



For Sale

1450 E. Fargo Avenue

Nampa, ID 83687

Mike Peña

+1 208 472 1666

mike.pena@colliers.com

Lincoln Hagood

+1 208 472 1667

lincoln.hagood@colliers.com

Bryant Jones

+1 208 472 1663

bryant.jones@colliers.com

1350 FARGO | 1.039 ACRES

1450 FARGO | 1.8 ACRES

1301 KARCHER | 1.29 - 1.3 ACRES

16,500 VPD

Franklin Blvd





Property Overview

Address	1450 E. Fargo Avenue
Property Type	Land/Industrial/Retail
Lot Size	1.8 Acres
Sale Price	\$12.00 PSF
Zoning	I-L, Light Industrial
Property Access	Call <i>Mike Peña</i>



Click to view **allowed uses**



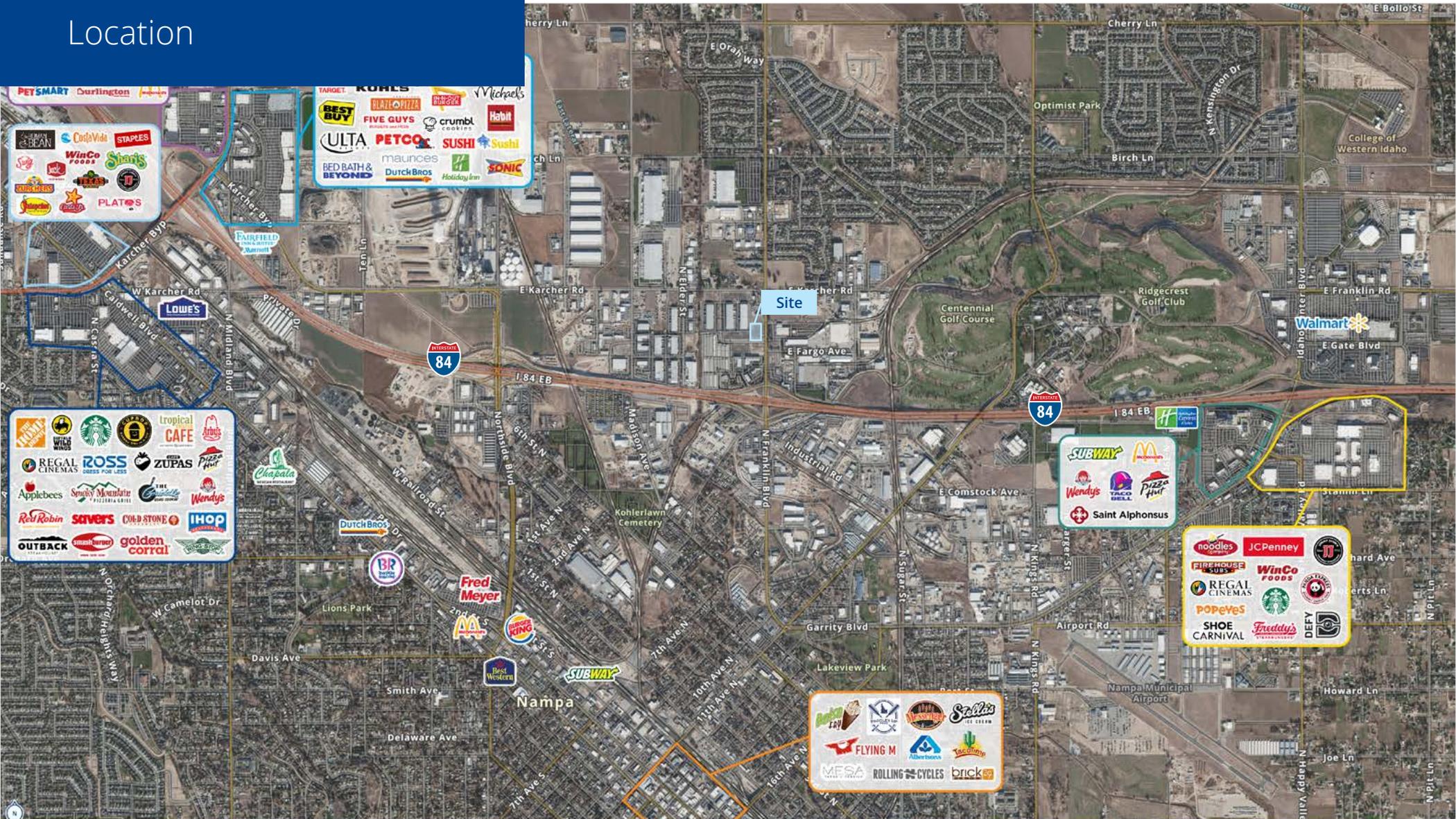
Also available
1301 and TBD E. Karcher Rd., and 1350 E. Fargo

- Light Industrial/Showroom owner user development opportunity, directly off of I-84's Exit 36, with prime Franklin Boulevard frontage
- Suited for a drive-thru restaurant, tire store, service center, car wash and more. Zoning is IL but many retail uses are allowed with or without CUP
- Rapidly growing area of north Nampa, visible to over 16,500 VPD
- 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 SqueeZ, Plexus Corporation, and more.
- Directly adjacent to Maverick gas station and truck stop.
- One other IL parcel is also for sale

1450 E. Fargo Avenue



Location



5700 E Franklin Road, Suite 205
Nampa, Idaho 83686
+1 208 472 1660
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.