



W. GREENHURST RD. & S. MIDLAND BLVD.

W. GREENHURST RD. & S. MIDLAND BLVD. , NAMPA, ID 83686

LAND
FOR SALE

LOOKING WEST



PROPERTY HIGHLIGHTS

- Single family residential development with a possibility of a planned unit development (PUD) and likely to include a mix of professional offices, assisted living, multi-family, etc.
- Panoramic views of Lake Lowell and the Owyhee Mountains to the South and the City of Nampa and the Boise mountains to the North.
- Contact listing broker for ALTA Survey, Phase 1 Environmental Site Assessment, appraiser report and additional property information.

PROPERTY INFORMATION:

Asking Sale Price: **\$47,000 / acre**

Total Sale Price: **\$4,472,520**

Parcel Size: **95.16 Acres**

Utilities: **At or near the site**

APN #: **R2929100000**

Located: **5 miles south of 1-84 / Karcher Rd. interchange**




INTERMOUNTAIN
COMMERCIAL REAL ESTATE

380 E. Parkcenter Boulevard
Suite 290
Boise, ID 83706
www.icrellc.com
(208) 429.8603 / office / (208) 429-8604 fax

LISTING AGENT:

Gary Buentgen, SIOR, CCIM
gary@icrellc.com
o / 208.286.2264
c / 208.724.2222



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LOOKING EAST & WEST

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LOOKING WEST



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LOOKING SOUTHEAST

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LOOKING SOUTH

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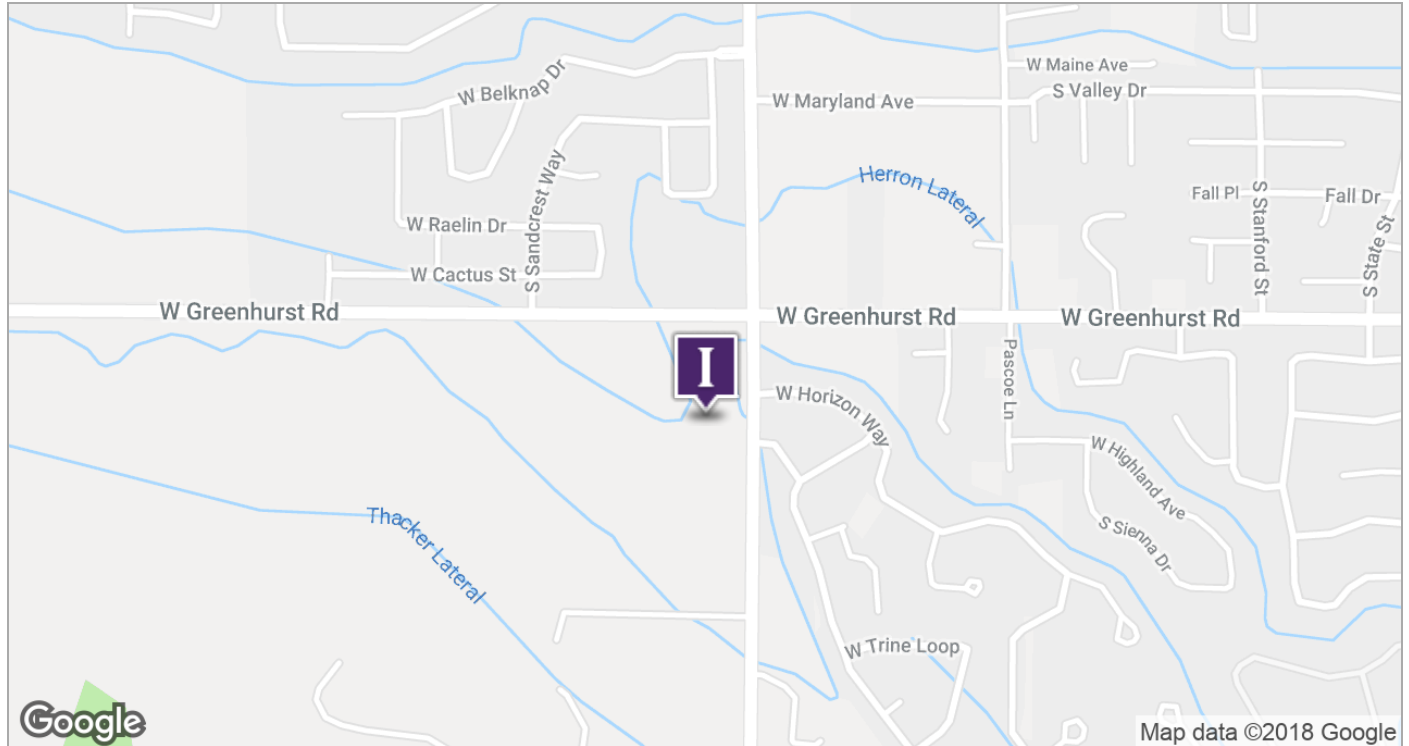
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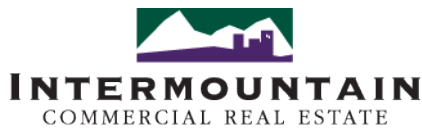
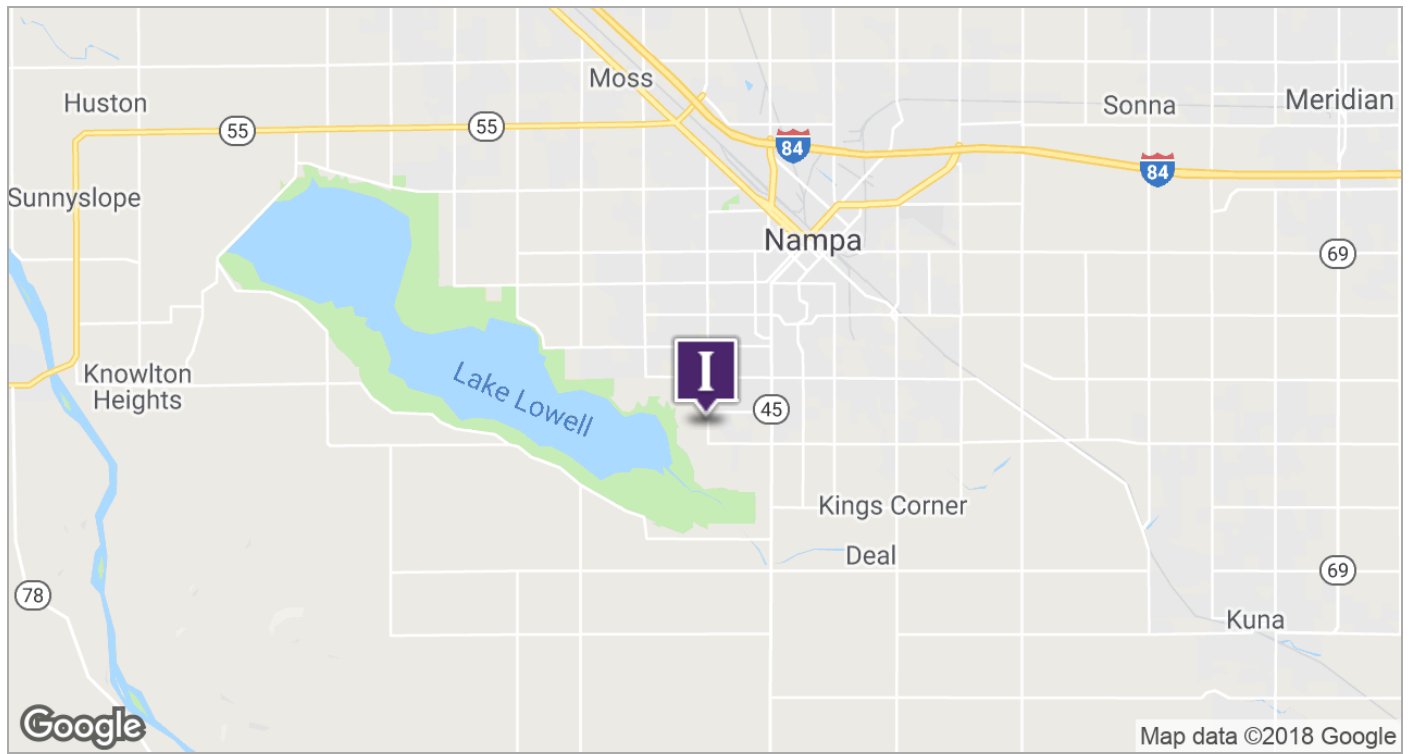
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LOCATION MAPS



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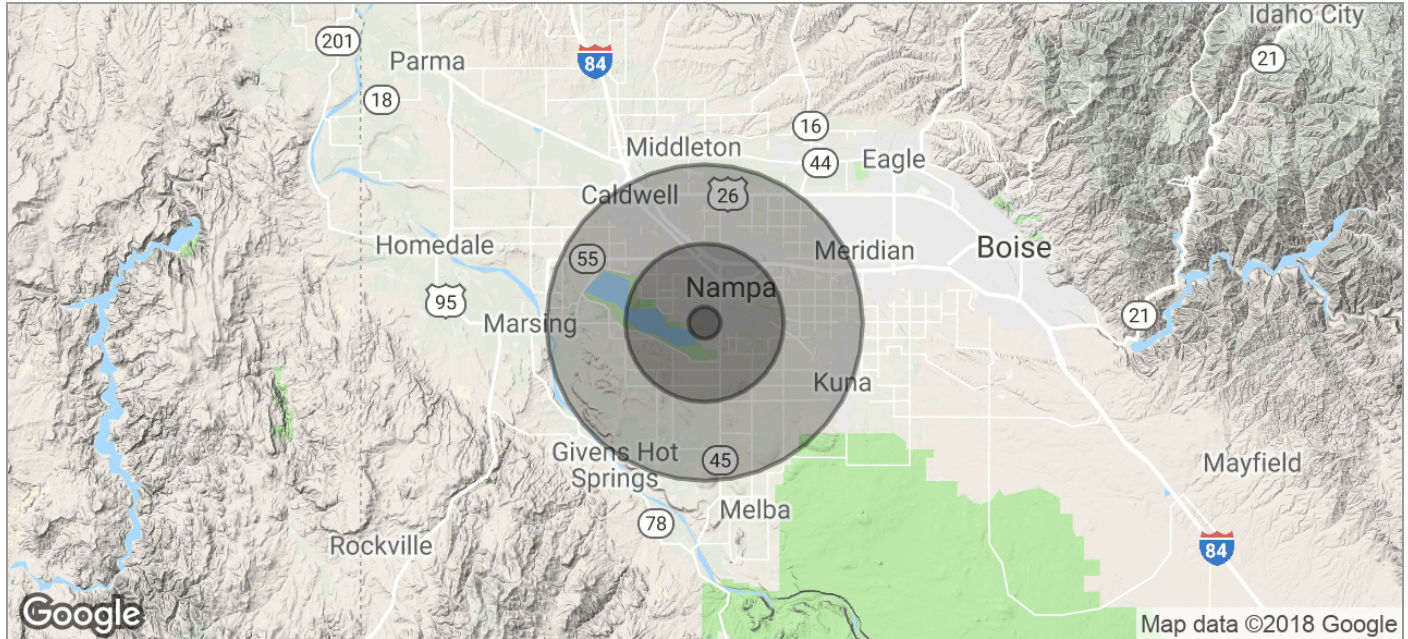
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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,301	98,534	193,559
MEDIAN AGE	32.1	30.5	30.5
MEDIAN AGE (MALE)	31.5	29.4	29.8
MEDIAN AGE (FEMALE)	33.1	31.9	31.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,436	33,654	65,197
# OF PERSONS PER HH	3.0	2.9	3.0
AVERAGE HH INCOME	\$61,041	\$52,605	\$54,271
AVERAGE HOUSE VALUE	\$166,616	\$164,764	\$182,537

* Demographic data derived from 2010 US Census

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