

TOK

COMMERCIAL

USTICK & FRANKLIN LAND

MIXED-USE LAND FOR SALE / 0 USTICK ROAD / NAMPA, ID 83646

USTICK RD

COMING SOON!
Jacksons

FRANKLIN RD

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



Prime future mixed-use development opportunity at hard corner location anchored by new construction Jacksons coming soon!

Excellent visibility at corner location.

Mixed-use future land use allows for a wide variety of uses.

5 minutes to major Nampa retailers, amenities, and I-84 connection!

DETAILS



LOT SIZE:	~13 Acres
SALE PRICE:	\$4,530,240 (\$8.00/SF)
PARCEL NO:	R3078201000 (A Portion Of)
FUTURE LAND USE:	City of Nampa, Mixed-Use
UTILITIES:	Contact Agent

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.

TOKCOMMERCIAL.COM



LAND USE SETTINGS

CITY OF NAMPA, MIXED-USE

Mixed-Use development includes a variety of project types: Limited Light Industrial, Industrial Parks, Business Parks, Commercial, Residential, Business Parks, Planned-Unit Developments, Master Planned Communities, Specific Plan Areas, or other mixed development.

The developments should contain a harmonious architectural vernacular while providing a variety of options. The size and scale can vary. Compatibility with other developments within proximity is required.

Developments could consist of combined uses in a single building or occupy a single site with integrated land uses that have significant functional interrelationships and a coherent physical design. A "single site" may include contiguous parcels or multiple structures on one parcel.

For additional zoning information, click the link below.

[ADDITIONAL LAND USE INFO »](#)

NORTH EAST FACING



EAST FACING



SOUTH WEST FACING



NORTH WEST FACING



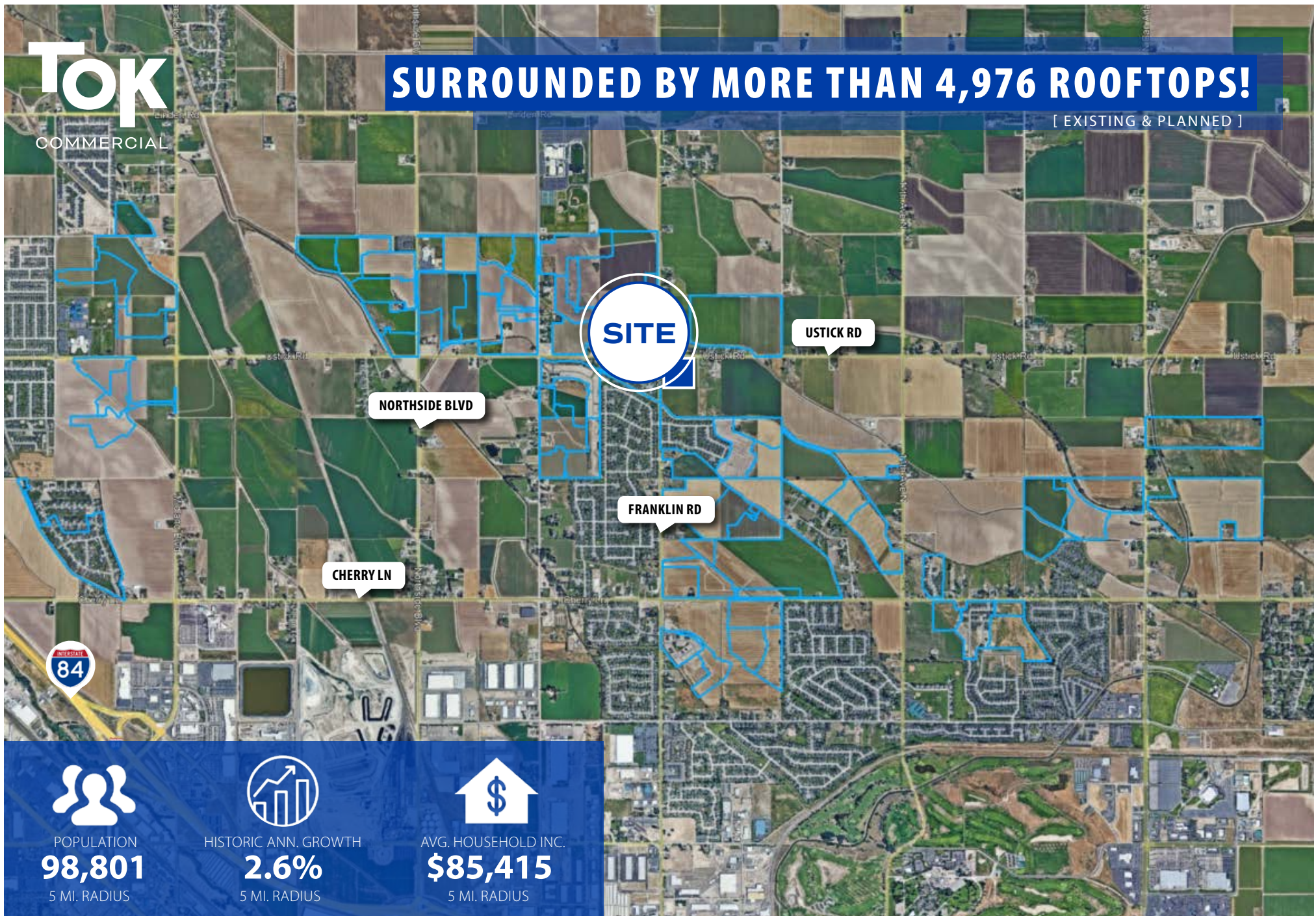
UPDATED: 11.8.2023

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.

TOKCOMMERCIAL.COM

SURROUNDED BY MORE THAN 4,976 ROOFTOPS!

[EXISTING & PLANNED]



POPULATION
98,801
5 MI. RADIUS



HISTORIC ANN. GROWTH
2.6%
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$85,415
5 MI. RADIUS

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.

5 MINUTES FROM I-84 & MAJOR NAMPA RETAIL



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.

TOKCOMMERCIAL.COM