



**FOR SALE**

**10 Acre  
Commercial  
Development  
Parcel**

**Offered For  
\$3,300,000**

**11364 Karcher Road  
Nampa, ID  
83651**

**Rick McGraw**

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**David Stattner**

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**COLDWELL BANKER  
COMMERCIAL  
TOMLINSON**

# FOR SALE

## 10 Acre Commercial Development Parcel

### PROPERTY SUMMARY

- Price: \$3,300,000 (\$7.58/SF)
- Lot Size: 10 acres
- Zoned: BC (Business Commercial)



### PROPERTY HIGHLIGHTS

- High Visibility Development Property on State Hwy 55
- 642' of Karcher Road Frontage
- Close to Middleton Road and access to the new Hubble Homes Housing Project
- Close to I-84
- City Services Available
- Possible Land Uses:
  - ⇒ Mobile Home Park
  - ⇒ Storage Facility
  - ⇒ RV park
- Location is one of the fastest growing areas in the state of Idaho



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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

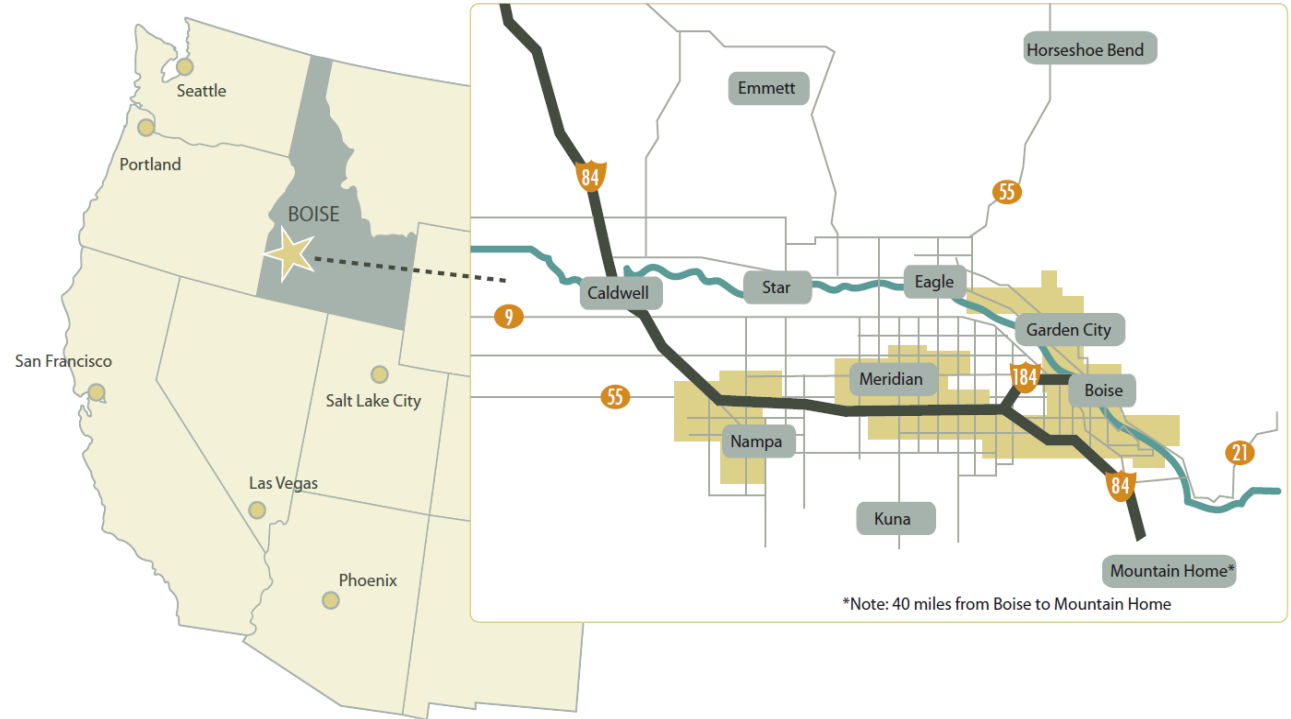
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## 11364 Karcher Road | Nampa, ID 83651

The Boise Valley is centrally located in the Mountain Time Zone and Southwestern Idaho, providing easy non-stop access to all major cities on the West Coast, the Pacific Northwest and Intermountain West.

The Boise Metro is home to 749,202 people and a labor force of 373,691 within a 45-minute drive of Boise. The average commute time is 22 minutes.

The major interstate serving the Boise Valley is I-84, running through the metro area's major cities Boise, Meridian, Nampa, Caldwell, and I-184 branches toward the northeast into downtown Boise. Daily commutes are easy for the Boise Valley's population with federal highways 20, 26, and 30 and state highways 21, 44 and 55 providing access to communities across the Valley. Valley Regional Transit offers public transportation



There are 50 motor freight companies traveling 5 interstates, 20 U.S. highways and 30 state highways that serve the Boise Valley. More than 1,600 miles of rail line through Union Pacific and Burlington Northern Santa Fe provide connection points to Canada, Mexico and the U.S. These rail lines are aided by the State's regional line and 6 short line railroads. Annually, the rail system transports over 11 million tons of freight.

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## Nampa, Idaho



Nampa's Economic Development Department is to encourage economic growth in the Nampa region that will create diverse, quality jobs and provide a strong financial basis for a healthy community. The department focuses on supporting and expanding existing businesses and assisting new retail, commercial and industrial establishments to develop in the city.

Nampa has seen significant growth over the past few years, much which is attributed to the low cost of doing business, the ease of establishing a business, and a pro-business city administration.

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