

TOK

COMMERCIAL

TEN MILE & HUBBARD LAND

MIXED-USE LAND FOR SALE / 3003 N. TEN MILE ROAD / KUNA, ID 83634



TEN MILE ROAD

COMING SOON!
Jackson's

HUBBARD ROAD

RAPIDLY DEVELOPING RESIDENTIAL AREA!

CONTACT

MICHAEL BALLANTYNE
SIOR, CCIM

208.947.0831
michael@tokcommercial.com

SAM MCCASKILL, CCIM

208.947.0804
sam@tokcommercial.com

HIGHLIGHTS

Commercial development opportunity at hard corner location anchored by new construction Jacksons coming soon!

Perfect opportunity to deliver much-needed services to rapidly growing residential area.

20 minutes to I-84 and Caldwell, 30 minutes to downtown Nampa, and 45 minutes to downtown Boise.

Surrounded by residential development.

DETAILS

- LOT SIZE:** 12.68 Acres
- SALE PRICE:** \$4,418,726 (\$8.00 per SF)
- PARCEL NO:** S1315110055 (A Portion Of)
- UTILITIES:** Contact Agent
- FUTURE ZONING:** City of Kuna, C-1 Neighborhood Commercial

UPDATED: 11.8.2023

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

HUBBARD RD

COMING SOON!
Jackson

A PORTION OF PARCEL NO:
S1315110055
12.68 ACRES

N Ten Mile Rd

TEN MILE RD

PROPERTY ZONING

C-1, NEIGHBORHOOD COMMERCIAL

The purpose of the C-1 district is to accommodate a wide variety of low impact commercial activities to meet the daily needs of nearby neighborhood residents. This district is an appropriate designation for a neighborhood center and mixed-use to be established.

- Should have direct access to collector or arterial roadways.
- Appropriate designation for a neighborhood center and mixed-use to be established.

[ADDITIONAL ZONING INFO »](#)

[LAND USE TABLE »](#)



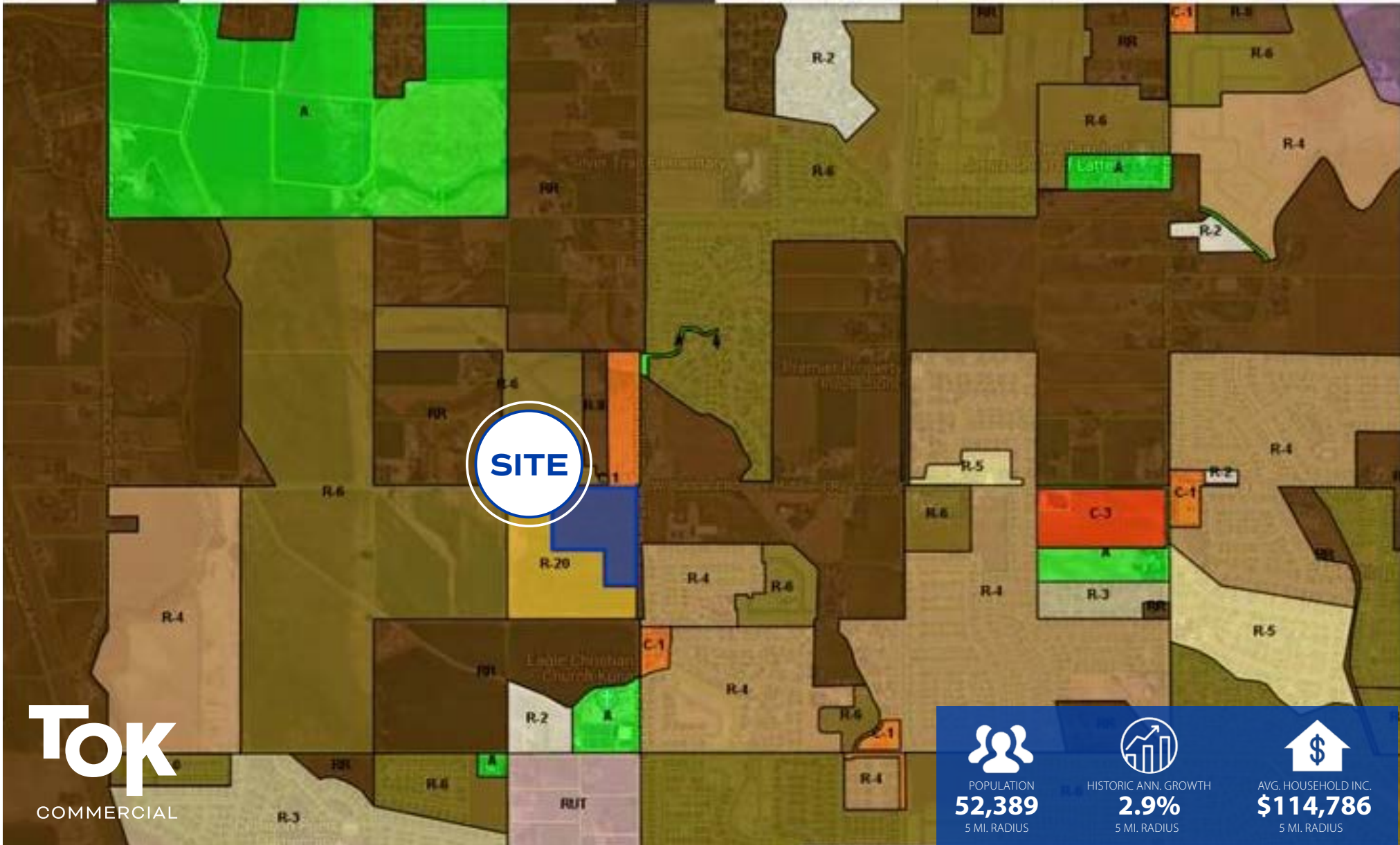
UPDATED: 11.8.2023

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TokCOMMERCIAL.COM

SURROUNDED BY MORE THAN 3,600 ROOFTOPS!

SURROUNDING LAND IS ANNEXED AND ZONED



TOK
COMMERCIAL



POPULATION
52,389
5 MI. RADIUS



HISTORIC ANN. GROWTH
2.9%
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$114,786
5 MI. RADIUS

UPDATED: 11.8.2023

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

SITE

2.5 MILES FROM KUNA'S CITY CENTER



TOK
COMMERCIAL

UPDATED: 11.8.2023

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM