

MIXED USE FOR SALE

8390 HWY 44

Middleton, ID 83644



FOR SALE

**KW COMMERCIAL | BOISE**

1065 S. Allante Place  
Boise, ID 83709



Each Office Independently Owned and Operated

**JASON KNORPP, CCIM**

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## PROPERTY DESCRIPTION

8390 HWY 44



Price:	\$2,400,000.00
Building SF:	3,456 SF - Warehouse and retail space 1855 SF - Residential Home
Lot Size:	4.89 Acres
Traffic Count:	14,000 Daily Vehicle Traffic Count
Zoning:	C1 Canyon County

### Property Highlights

- 230' of Hwy 44 Frontage for Easy Access & Visibility
- Commercial-Grade Shop & Warehouse
- Development opportunity on the excess land or the entire site.
- County has confirmed the ability to create 3 lots with 2 splits for this property
- Suitable for Live/Work Setup or Business Use
- Residential Home. 3 bedroom, 2 bathrooms, 3 Car garage.
- 1 Well shared between buildings, 2 septic systems.

### Property Overview

Endless Opportunities Await!

This versatile property offers the perfect blend of commercial potential, residential comfort, and open space. Situated with prime frontage road access, this unique offering includes a warehouse/shop with retail space, well-maintained residential home, and expansive acreage—ideal for business operations, hobby farming, storage, or future development.

The shop is ready for your projects or business use, featuring ample space, power, and accessibility. The residential home provides comfortable living with modern conveniences, making it an excellent primary residence, rental, or on-site manager's quarters.

The surrounding acreage provides room to grow—whether you envision agricultural use, additional development, or recreational opportunities. With excellent visibility and accessibility from the main road, this property is a rare find for investors, entrepreneurs, or families seeking a multi-use homestead.

Property Details;

- Mid Star Firearms will sign a new long term lease at closing or can relocate
- The 2 acres of excess land on the east side of the property are leased but the lease can be canceled.
- Residential house could be occupied by a new owner or rented out for additional income.
- The Mid Star Firearms business could be available for purchase.





## PROPERTY PHOTOS

RETAIL STORE



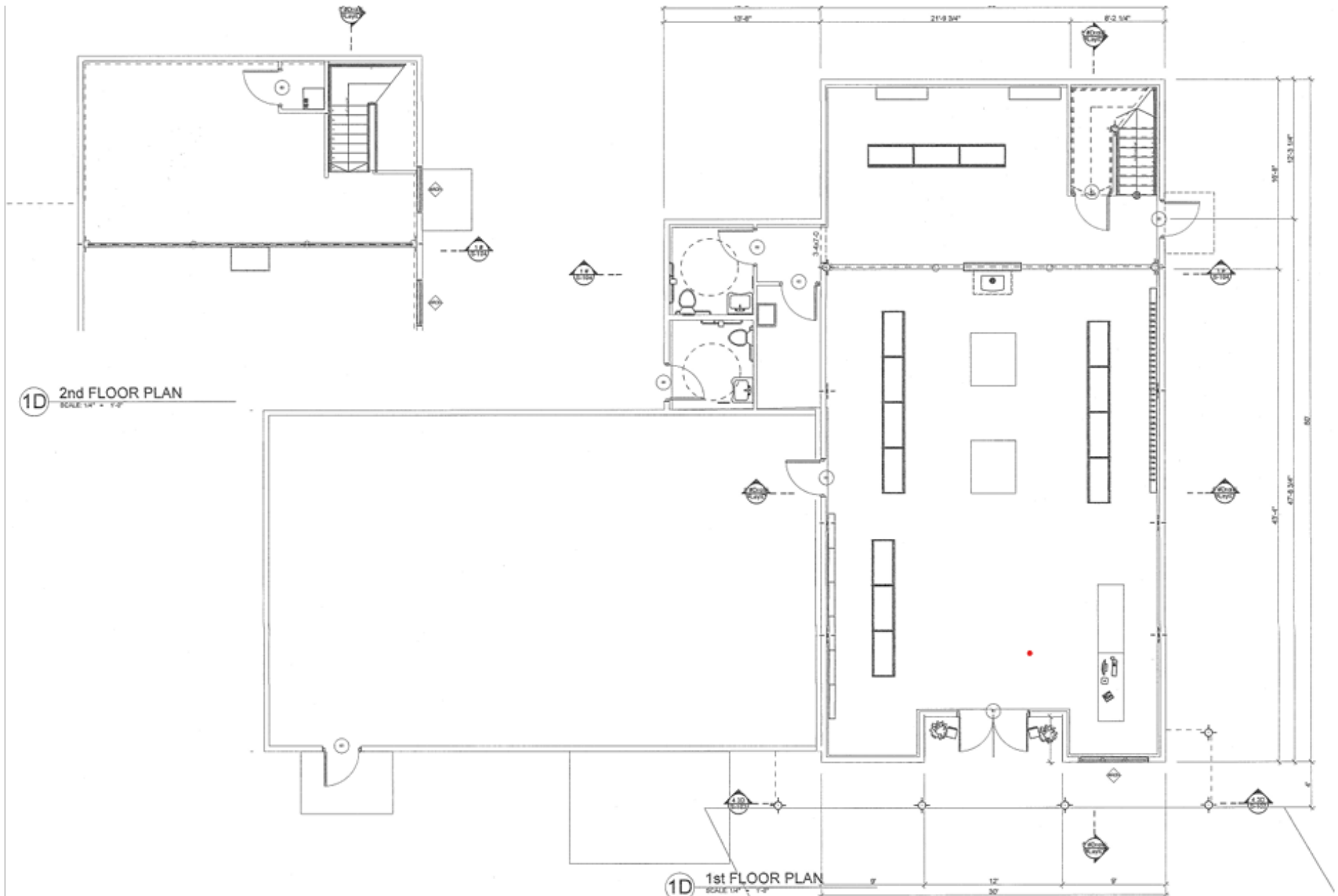


## PROPERTY PHOTOS

RETAIL STORE/WAREHOUSE









# PROPERTY PHOTOS

## RESIDENCE



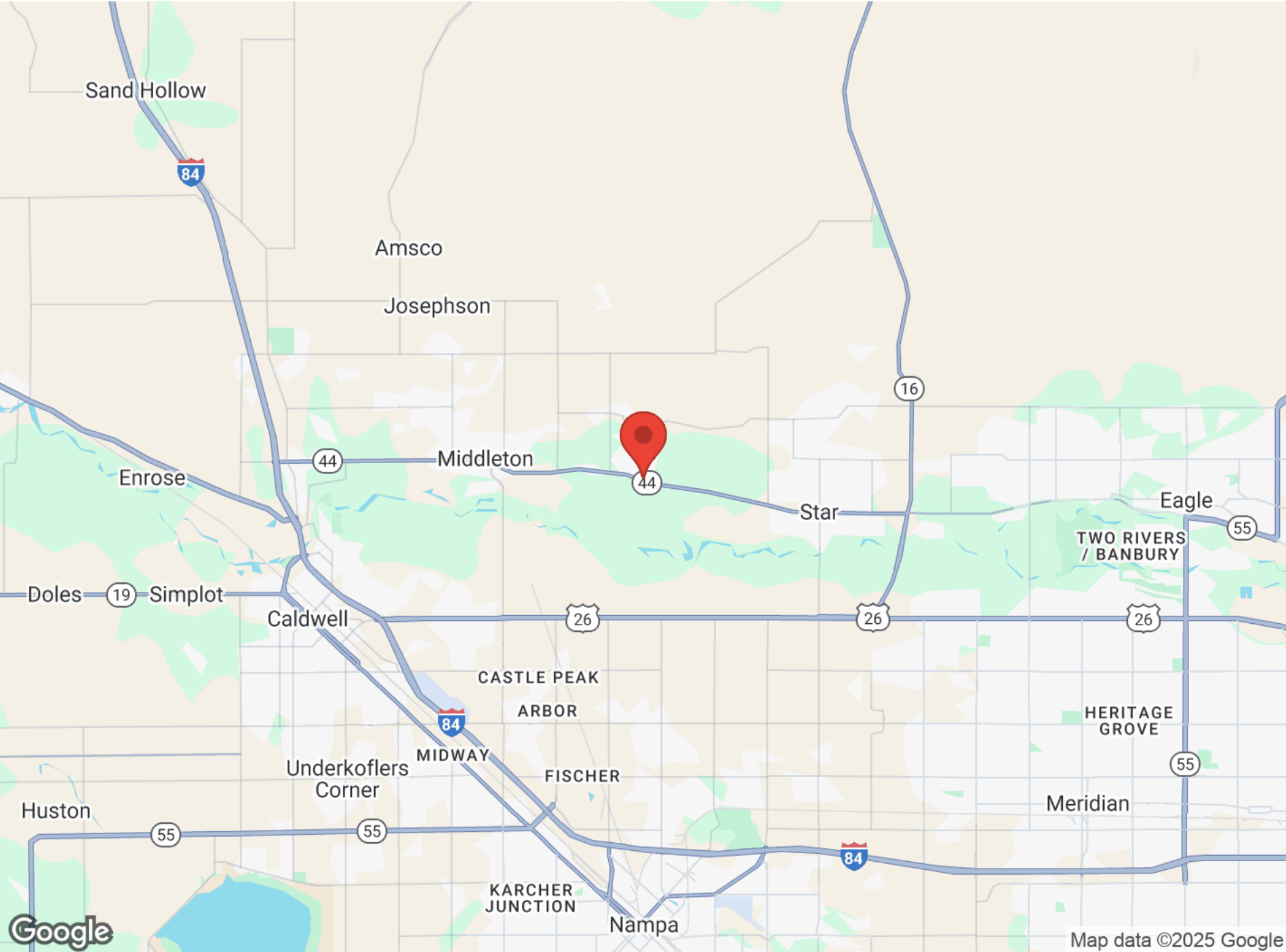


# PROPERTY PHOTOS

## LOT LINES









# AERIAL MAP

8390 IDAHO 44



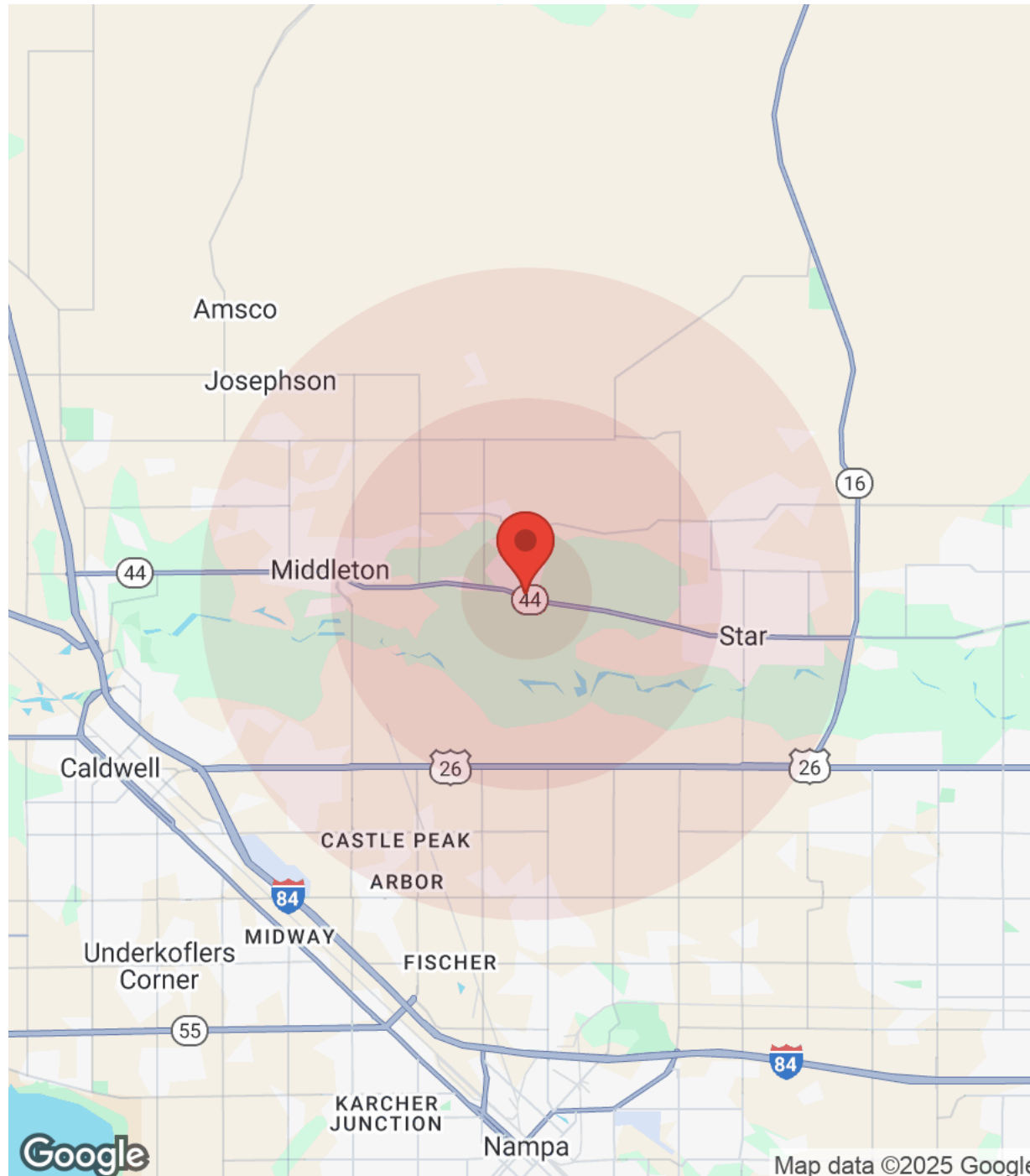
Google

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# DEMOGRAPHICS

8390 IDAHO 44



Population	1 Mile	3 Miles	5 Miles
Male	717	5,925	24,592
Female	752	6,165	24,812
Total Population	1,469	12,090	49,404

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	308	2,574	10,450
Ages 15-24	162	1,434	6,004
Ages 25-54	491	4,484	18,829
Ages 55-64	231	1,605	6,184
Ages 65+	277	1,992	7,936

Race	1 Mile	3 Miles	5 Miles
White	1,113	9,411	37,809
Black	1	37	326
Am In/AK Nat	3	29	114
Hawaiian	2	10	49
Hispanic	302	2,154	9,085
Asian	10	103	682
Multi-Racial	38	339	1,285
Other	1	6	54

Income	1 Mile	3 Miles	5 Miles
Median	\$102,979	\$93,889	\$94,064
< \$15,000	30	206	759
\$15,000-\$24,999	17	120	738
\$25,000-\$34,999	N/A	104	511
\$35,000-\$49,999	31	452	1,446
\$50,000-\$74,999	103	674	3,118
\$75,000-\$99,999	61	721	2,409
\$100,000-\$149,999	114	1,093	4,491
\$150,000-\$199,999	93	481	1,709
> \$200,000	61	349	1,638

Housing	1 Mile	3 Miles	5 Miles
Total Units	542	4,411	17,668
Occupied	512	4,198	16,821
Owner Occupied	472	3,661	14,705
Renter Occupied	40	537	2,116
Vacant	31	212	847



## DISCLAIMER

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### PRESENTED BY:

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