

# TOK

# CHERRY LANE DEVELOPMENT LAND

COMMERCIAL

NAMPA, ID 83687



CALDWELL BLVD

KARCHER RD

CHERRY LN

SITE

63.55 AC

MIDLAND BLVD

ST. LUKE'S NAMPA  
MEDICAL CENTER

TREASURE VALLEY  
MARKETPLACE

INTERSTATE  
84

CONTACT

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HIGHLIGHTS

63.55 acres with unmatched interstate visibility.

Current zoning is Agricultural (Canyon County), surrounded by commercial users.

Prime location near major developments including Treasure Valley Marketplace, Karcher Mall, St. Luke's Nampa Medical Center and more.

Excellent distribution and multi-family site.

Under a mile from Interstate 84 Interchange.

Surrounded by retail, services, medical, hospitality and more in an area of significant growth with projected 5-year growth of 10% in a 1-mile radius.

DETAILS

**LOT SIZE:** 63.55 Acres  
**PARCEL #:** R30971013  
**PRICE:** \$7.20/SF  
**UTILITIES:** All to site

UPDATED: 4.19.2024

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# LOCAL DEVELOPMENT



INTERSTATE  
84

**SITE**

67,500 VPD

63.55 AC

CHERRY LN

35,493 VPD

INTERSTATE  
84

EXIT 33

MARKETPLACE BLVD

MIDLAND BLVD

TARGET COSTCO WHOLESALE ULTA KOHLS St Luke's

HOBBY LOBBY Burlington Panera BREAD T.J. MAXX PET SMART  
RUCKER BARREL PAUL MITCHELL the school MCDONALD'S DICK'S SPORTING GOODS  
Chick-fil-e DISCOUNT TIRE SPORTSMAN'S WAREHOUSE

Amalgamated Sugar

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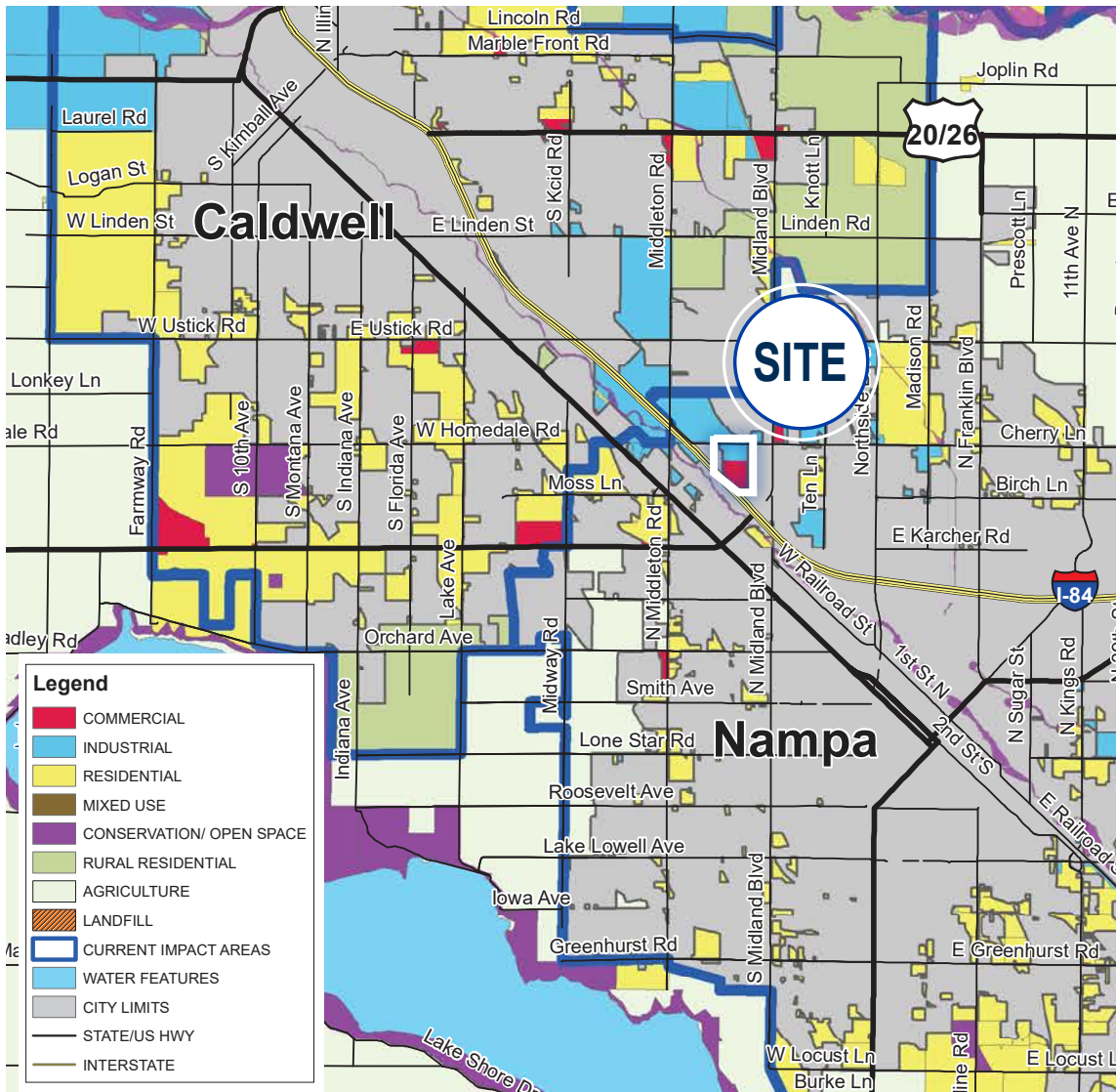
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# DEMOGRAPHICS



2023 ESTIMATES	2023 - 2028 PROJECTED GROWTH		
	1 MILE	3 MILES	5 MILES
Population	3,716	53,129	145,286
Households	1,285	18,511	50,343
Median HH Income	\$69,800	\$65,355	\$66,997
Per Capita Income	\$23,398	\$28,149	\$29,079

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## CANYON COUNTY 2030 COMPREHENSIVE PLAN UPDATE

The property is currently zoned Agricultural (Canyon County). The Comprehensive Plan Future Land Use Map establishes the long-term vision of how and where Canyon County will grow over the next ten years. The map will clarify future land use actions, such as zone changes and development proposals. Land use designations may follow existing parcel lines, roadways, and other geographic boundaries.

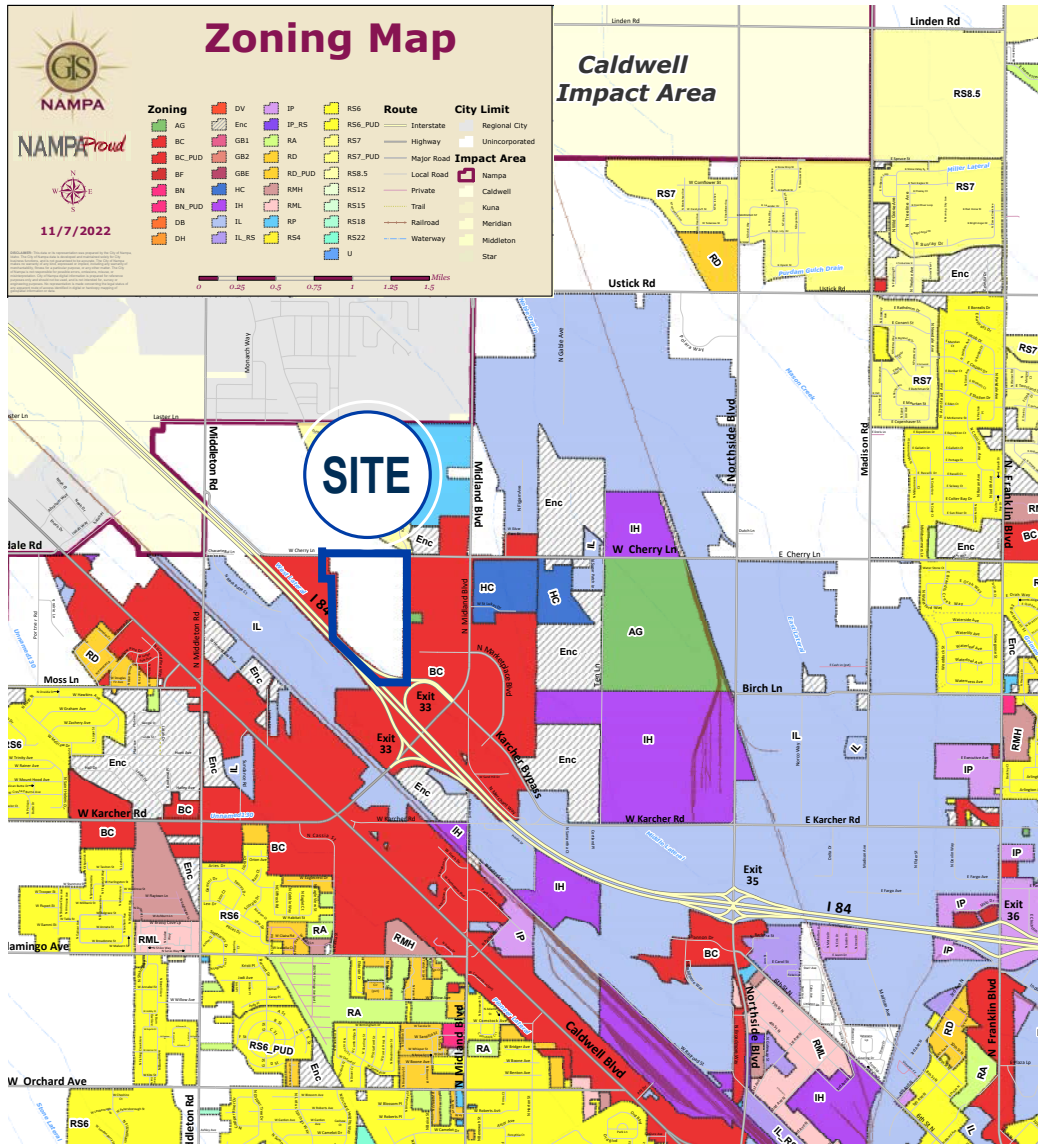
The map shows the parcel with Commercial and Industrial zoning:

**Commercial:** The commercial designation is intended to encourage commercial uses which can provide goods and services to businesses, travelers, and residents of the County.

**Industrial:** The industrial designation is for various industrial needs of the county. Land uses in this category may require a mix of commercial or industrial uses that consists of assembly, fabrication, manufacturing, or processing goods and materials.



# SURROUNDING USES



## BC - COMMUNITY BUSINESS DISTRICT

The property is currently zoned Agricultural (Canyon County) and is surrounded by properties zoned as BC. The BC Community Business District is intended to create, preserve and enhance areas with a wide range of retail sales and service establishments serving both long- and short-term needs in compact locations typically appropriate to commercial clusters near intersections of major thoroughfares. This district also includes some development that does not strictly fit the description of this chapter but also does not merit a zoning district.

Sample Permitted Uses for BC Community Business Districts:

- Appliance repair
- Art gallery
- Bank/credit union
- Car wash
- Church or religious facility
- Convenience store
- Department store
- Entertainment and amusement
- Golf course/country club
- Ice or roller skating
- Library
- Nursing home
- Research facility
- Restaurant
- School, public/nonprofit
- Theater, movie (indoor)