

# TOK

COMMERCIAL

# TEN MILE & HUBBARD LAND

MIXED-USE LAND FOR SALE / 3003 N. TEN MILE ROAD / KUNA, ID 83634

TEN MILE ROAD

COMING SOON!

Jacksons

HUBBARD ROAD

## RAPIDLY DEVELOPING RESIDENTIAL AREA!

CONTACT



**MICHAEL BALLANTYNE**  
**SIOR, CCIM**

208.947.0831  
michael@tokcommercial.com

**SAM MCCASKILL, CCIM**

208.947.0804  
sam@tokcommercial.com

HIGHLIGHTS



Commercial development opportunity at hard corner location anchored by new construction Jacksons coming soon!

Perfect opportunity to deliver much-needed services to rapidly growing residential area.

20 minutes to I-84 and Caldwell, 30 minutes to downtown Nampa, and 45 minutes to downtown Boise.

Surrounded by residential development.

DETAILS



<b>LOT SIZE:</b>	12.68 Acres
<b>SALE PRICE:</b>	\$4,418,726 (\$8.00 per SF)
<b>PARCEL NO:</b>	S1315110055 ( A Portion Of)
<b>UTILITIES:</b>	Contact Agent
<b>FUTURE ZONING:</b>	City of Kuna, C-1 Neighborhood Commercial

UPDATED: 11.8.2023

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

**TOK**COMMERCIAL.COM



HUBBARD RD

COMING SOON!  
**Jackson's**

A PORTION OF PARCEL NO:  
**S1315110055**  
**12.68 ACRES**

N Ten Mile Rd

TEN MILE RD

# PROPERTY ZONING

## C-1, NEIGHBORHOOD COMMERCIAL

The purpose of the C-1 district is to accommodate a wide variety of low impact commercial activities to meet the daily needs of nearby neighborhood residents. This district is an appropriate designation for a neighborhood center and mixed-use to be established.

- Should have direct access to collector or arterial roadways.
- Appropriate designation for a neighborhood center and mixed-use to be established.

[ADDITIONAL ZONING INFO »](#)

[LAND USE TABLE »](#)







## SURROUNDING LAND IS ANNEXED AND ZONED



**Tok**  
COMMERCIAL



POPULATION  
**52,389**  
5 MI. RADIUS



HISTORIC ANN. GROWTH  
**2.9%**  
5 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$114,786**  
5 MI. RADIUS

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

**TOK**COMMERCIAL.COM



**SITE**

**2.5 MILES FROM KUNA'S CITY CENTER**

Hubbard Rd

W Hubbard Rd

E Hubbard Rd

Ardell Rd

Crimson Point  
Elementary School

Ten Mile Rd

Deer Flat Rd



Reed  
Elementary School

Kuna  
High School



Deer Flat Rd

Kuna  
Middle School

Ross  
Elementary School

Linder Rd

Hubbard  
Elementary School

BI-MART

D & B SUPPLY



Meadow View Rd

**TOK**

COMMERCIAL

W Avalon St



Kay St

Meridian Rd



Kuna Rd

UPDATED: 11.8.2023

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

**TOK**COMMERCIAL.COM