

7.83 AC INDUSTRIAL LAND FOR SALE

39 N. Picard Ln., Nampa, ID 83687



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

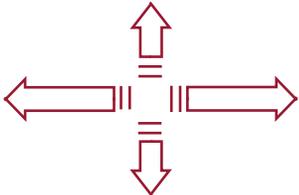
SALE PRICE	\$3,154,406
PRICE/SF	\$9.23
SITE SIZE	7.83 AC
COUNTY	Canyon
MARKET	Nampa
ZONING	I-L
UTILITIES	Power & Gas Available
PARCEL	R317450000



EXECUTIVE SUMMARY

Lee & Associates is pleased to present the opportunity to acquire 39 Picard Ln. in Nampa, Idaho. A 7.83-acre industrial land site located within one of the Treasure Valley's desirable industrial corridors. The location provides convenient access to the I-84 at Franklin Blvd. and Garrity exits. Also, accessible to the new Hwy 16 interchange which connects the site to the remainder of the Treasure Valley.

Zoned I-L the site is well suited for a variety of industrial uses, including distribution, light manufacturing, and contractor-oriented operations.



1,458 SF BUILDING ON LAND



7 MINUTE DRIVE TO I-84



LOCATED NEAR NEW HWY 16 INTERCHANGE



ONE OF THE TREASURE VALLEY'S FASTEST GROWING CORRIDORS





INTERSTATE - 2.9 MILES



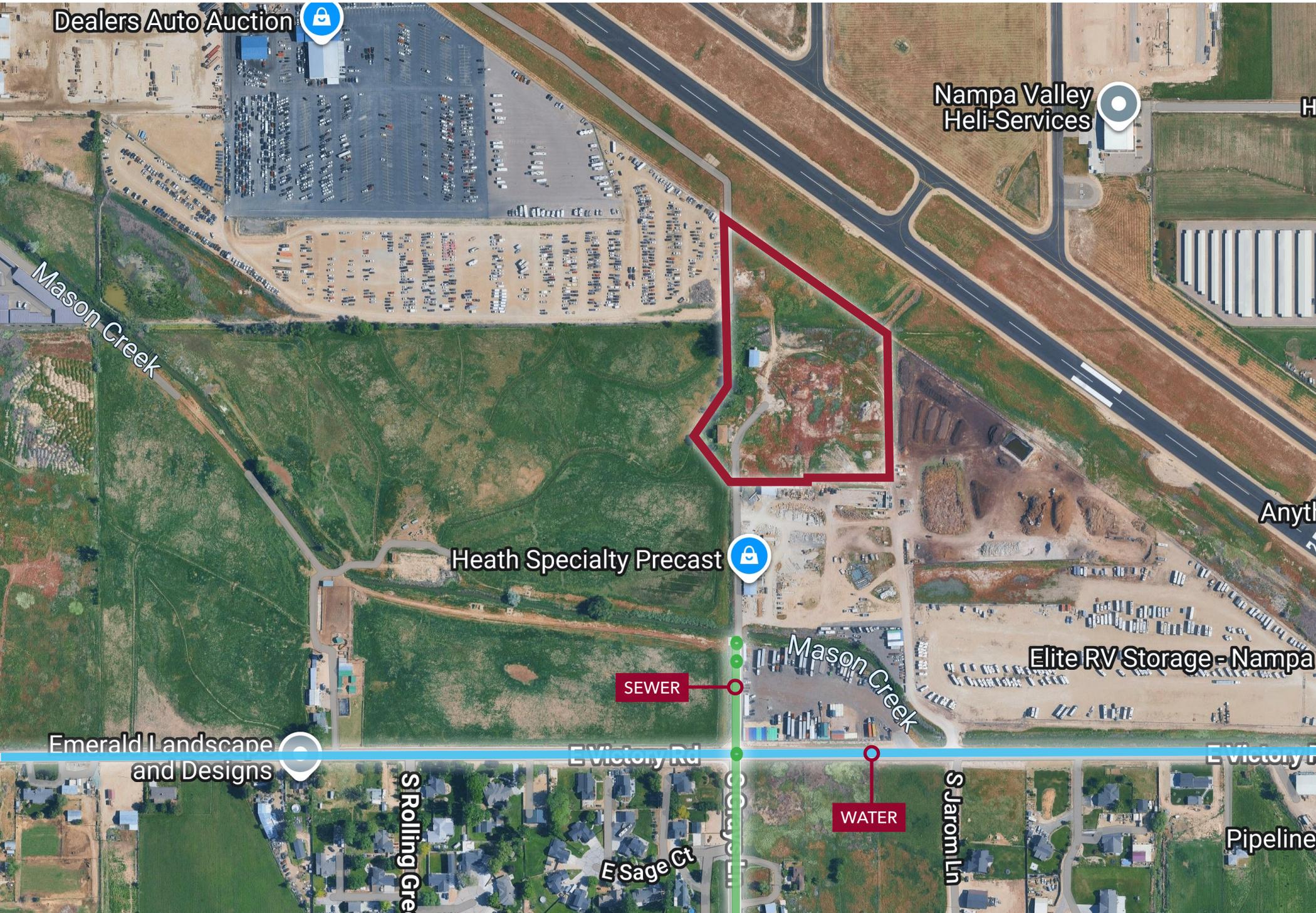
MICRON - 22.7 MILES



BOISE AIRPORT - 17.6 MILES



UTILITIES/SEWER MAP





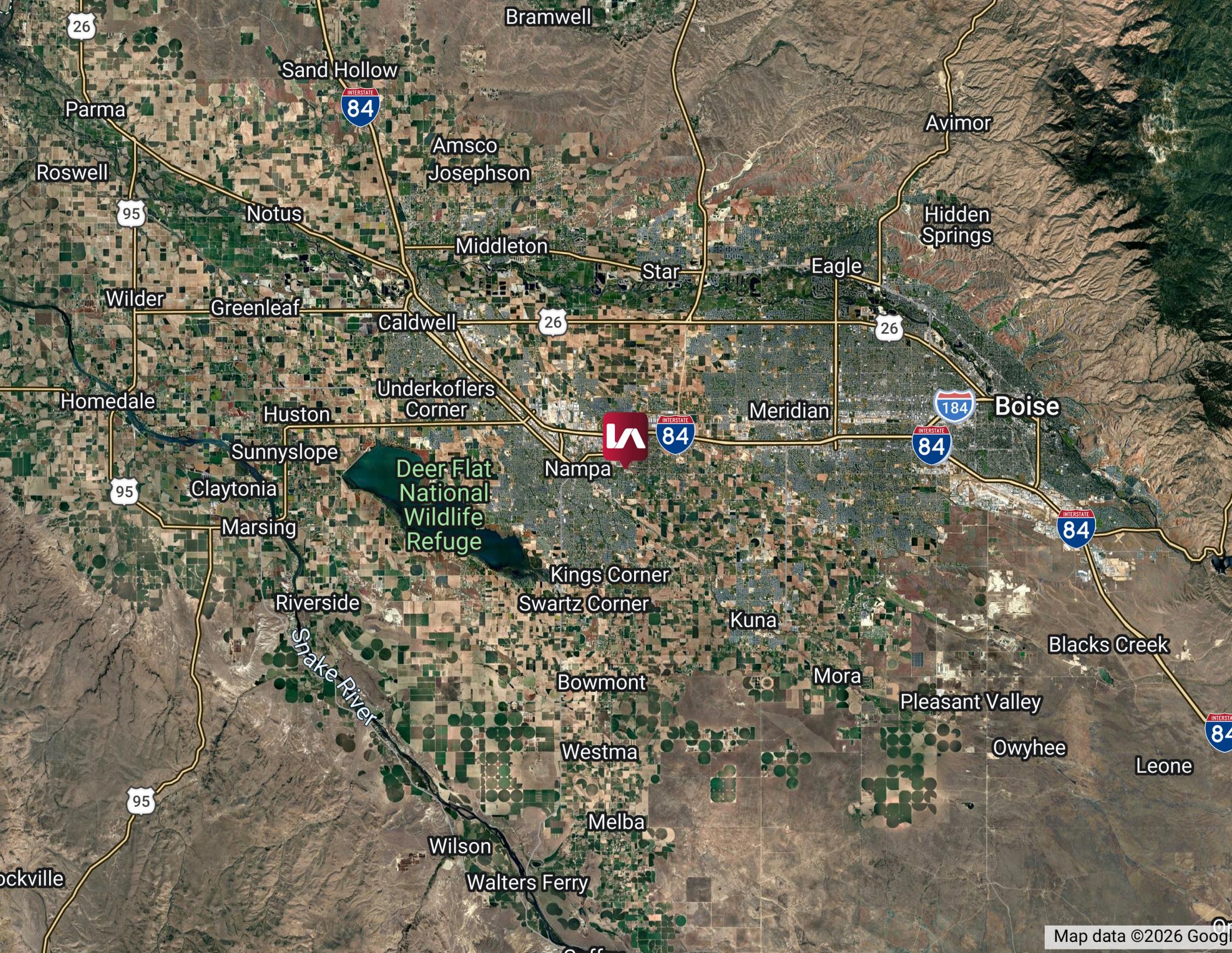
DISTANCE MAP



INTERSTATE 84
10 MIN. | 3.2 MI.

INTERSTATE 84
6 MIN. | 2.7 MI.





NAMPA

POPULATION

	2-MILE	5-MILE	10-MILE
2025 Population	23,551	130,091	360,637

INCOME

	2-MILE	5-MILE	10-MILE
2025 Average Household Income	\$66,190	\$73,733	\$87,564

HOUSEHOLDS

	2-MILE	5-MILE	10-MILE
2025 Total Households	8,250	45,385	123,727

LABOR FORCE

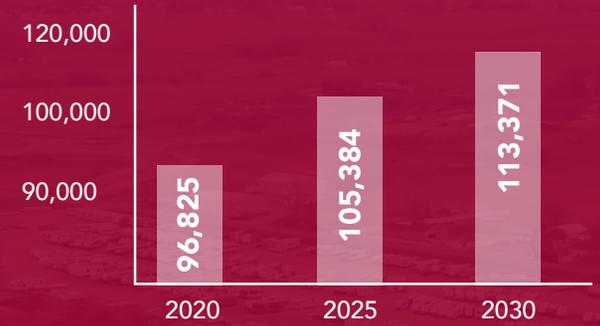
	2-MILE	5-MILE	10-MILE
Civilian Labor Force	12,347	62,317	177,868

KEY EMPLOYERS

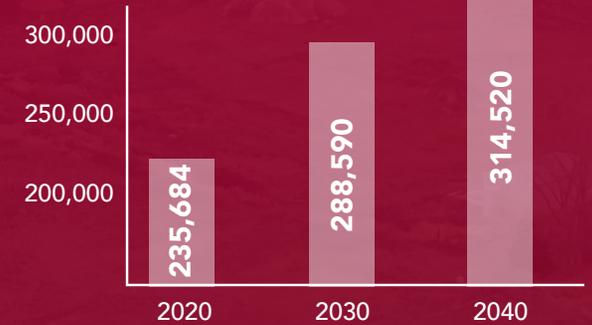
	# OF EMPLOYEES
Canyon County	900+
Vallivue School District #132	900+
Caldwell School District #132	800+
West Valley Medical Center	600+
The College of Idaho	500+

POPULATION PROJECTION

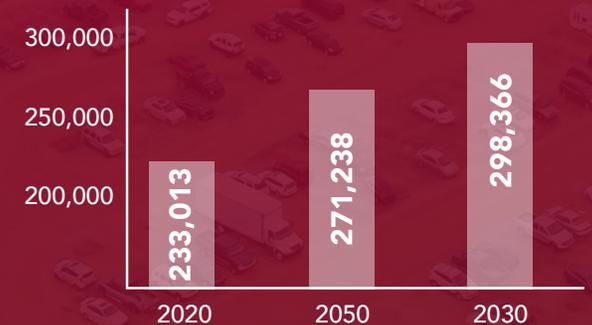
NAMPA



BOISE



CANYON COUNTY



AREA OVERVIEW

NAMPA, IDAHO

Nampa, Idaho, is a dynamic city nestled in the heart of the Treasure Valley, about 20 miles west of Boise. With its roots deeply embedded in agriculture, Nampa has evolved from a small farming community into one of Idaho's fastest-growing cities, offering a unique blend of rural charm and urban conveniences. The area is surrounded by scenic beauty, with the Owyhee Mountains to the southwest and the Boise River to the north, providing ample opportunities for outdoor recreation. Lake Lowell, located on the city's outskirts, is a popular destination for boating, fishing, and birdwatching, while the nearby Deer Flat National Wildlife Refuge offers hiking trails and wildlife observation.

Nampa is also known for its vibrant community spirit, hosting a variety of annual events that draw residents and visitors alike. The Snake River Stampede Rodeo, one of the top rodeos in the country, is a beloved tradition that highlights the city's Western heritage. Additionally, the Nampa Civic Center and the Warhawk Air Museum serve as cultural hubs, offering a range of performances, exhibitions, and educational programs. Despite its rapid growth, Nampa has retained its small-town feel, characterized by friendly





FOR MORE INFORMATION, PLEASE CONTACT

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