

LAND FOR SALE NWC CHERRY LANE & 11TH AVENUE NORTH

Nampa, ID 83687



ECONOMIC DATA

SALE PRICE: \$1,100,000
PRICE PER ACRE: \$82,335.32/AC
SIZE: 13.33 AC

PROPERTY INFORMATION

COUNTY: Canyon
MARKET: Boise City/Nampa
SUBMARKET: Nampa

LISTING DATA

ZONING: BC
PARCEL ID: R2093300000 &
N1570015000A

PROPERTY OVERVIEW

Lee & Associates Idaho is pleased to present 13.33 acres of commercially zoned land in Nampa. Just north of I-84, the Ford Idaho Center Arena, and the College of Western Idaho: Nampa. This property is in close proximity to a variety of businesses and amenities.

LOCATION OVERVIEW

Located on the corner of Cherry Lane and 11th Avenue N. in Nampa, Idaho. With the fast paced growth and development of the area this development land is a great opportunity.

PROPERTY HIGHLIGHTS

- 2.5 Miles from I-84
- 2.5 Miles From the Treasure Valley Marketplace
- City of Nampa receptive to Medium Density Residential Zoning.
- Utilities located in close proximity to the property

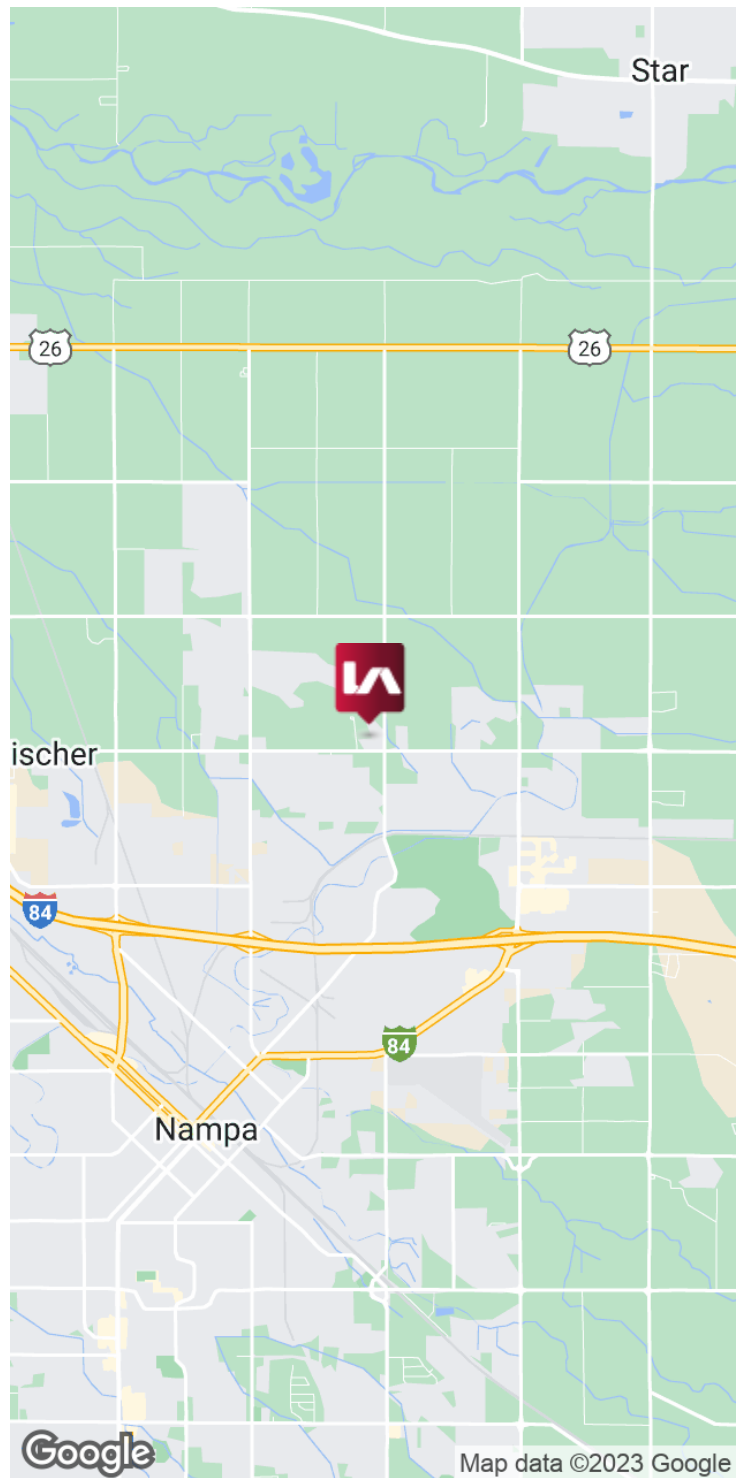
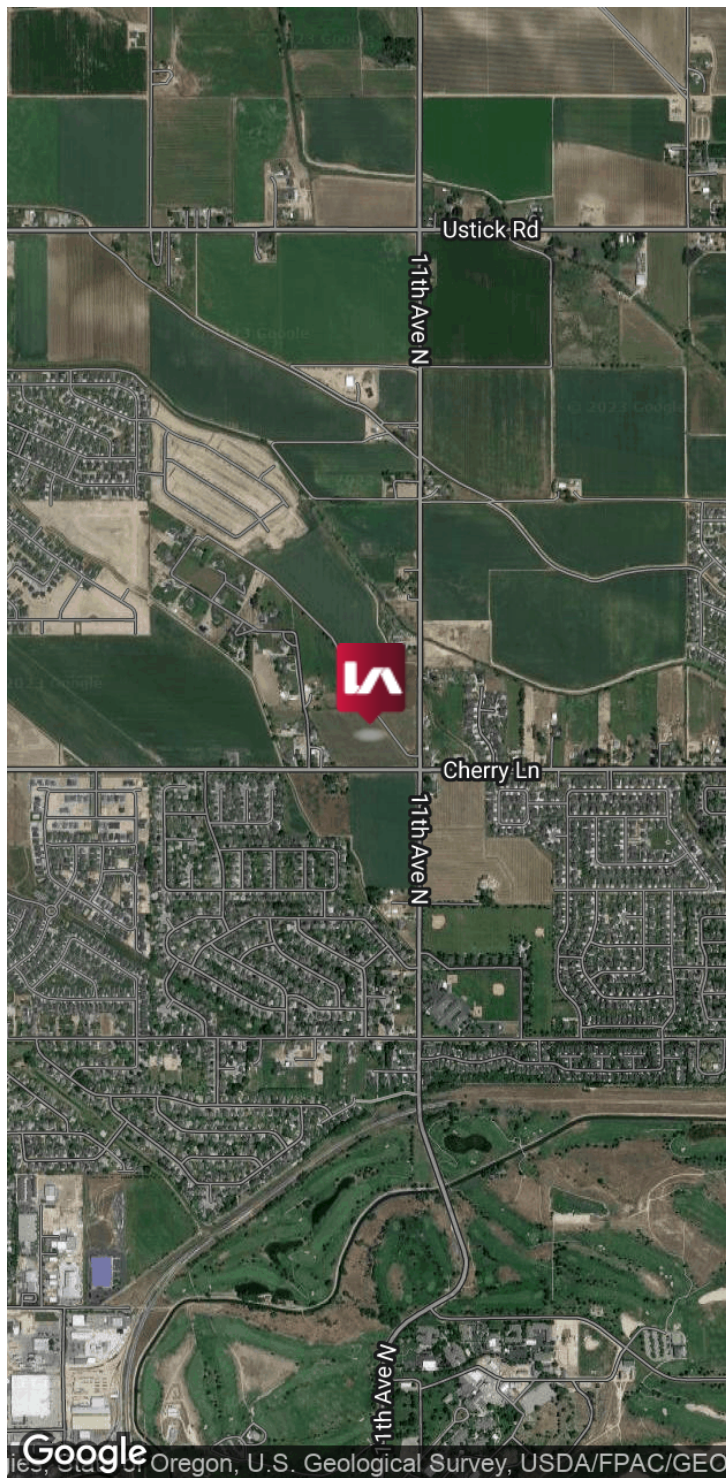
Michael L. Bergmann, SIOR | Principal | Director of Recruitment
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No liability of any kind is to be imposed on the broker herein.

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
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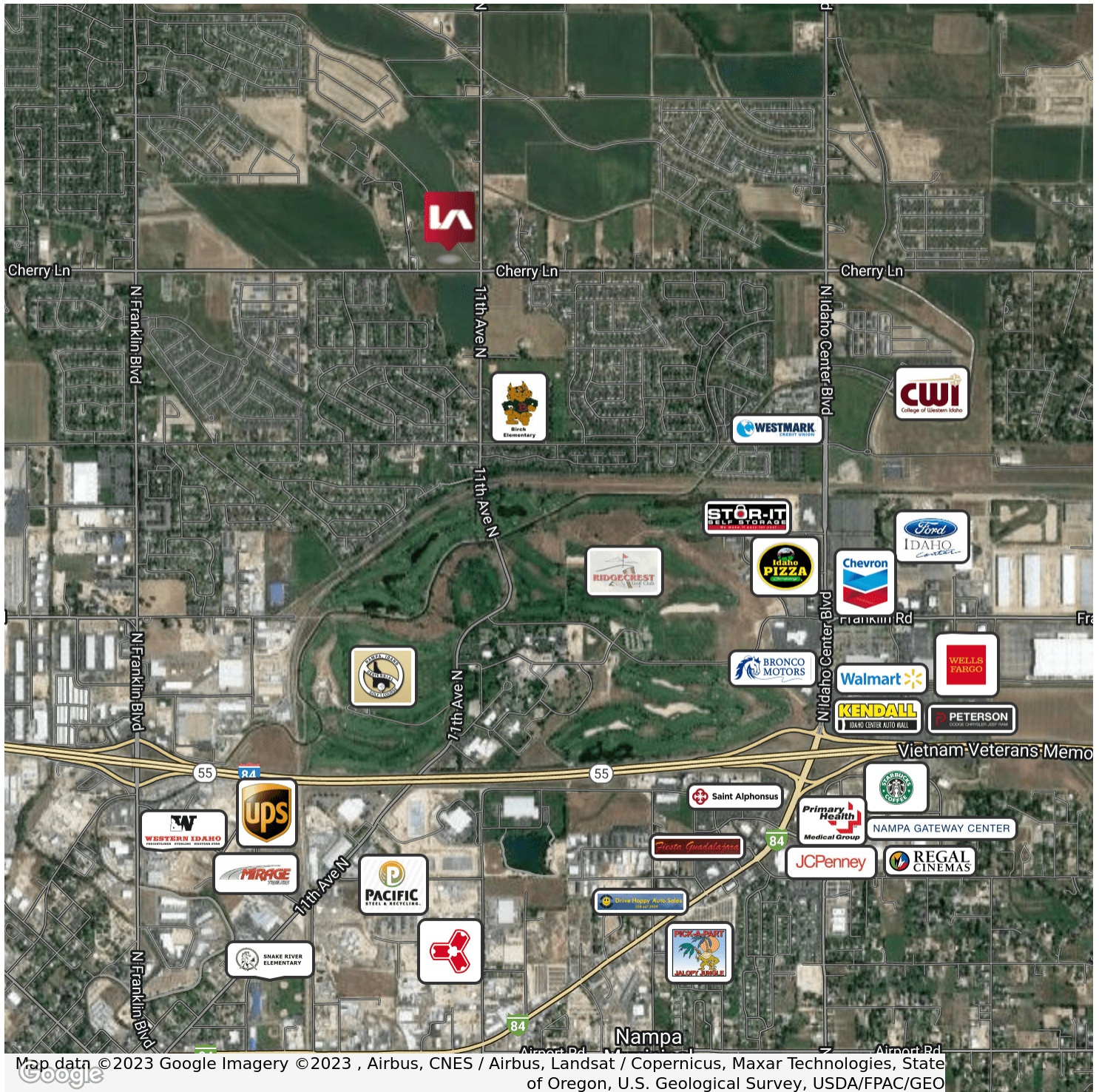
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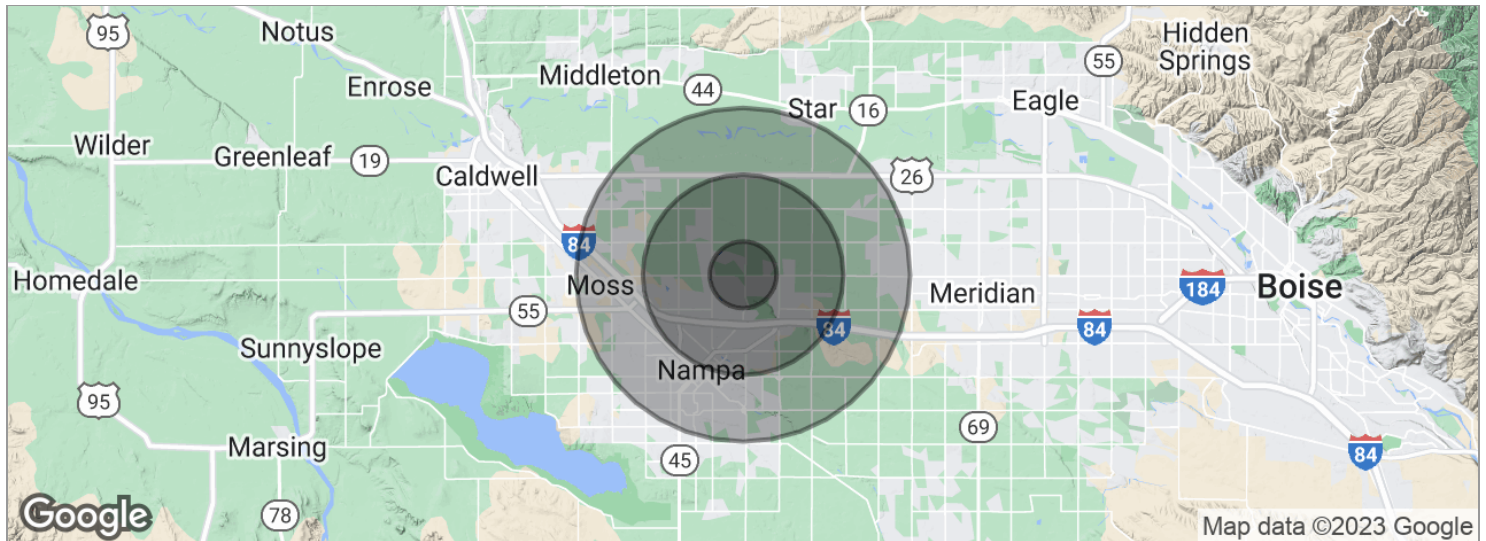


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,652	60,779	108,584
Median age	28.0	29.3	30.0
Median age (Male)	26.3	28.5	29.0
Median age (Female)	30.7	30.6	31.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,218	21,406	36,835
# of persons per HH	2.7	2.8	2.9
Average HH income	\$35,728	\$44,589	\$52,005
Average house value	\$133,557	\$148,506	\$166,523

*Demographic data derived from 2020 ACS - US Census

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