

LAND FOR SALE RETAIL/COMMERCIAL FOR SALE

TBD SUNRISE AVE.

Nampa, ID 83686



PROPERTY OVERVIEW

We are pleased to present 28.6 acres of land for sale. Located at Sunrise Ave. and Happy Valley Rd. just 15 minutes from I- 84 access and Downtown Nampa.

PROPERTY HIGHLIGHTS

- Located 15 minutes away from I-84 access and Downtown Nampa

ECONOMIC DATA

SALE PRICE: \$700,000 Cash/New Loan

PROPERTY INFORMATION

COUNTY: Canyon
MARKET: Caldwell

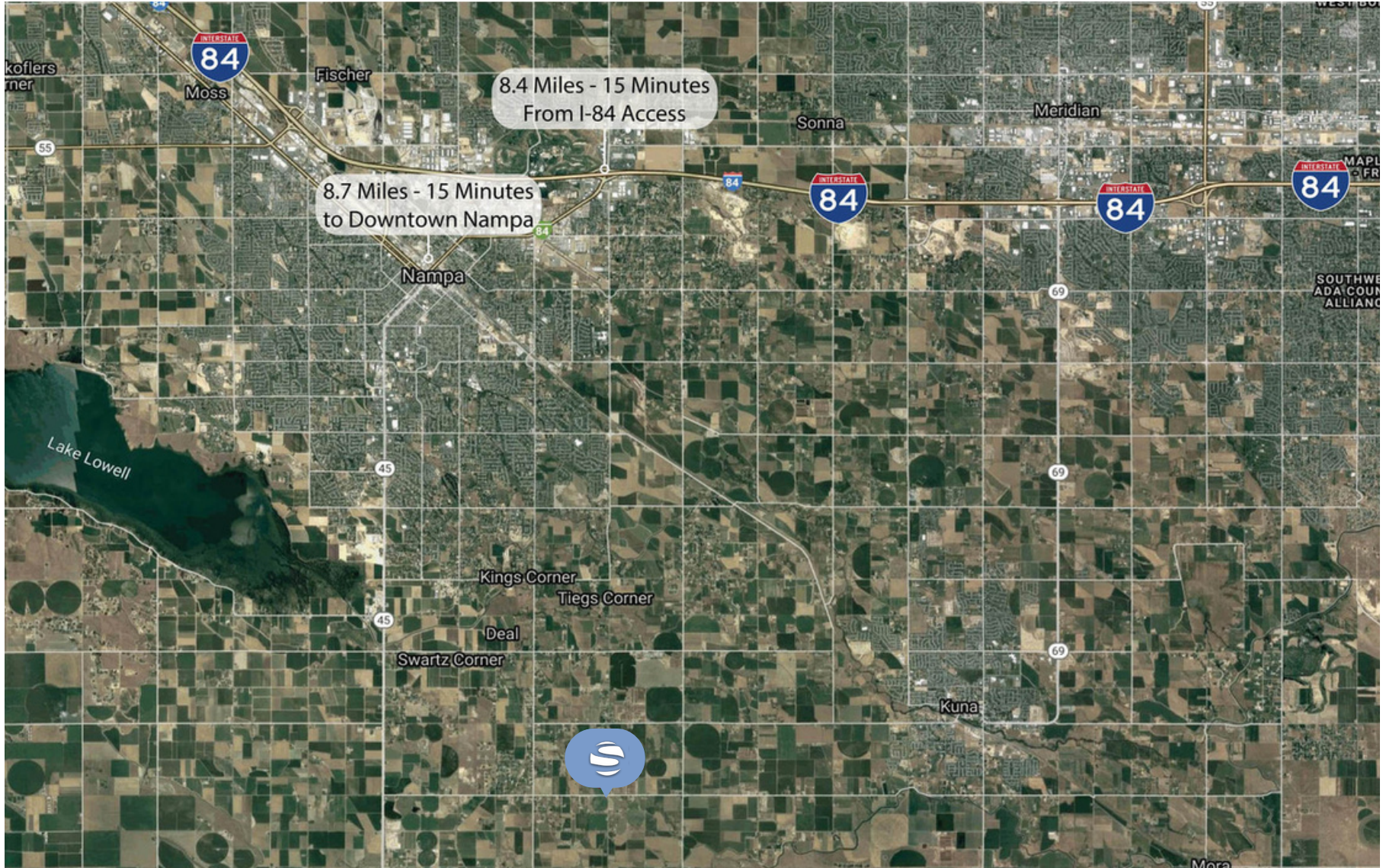
BUILDING DATA

BUILDING SF: 2,000 SF
YEAR BUILT: 1950
ZONING: CC
PARCEL: R0466000000

SHOWING INSTRUCTIONS:
OCCUPIED, CONTACT AGENT



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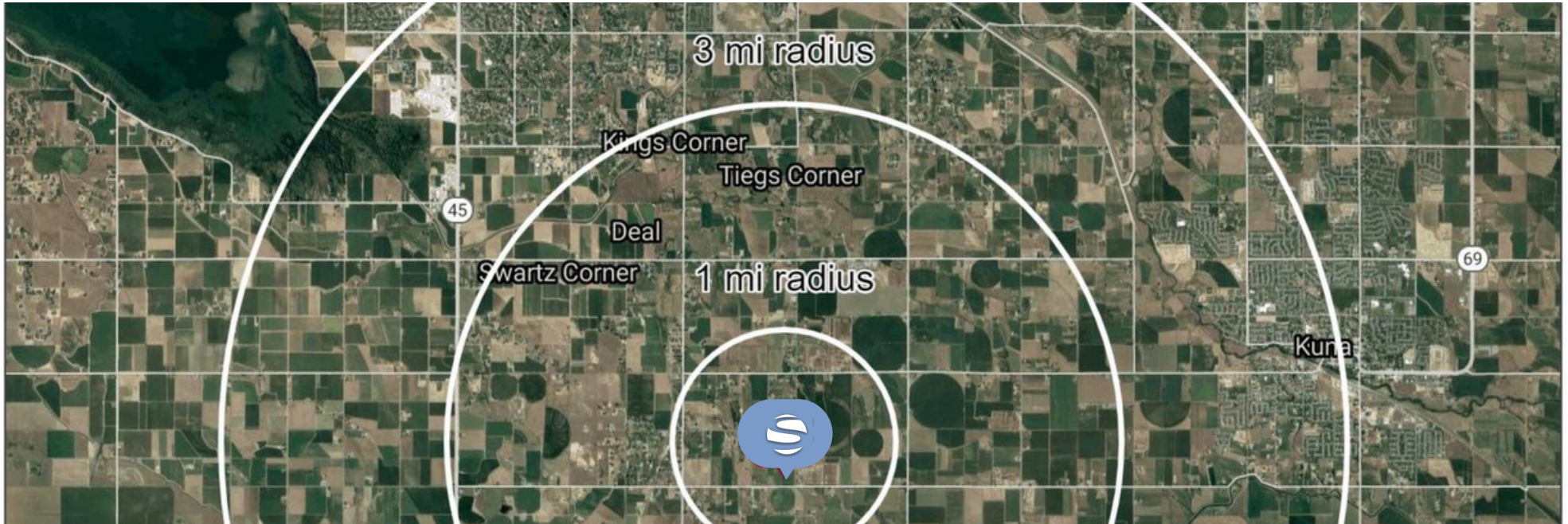
Nampa, Idaho

Nampa is Idaho's third largest city with a population of 106,860 people. Located about 20 miles west of Boise along the I-84. Home to the Nampa Civic Center, Ford Idaho Center, College of Western Idaho, and Northwest Nazarene University. The Ford Idaho Center is a popular venue for concerts, sporting events, and is best known for hosting one of the nation's top rodeos, the Snake River Stampede Rodeo. Nampa is also a destination for many food processing, agribusiness, and manufacturing companies like Amalgamated Sugar, Go Go Squeez, Lactalis, HB Specialty Foods, and many more.

Nampa News & Statistics

- Centrally located in the Pacific Northwest allowing a market reach to over 66 million consumers within a 750-mile radius
- Average property tax ranges from 1.2% - 1.9% and the corporate income tax is at 6.9%
- The North Nampa Industrial Area Development plan is a one square mile site dedicated for light industrial development to create an environment that fosters living wage jobs and new private investment
- All Northside Industrial Park is planned to feature seven industrial buildings with over 1.3 million square feet. Construction on building #2 started April 2021 and building 3 is set to break ground summer 2021

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DEMOGRAPHICS

Population	594	3,457	33,037
Households	202	1,120	10,770
Estimated Median Household	\$69,797	\$72,377	\$69,00
Income 5 Yr Pop Growth (Total%)	13.2%	13.4%	7 16.6%
Median Age	41.1	39.3	34.4

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