



**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE

Hospitality Development Lot

6070 East Franklin Road, Nampa, Idaho 83687



Property Highlights

Sale Price	\$1,050,957.00 (\$9.00 / SF)
Lot Size	2.68 Acres (116,773 SF)
Zoning	GB1 (Gateway Business)
Utilities	All Available to Site
Location	Idaho Center Boulevard and East Franklin Road in Nampa, Idaho
Access	Traffic Light Entrance
Retail Lots	Several Available
Retail Lot Pricing	\$5.00 to \$14.50/SF
Availability	Immediate, Contact Agent for Details

Listing Features

- 88,000 Average Daily Traffic
- 3 Mile Office Market: 475,500 SF Total at 95% Occupancy
- 1.25 Million SF Retail at Interchange
- 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](#)
- Currently Zoned for Hotel Use
- Flexible Pad Size & Location
- Limited Hotel Competition in the Surrounding Area

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ABOUT THE AREA

The Boise Metropolitan Area consists of five counties in southwestern Idaho, anchored by the cities of Boise and Nampa. It is the state's largest metropolitan area and includes Idaho's three largest cities - Boise, Nampa, and Meridian. Nearly 40 percent of Idaho's total population lives in the area. The metro area is home to 660,465 people (EMSI Estimate 2014) and a workforce of 330,000 within a 45-minute draw of Boise. The metro area is currently the third largest in the Pacific Northwest after Seattle and Portland.

Commercially diverse Boise has a wide range of businesses spanning many industries. From high tech to agriculture and everything in between, Boise offers something for everyone. Hewlett Packard, Micron Technology and Microsoft all have campuses in Boise and a large number of smaller tech-firms have cropped up in supporting roles and spin-offs from these larger firms. In March of 2008 Boise was ranked the second best place in the Nation for business and careers by Forbes magazine. Click below to learn more:

<http://www.bvep.org/images/content/docs/Regional-Overview---General-1.pdf>

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Development Status - Over 17 Lots Sold



SITE AMENITIES

- 40-Acre Mixed-Use Development Located in One of the Fastest Growing Areas in the Treasure Valley
- Convenient I-84 Freeway Access
- Traffic Light Entrance
- Across the Street from the Idaho Center, the College of Western Idaho & Supper Walmart
- Near the New Nampa Gateway Center Tenants include: Edwards Theater, Idaho Athletic Club, Macy's, JCPenny and the New Winco - Opening 2017
- Vast Tenant & Client Parking Capabilities

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Approved and Preliminary Plats For New Residential and Commercial Developments

