



## 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

**Jennifer McEntee**  
Director  
Office Specialist  
+1 208 287 9495  
jennifer.mcentee@comre.com

## 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 & I84 - [Learn More Here](#)
- 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

398 South 9th Street, Ste 260  
Boise, Idaho 83702  
Main +1 208 287 9500  
Fax +1 208 287 9501  
**comre.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



## Lot Lines, Sizes and Pricing



BLOCK	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

BLOCK	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

BLOCK	LOT	ACRES	SQUARE FEET	PRICE PER SQUARE FOOT	PRICE
4	1	5.04	219,410	\$5.00	\$1,097,050.00

### Jennifer McEntee

Director

Office Specialist

+1 208 287 9495

jennifer.mcentee@comre.com

398 South 9th Street, Ste 260

Boise, Idaho 83702

Main +1 208 287 9500

Fax +1 208 287 9501

comre.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.





**Idaho Center & Franklin Blvd., Nampa, Idaho 83687**



Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Approved and Preliminary Plats For New Residential and Commercial Developments

