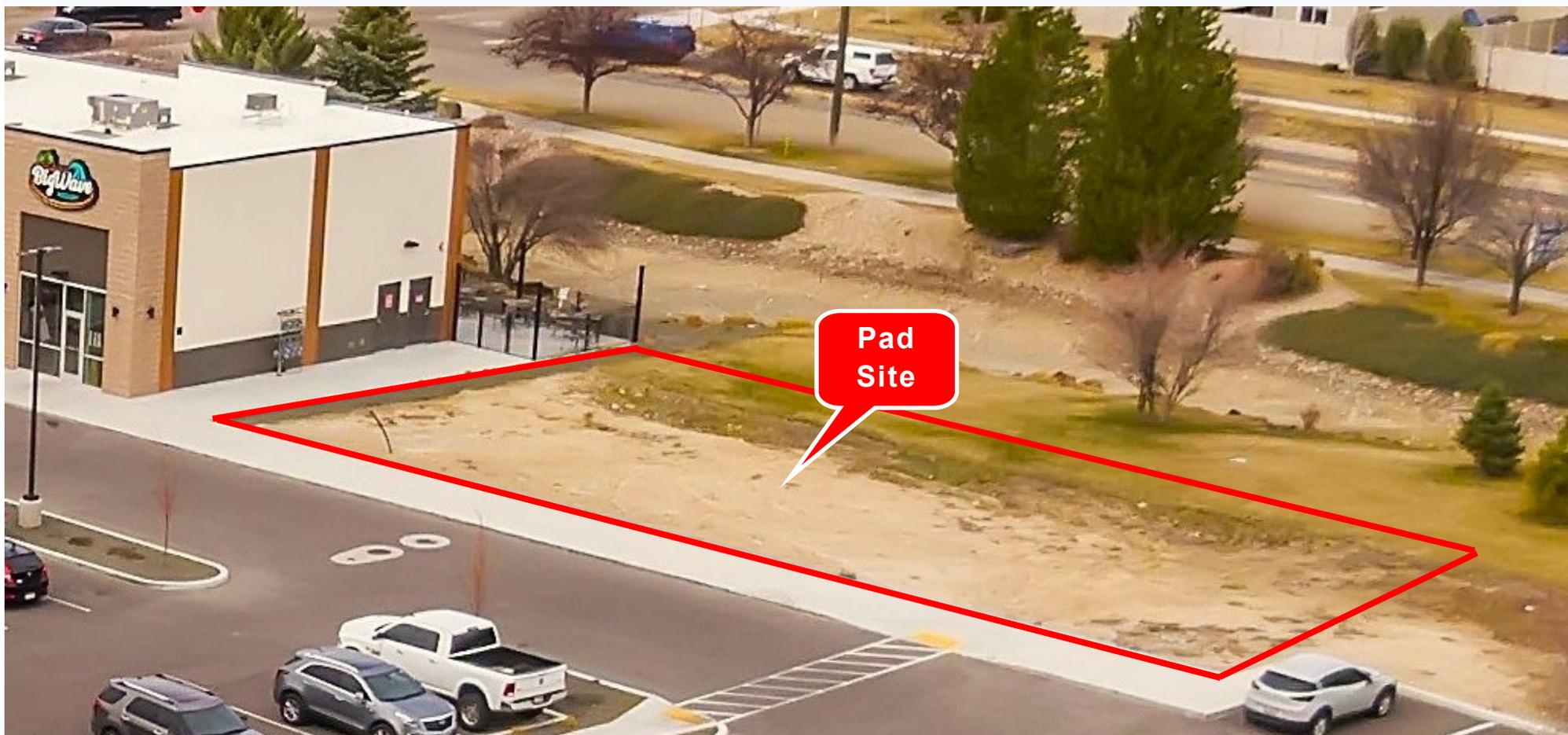


FOR SALE | Developed Lot

Approved Plans for a 4,000/SF Building

TBD S. Rising Sun Drive | Lot 2 | Nampa, ID 83686



Rick McGraw | 208.880.8889
rickmcgraw54@gmail.com

Jonathan Langston | 208.794.0958
jonlangstoncre@gmail.com



The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

FOR SALE

**TBD S. Rising Sun Dr.
Nampa, ID 83686**

PROPERTY SUMMARY

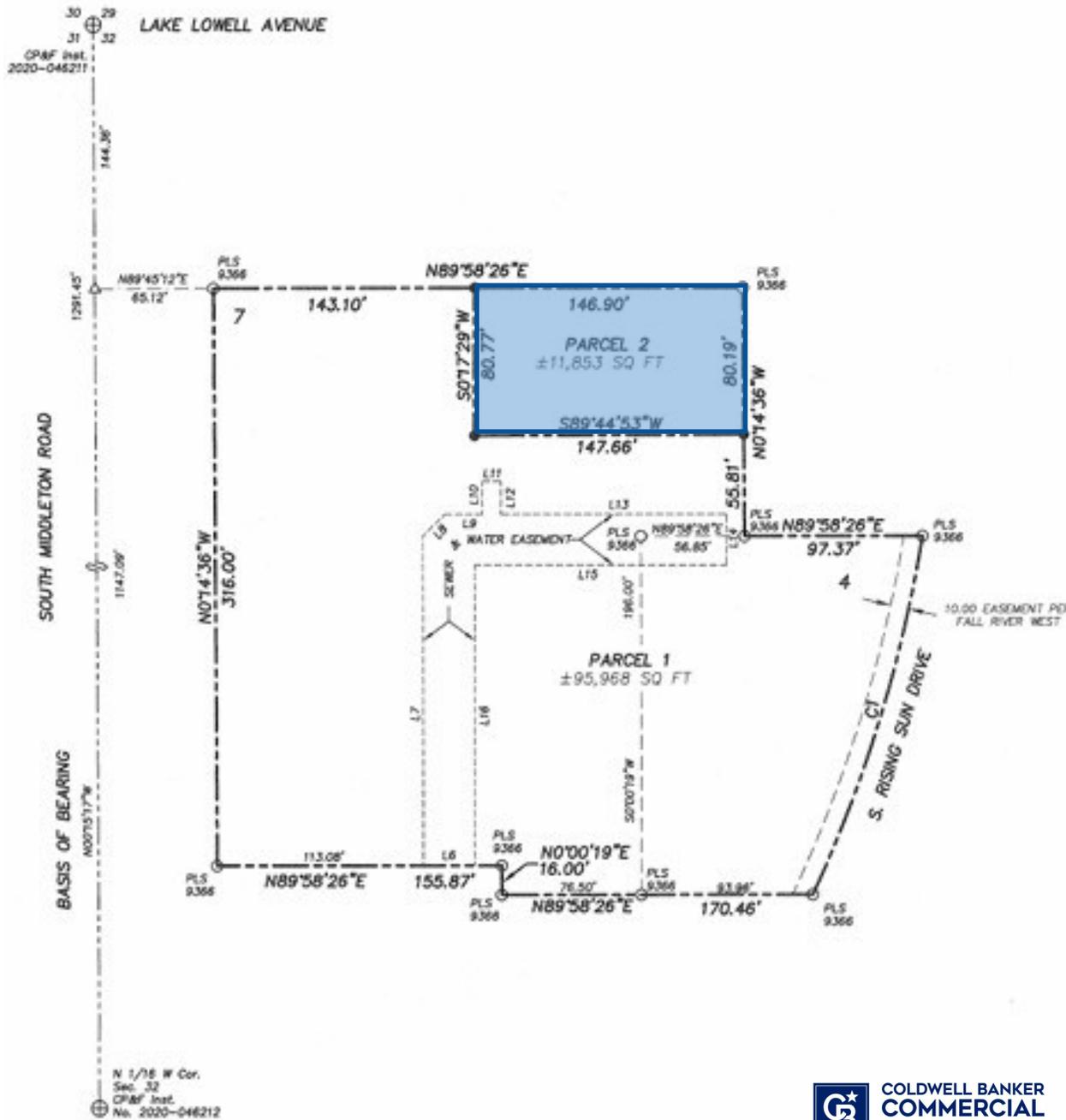
- Price: \$320,000
- Price includes approved plans for a 4,000/SF Building
- All Utilities and Civil Work Completed
- Retail or Office Use
- Lot Size: .27 acres
- Zoning: BC
- Located in the Fall River Business Park
- Prime location surrounded by new development and established residential communities

Rick McGraw | 208.880.8889

rickmcgraw54@gmail.com

Jonathan Langston | 208.794.0958

jonlangstoncre@gmail.com



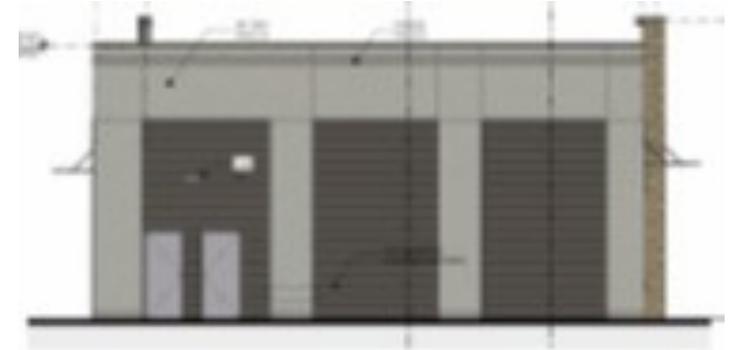
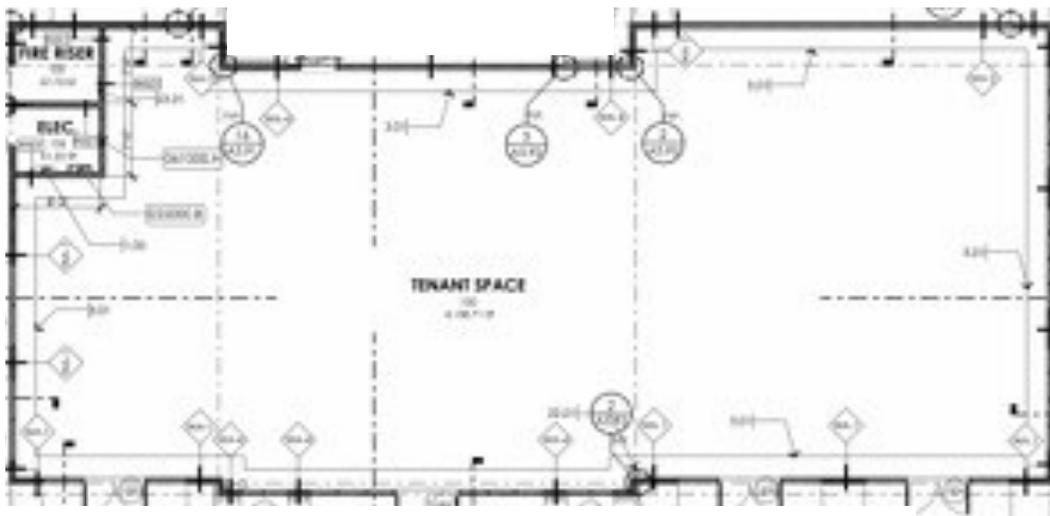
Building Elevations and Footprint | TBD S. Rising Sun Dr - Lot 2



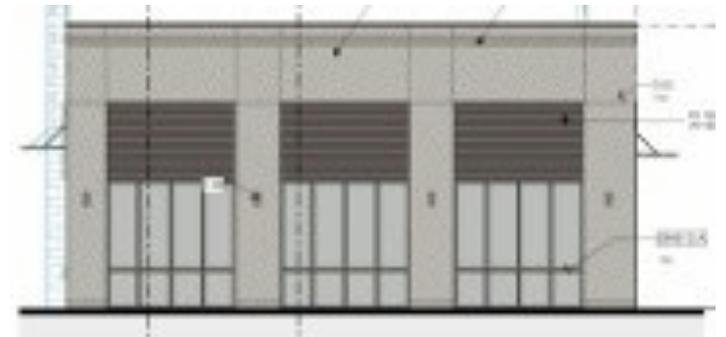
North Elevation



South Elevation



West Elevation



East Elevation

Rick McGraw | 208.880.8889

rickmcgraw54@gmail.com

Jonathan Langston | 208.794.0958

jonlangstoncre@gmail.com



Fall River Business Park

Nampa, Idaho



Rick McGraw | 208.880.8889
rickmcgraw54@gmail.com

Jonathan Langston | 208.794.0958
jonlangstoncre@gmail.com

- Fall River Business Park is located on the SE Corner of Lake Lowell Ave and Middleton Road
- Surrounded by Upscale Residential Neighborhoods and Adjacent Golf Course
- Idaho Fitness Factory, Longboard Pizza, Garden of Learning Day Care, and Premier Dental are some of the businesses in Fall River Business Park

The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

FALL RIVER BUSINESS PARK

South Rising Sun Drive | Nampa, ID 83686



Rick McGraw

208.880.8889

rickmcgraw54@gmail.com



Jonathan Langston

208.794.0958

jonlangstongcre@gmail.com