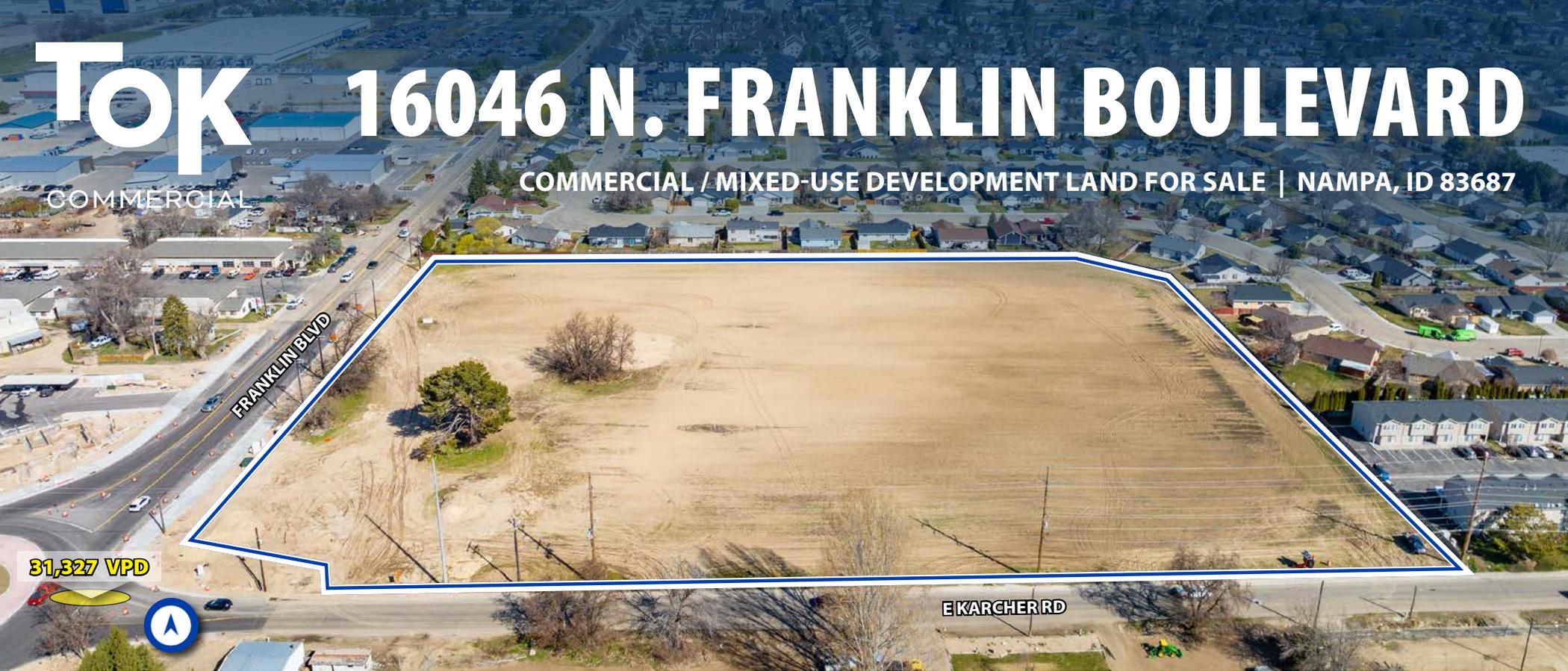


# TOK

# 16046 N. FRANKLIN BOULEVARD

COMMERCIAL

COMMERCIAL / MIXED-USE DEVELOPMENT LAND FOR SALE | NAMPA, ID 83687



31,327 VPD



E KARCHER RD

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CONTACT



HIGHLIGHTS



Ideal development opportunity, directly off of I-84's Exit 36, with prime corner location at Franklin Boulevard and Karcher Road.

Well suited for retail — including drive-thru restaurant, freestanding retail and multitenant strip centers — office, and multifamily developments or mix of uses.

Potential for 4+ story Multifamily with BC zoning due to being within 300' of Franklin Boulevard.

Rapidly growing area of north Nampa, visible to over 31,000 vehicles per day currently, with excellent potential for increased traffic flow for easy access to Midland Boulevard retail.

Newly added roundabout at the Franklin & Karcher intersection for improved traffic flow.

Surrounded by some of the area's largest industrial employers, including, Amalgamated Sugar, Materne GoGo SqueezeZ, Plexus Corporation, Heartland RV, and more.

**PROPERTY TYPE:** Development Land

**LOT SIZE:** 8.688 Acres

**SALE PRICE:** \$4,400,000

**PRICE PER SF:** \$11.63/SF

**ZONING:** I-L, Light Industrial  
[Click For More Info](#)

**FUTURE USE:** Commercial  
[Click For Allowed Uses](#)

**UTILITIES:** All Near Site

DETAILS



UPDATED: 1.29.2026

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EXIT 36



**DIRECT CONNECTION TO I-84**  
1 MINUTE / 0.4 MILES

**MAVERIK**

**31,327 VPD**

**FRANKLIN LOFT APTS.**

**E KARCHER RD**

**FRANKLIN BLVD**

**8.688 ACRES**



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MATERNE GOGO SQUEEZ

PLEXUS CORP.

↓  
**NEWLY COMPLETED ROUNDABOUT**  
FOR IMPROVED TRAFFIC FLOW

FRANKLIN BLVD

EKARCHER RD

**AREA DEMOGRAPHIC SUMMARY**

**POPULATION**

1 MI | 6,625  
3 MI | 60,906  
5 MI | 140,083

**HOUSEHOLDS**

1 MI | 2,577  
3 MI | 22,291  
5 MI | 49,923

**MED. INCOME**

1 MI | \$75,391  
3 MI | \$82,930  
5 MI | \$93,064

**EMPLOYEES**

1 MI | 5,773  
3 MI | 25,982  
5 MI | 38,657





**SITE**

Cherry Ln

Wetzel's Pretzels GameStop NISSAN Ford Chevrolet

RAM TOYOTA SUBARU MITSUBISHI MOTORS

GMC Jeep DODGE CHEVROLET

CHRYSLER KIA HYUNDAI SONIC

Subway O'Reilly HOME2 PORT OF SUES

Dutch Bros Chevron Quick Lane Walmart Jack

WESTMARK Los Bote's MEDICAL FOOD

amazon LACTALIS Autoval

Pilot Starbucks MAVERIK Shell

Pilot HONDA ABC Supply Co. Inc. CHEVROLET

metro Shell Sinclair Chevron Forage Genetics

Little Caesars McDonald's

HOLY COW IDAHO! boost

Best Buy SUBWAY O'Reilly BURGER KING

BU Best Western PLUS Idaho Central boost NAPA Los Bote's

FAMILY DOLLAR Shell Sinclair Chevron Fred Meyer AutoZone

PHILLIPS 66 boost noodles Mister

FIREHOUSE SUBS WinCo FOODS CRUMBL

McDonald's TACO BELL POPEYES

Airport Rd

Freddy's STARBUCKS SHOE CARNIVAL

Shell JCPenney SUBWAY

Pizza Hut YOGASIX Sante Alphonse boost

Mister

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