

FOR SALE. LEASE & BUILD-TO-SUIT

Mixed Use Lots on Idaho Center Blvd.

Idaho Center & Franklin Blvd., Nampa, Idaho 83687



Property Highlights

Sale Price Range \$5.00 to \$14.50/SF

Build-to-Suit Contact Agent for Details

Available Multiple Mixed Use Lots-See Site Plan

Zoning GB1 (Gateway Business)

Utilities All Available to Site

Location Idaho Center Boulevard and East

Franklin Road in Nampa, Idaho

Traffic Count 25,000 Average Daily Traffic (2014)

Availability Immediate, Contact Agent for Details

Listing Features

- One Block Away from The College of Western Idaho,
 Over 18,515 Students Learn More About CWI Here
- North of the New \$80 Million Saint Alphonsus Nampa Medical Campus at Garrity & 184 - <u>Learn More Here</u>
- Near the New Nampa Gateway Center Tenants include: Edwards Theater, Idaho Athletic Club, Macy's, JCPenny and the New Winco - Opening 2017
- Retail, Office, Multifamily, Hospitality & Flex Sites
 Available for Sale or Build-To-Suit
- Great Mixed-Use Development near the Ford Idaho Center,
 College of Western Idaho & The Nampa Gateway Center
- Contact Agent for Lease Rates and Built-to-Suit Details

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comre.com

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Lot Lines, Sizes and Pricing



вьоск	LOT	ACRES	SQUARE FEET	PRICE PER SQUARE FOOT	PRICE				
PENDING									
3	6	0.90	39,181	\$6.00	\$235,086.00				
3	8	0.96	41,636	\$6.00	\$249,816.00				
3	9	0.96	41,616	\$6.00	\$249,696.00				
3	11	0.96	41,665	\$6.00	\$249,990.00				
ВLОСК	LOT	ACRES	SQUARE FEET	PRICE PER SQUARE FOOT	PRICE				
2	1	1.41	61,419	\$6.50	\$399,224.00				
2	2	0.81	35,283	\$6.50	\$229,339.00				
2	4	1.57	68,476	\$6.50	\$445,094.00				

BLOCK	LOT	ACRES	SQUARE FEET	PRICE PER SQUARE FOOT	PRICE			
1	1	0.83	36,155	\$9.50	\$343,472.50			
1	2	0.83	36,155	\$9.50	\$343,472.50			
1	3	2.78	121,209	\$9.00	\$1,090,881.00			
1	4	1.07	46,435	\$9.50	\$441,132.50			
1	5	2.68	116,773	\$9.00	\$1,050,957.00			
1	10	0.81	35,144	\$14.50	\$509,588.00			
1	11	0.81	35,142	\$14.50	\$509,559.00			
PENDING								
вьоск	LOT	ACRES	SQUARE FEET	PRICE PER SQUARE FOOT	PRICE			
4	1	5.04	219,410	\$5.00	\$1,097,050.00			

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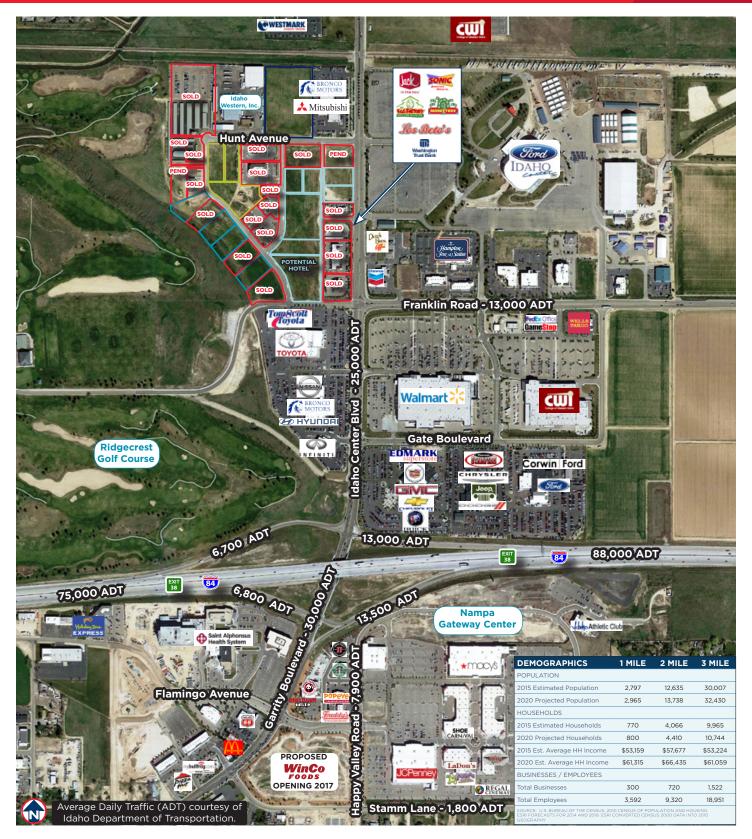
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Approved and Preliminary Plats For New Residential and Commercial Developments

