

INDUSTRIAL LAND FOR SALE NE CORNER OF N. PICARD & E. VICTORY

Nampa, ID 83687



ECONOMIC DATA

SALE PRICE:	\$900,000
LOT SIZE:	5.01 AC
PRICE PER ACRE:	\$179,641

PROPERTY INFORMATION

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

LISTING DATA

ZONING:	M-1 Light Industrial
UTILITIES:	All utilities to site

PROPERTY OVERVIEW

Lee & Associates is pleased to present this five acre parcel of industrial land for sale. Property is zoned M-1 allowing a wide variety of industrial uses. Land will be delivered in shovel ready condition with all utilities to the site making it ideal for an owner user or investor looking for decreased development timelines.

LOCATION OVERVIEW

Property is located directly south of the Nampa Municipal Airport. Easy access to I-84 via Happy Valley Road and Garrity Blvd make this an ideal location for quick connection throughout the valley.

PROPERTY HIGHLIGHTS

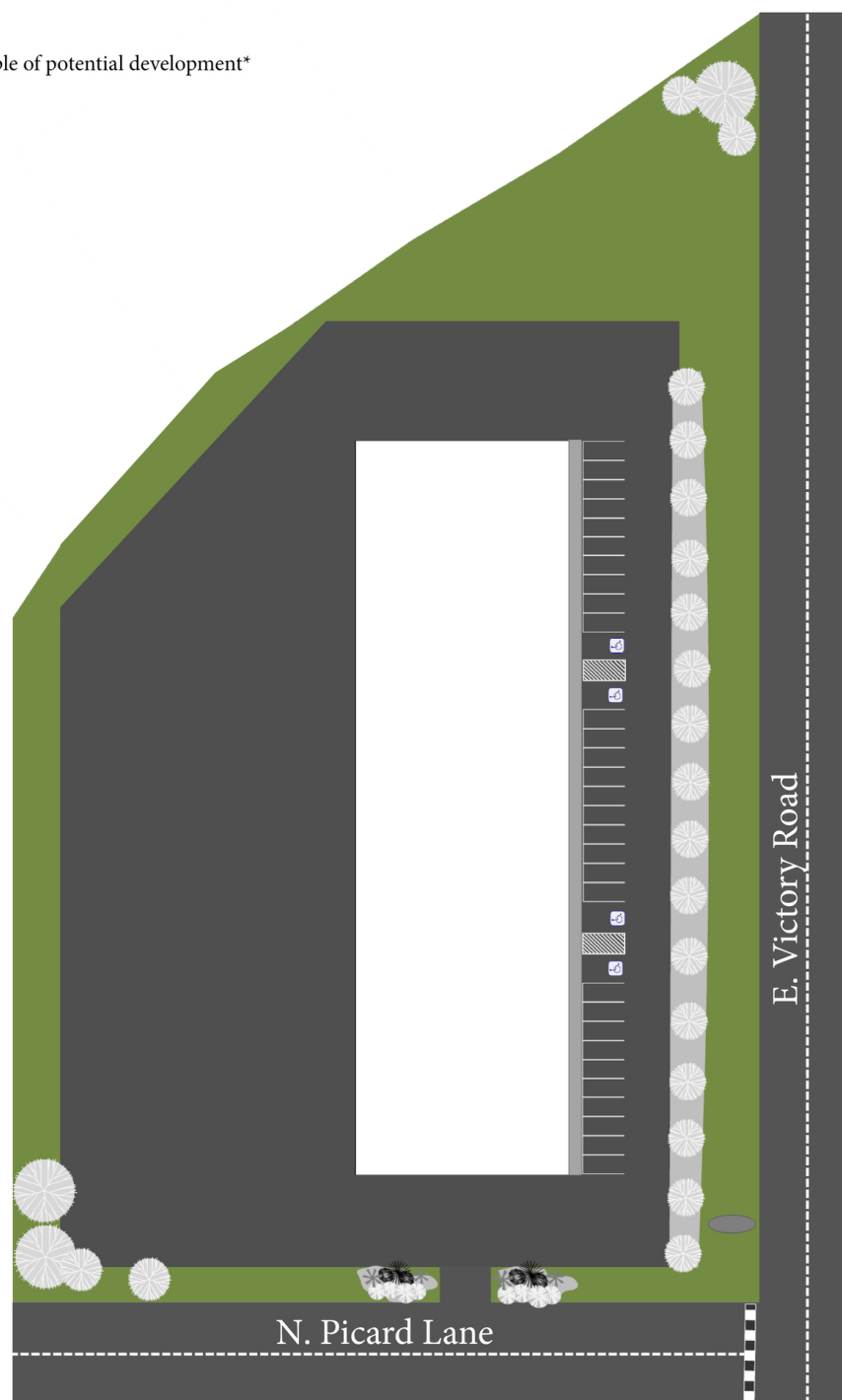
- M-1 Zoning
- Easy Interstate Access
- Shovel Ready

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

SITE PLAN
NE CORNER OF N. PICARD & E. VICTORY
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Example of potential development*

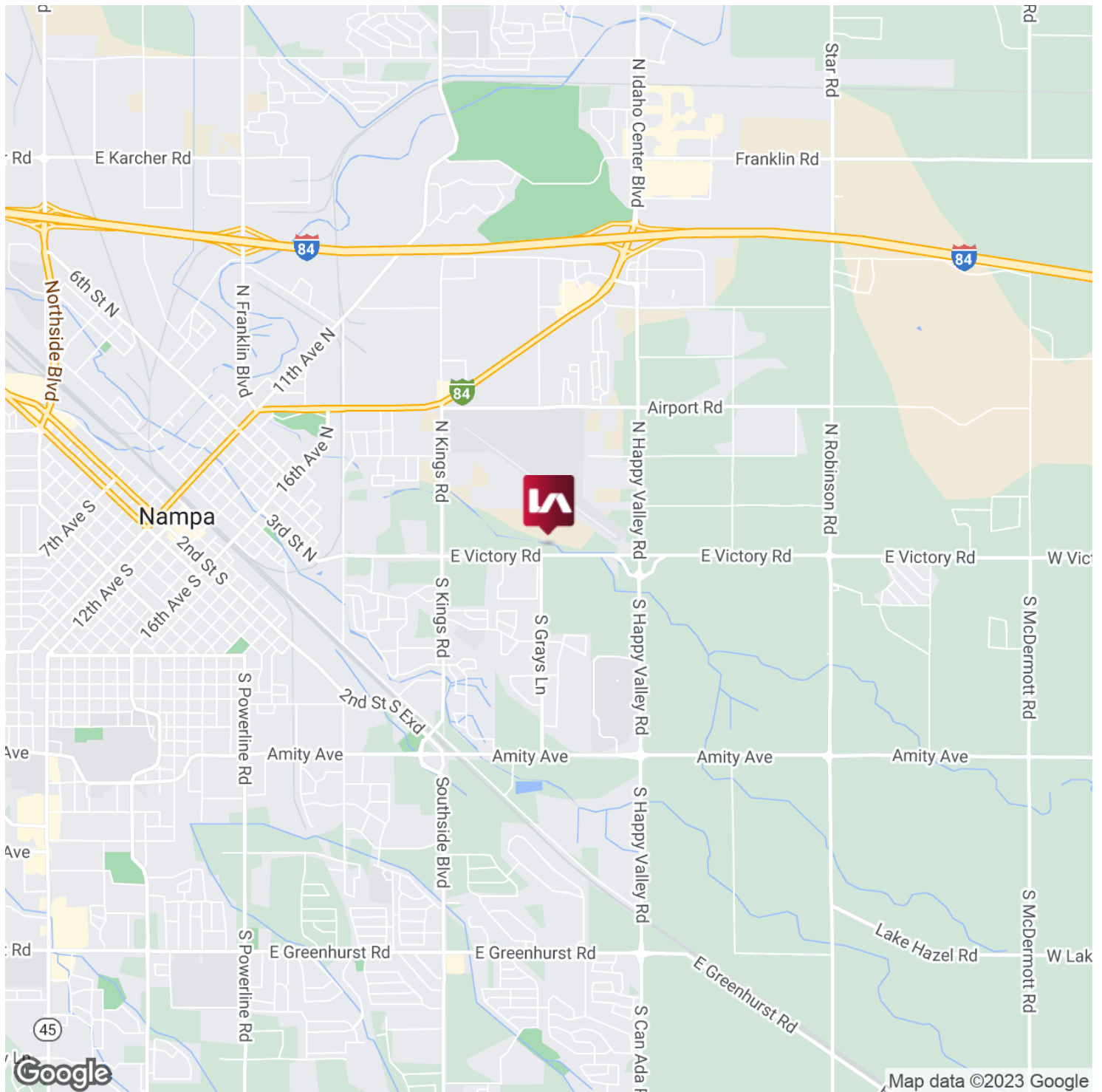


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LOCATION MAP NE CORNER OF N. PICARD & E. VICTORY

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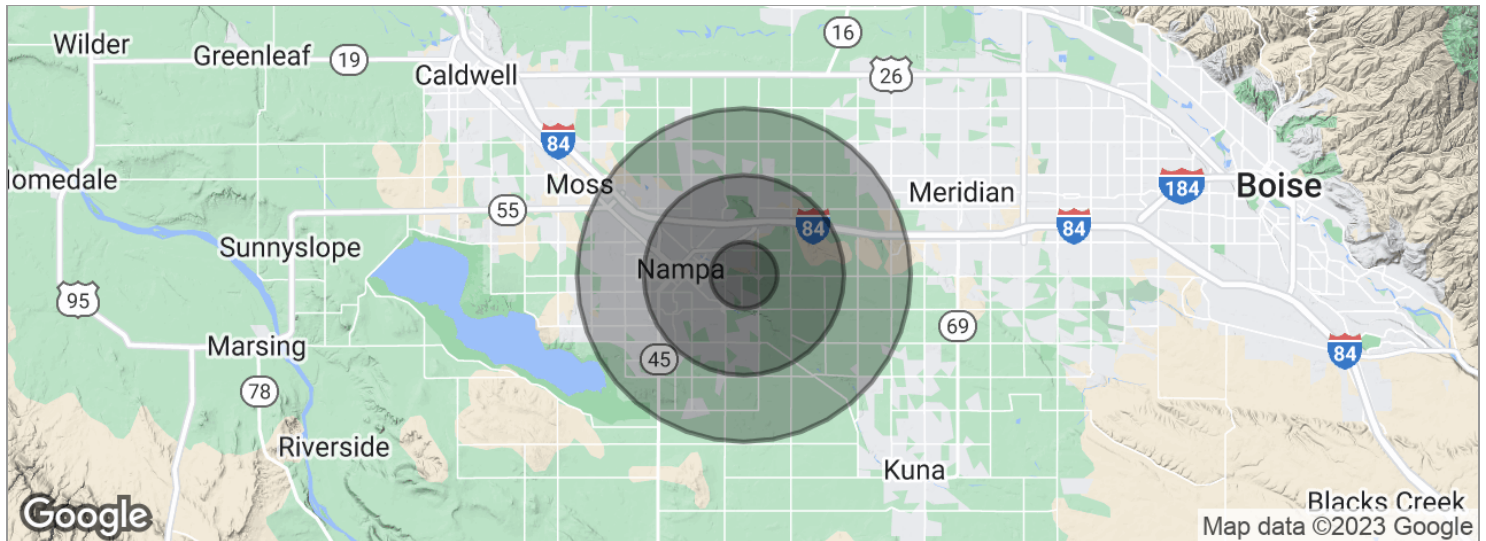


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DEMOGRAPHICS NE CORNER OF N. PICARD & E. VICTORY

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,830	37,616	97,075
Median age	27.8	29.6	30.3
Median age (Male)	29.3	29.4	29.7
Median age (Female)	27.0	30.3	31.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,300	12,982	33,177
# of persons per HH	2.9	2.9	2.9
Average HH income	\$45,416	\$48,997	\$54,495
Average house value	\$137,137	\$175,848	\$188,310

* Demographic data derived from 2020 ACS - US Census

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Nampa Downtown Development



HUGH NICHOLS PUBLIC SAFETY BUILDING

This building was another catalyst project for downtown redevelopment. It now houses the Police Department, Fire Administration and Nampa's Information Technologies Department. This project opened an additional city block in Downtown for public/private development.

2nd & 3rd STREETS SOUTH REBUILDING

During the Spring and Summer of 2018, this area was rebuilt. Roadway segments, corners and sidewalks were rebuilt to Downtown Historic District Streetscape standards.

LIBRARY SQUARE

Nampa Downtown Development has been a focus of Nampa Economic Development for several years, with the Library Square Development Project Grand Opening in 2015. The project was the largest investment in downtown Nampa in 20 years. It has served as a catalyst for economic development in the historic downtown area. The beautiful new library set the scene for new retail buildings that have front facades sitting across from the library and opening onto a shared retail plaza.



OTHER DOWNTOWN REDEVELOPMENT

- Lloyd's Square (A community Gathering Place)
- New Downtown public and leased parking lots
- Main Street Program (partner)
- Bike and Walk to Downtown Project (partner)
- "Paint the Box" Utility Art boxes

For more information see Nampa Economic Development website:
<http://id-nampa.civicplus.com/904/Downtown-Development>

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