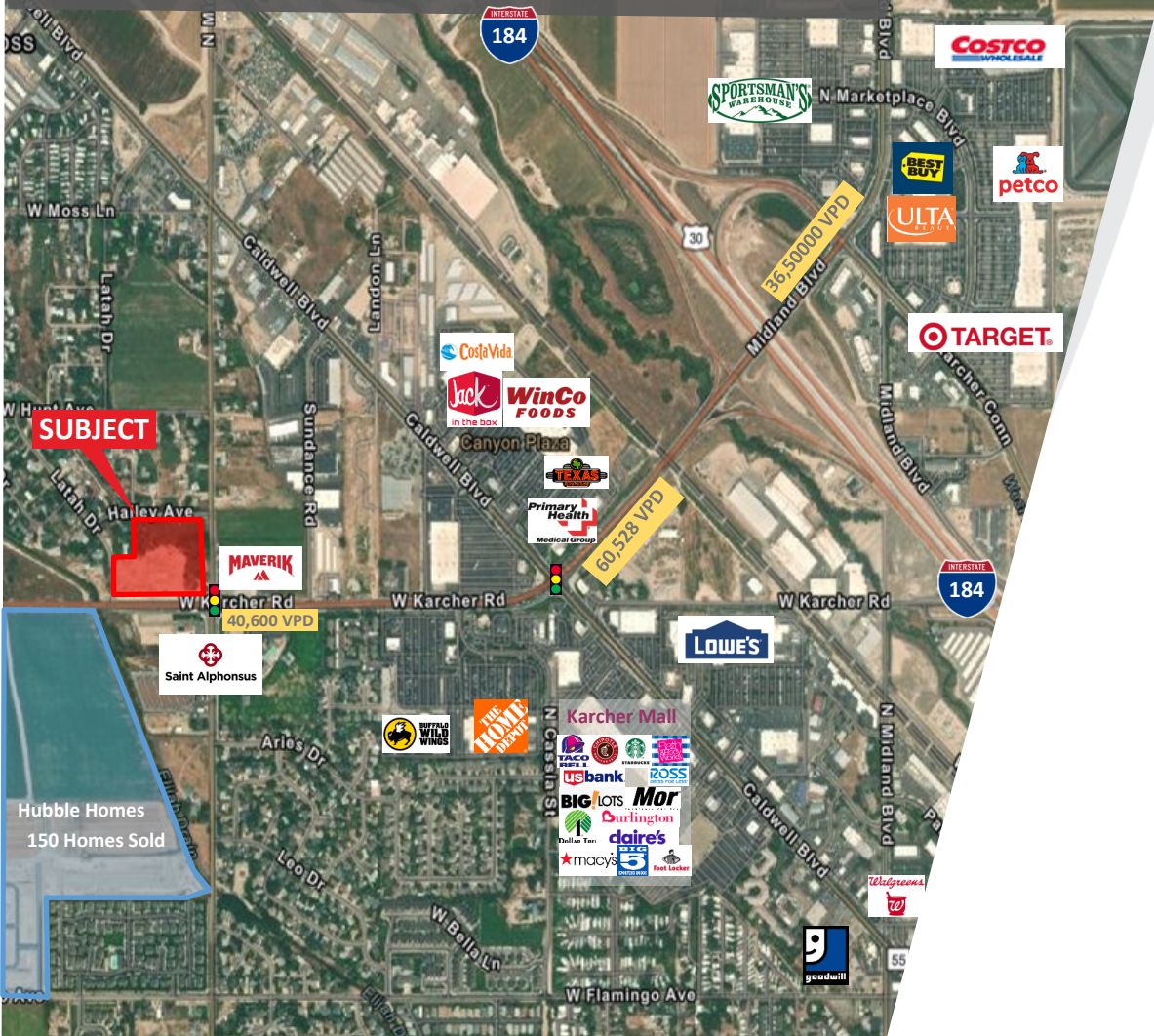


NWC Karcher & Middleton

Retail Pads Available



Property Details

- 40,000+ VPD !
- 4 prime retail pad sites left
- Available for land lease or build-to-suit
- Signalized corner with 6 lanes of traffic at the intersection
- Several access points into the development
- Commercial subdivision includes Dutch Bro's and Burger King.
- Zoned Business Commercial
- Less than 1 mile from Nampa's retail hub which includes the Home Depot, the Karcher Mall, WinCo, Jack In The Box, Lowe's, and more.

Description

Rocky Mountain Companies is proud to offer prime retail pads at one of the busiest intersections in Nampa with tremendous nearby rooftop growth. Nampa's population (106,000) has doubled since 2000. And by 2040, COMPASS expects it to rise to 150,000+.

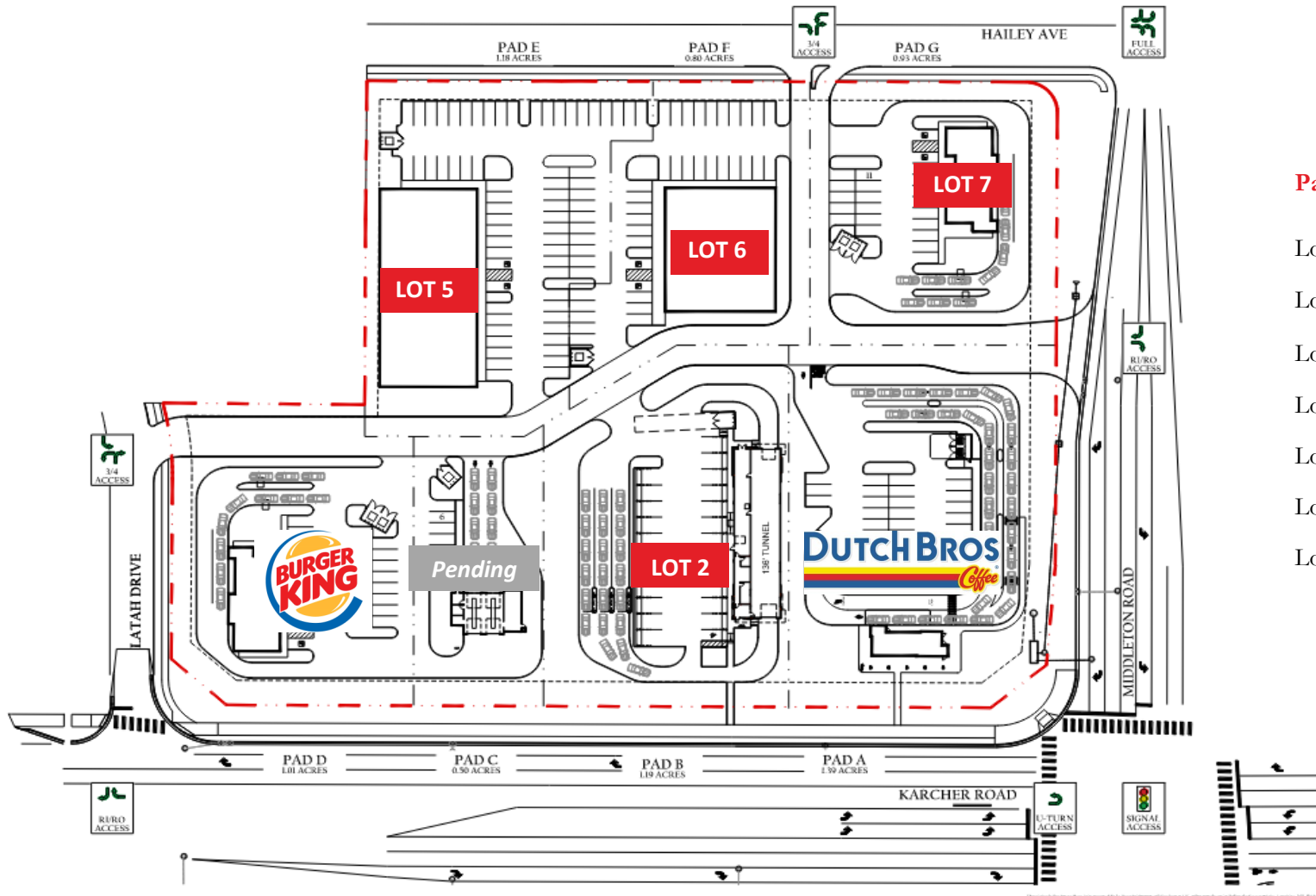
offers the	Demographics			Nampa some of most
	1 mi.	2 mi.	3 mi.	
Pop	8,211	25,529	55,656	
Avg HH Income	\$48,432	\$54,790	\$55,783	
Daytime Pop	9,540	27,065	54,922	

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Site Plan



Parcel	Square Footage
Lot 1	Leased
Lot 2	± 1.19 Acres
Lot 3	LOI Pending
Lot 4	Leased
Lot 5	± 1.18 Acres
Lot 6	± 0.80 Acres
Lot 7	± 0.93 Acres

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Aerial



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 Real Estate Services, LLC
 350 N. 9th Street, Ste 200, Boise ID 83702

Project Photo

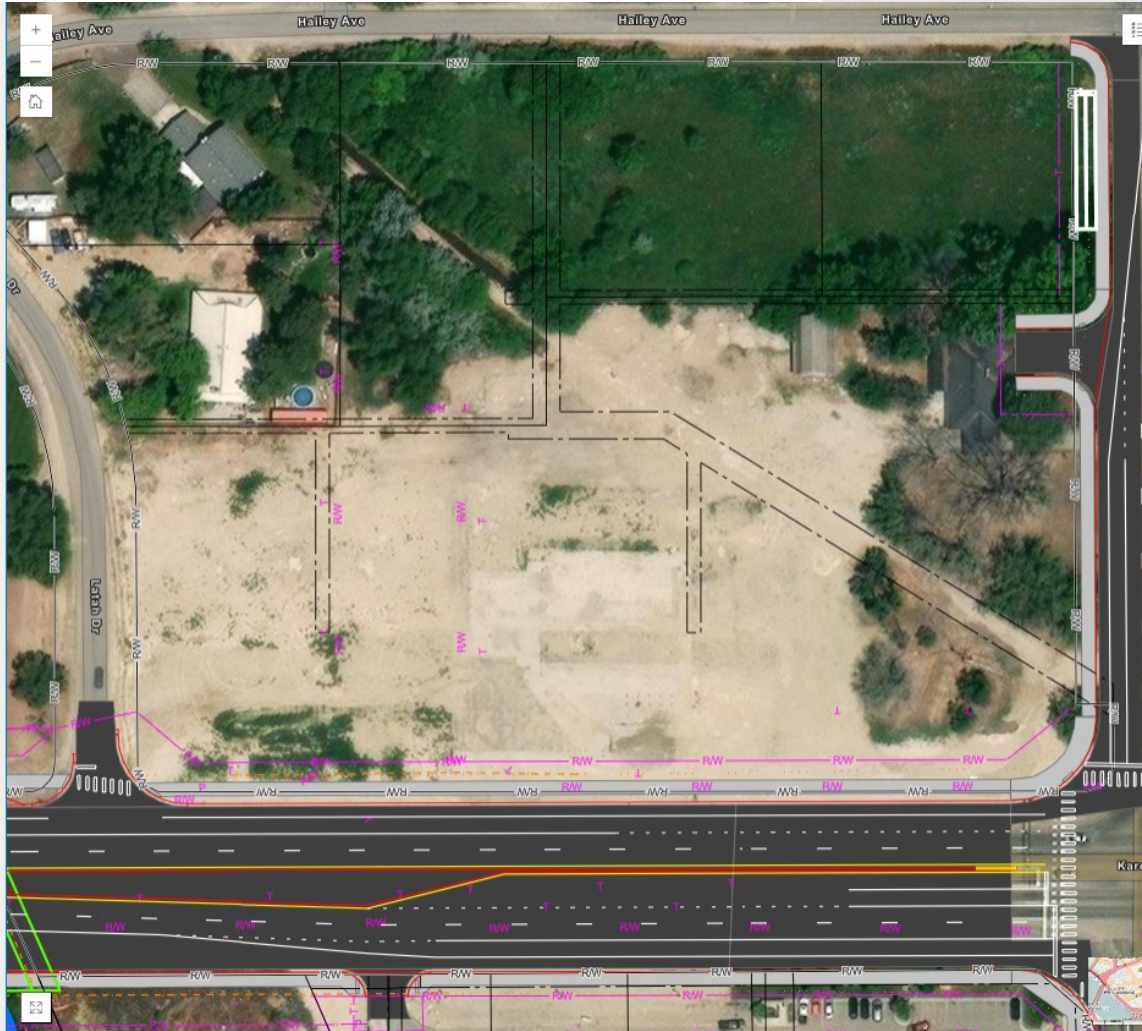


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ITD Improvements



Construction in front of our property is expected between Fall 2026 & Summer 2027.

Farmway Rd to Middleton Rd PROJECT



FINAL DESIGN PLANS ARE EXPECTED TO INCLUDE:

- Widening the highway to four 12 ft. wide lanes and dedicated left turn lanes at major intersections.
- Widening shoulders to 8 feet.
- Adding a raised median and right-in-right-out turns throughout the corridor.
- Adding a 10-foot bicycle and pedestrian pathway on the north and south sides of SH-55.
- Upgrading signal equipment at existing signalized intersections.
- Adding sound walls in select locations.
- Adding a frontage road near 10th Ave on the north side of the highway.

SCHEDULE

Completed SH-55, Pear Lane to Middleton Road Study. Identified the area in most need of safety and capacity improvements (Farmway Road to Middleton Road).	Early 2022
Developed design plans and gathered public input on improvements to SH-55 from Farmway Road to Middleton Road.	Summer 2022
Present revised design plans to the public for review.	Summer 2023
Finish purchasing right-of-way.	Early 2024
Begin construction.	2024

FOR MORE INFORMATION

VISIT itdprojects.org/state-highway-55-farmway-to-middleton-road/
 EMAIL info@55farmwaytomiddleton.org PHONE 208-477-1379

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