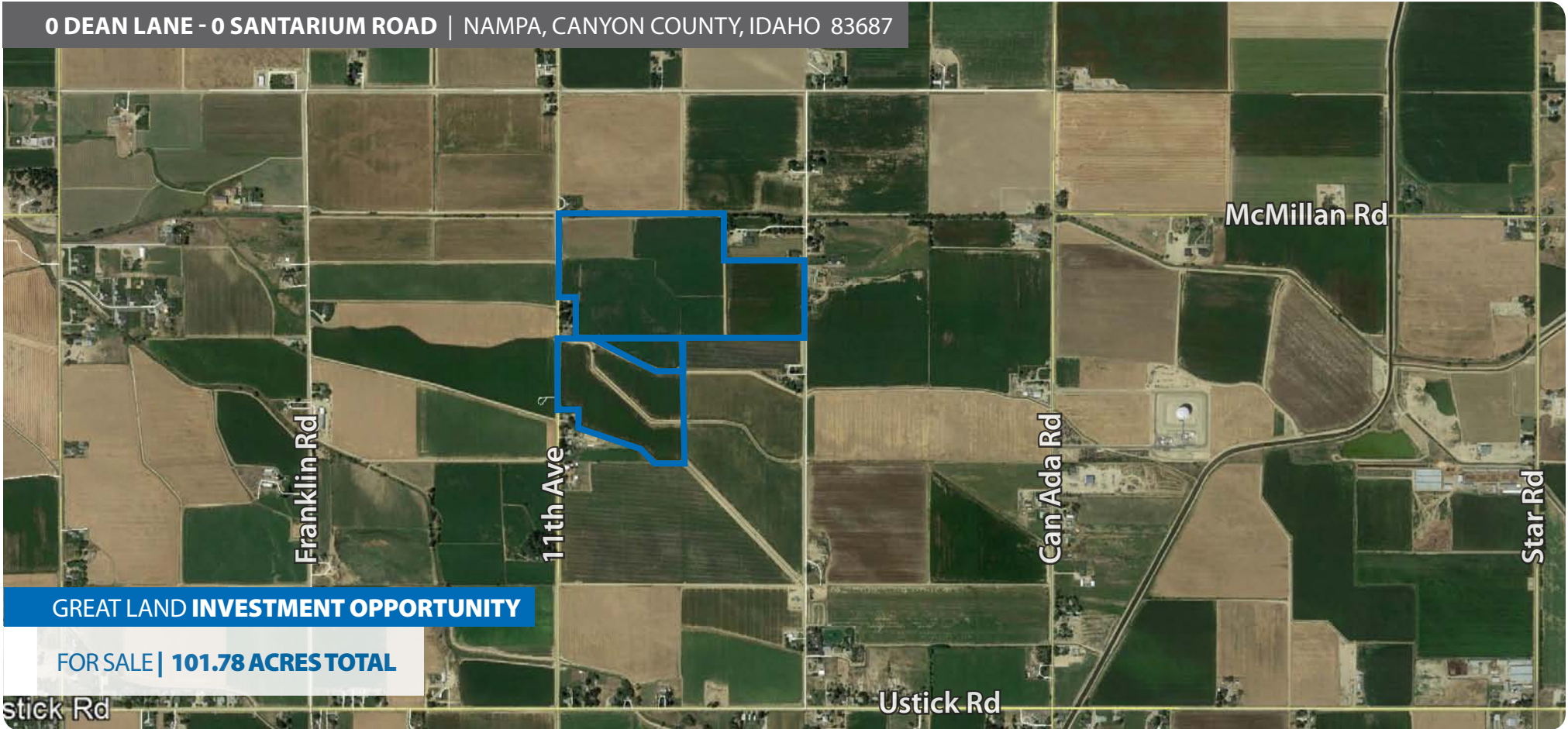


11TH AVENUE - DEAN LANE

0 DEAN LANE - 0 SANTARIUM ROAD | NAMPA, CANYON COUNTY, IDAHO 83687



GREAT LAND INVESTMENT OPPORTUNITY

FOR SALE | 101.78 ACRES TOTAL

CONTACT:

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208.947.0806

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Sam McCaskill

208.947.0804

✉ sam@tokcommercial.com

LISTING COMMENTS:

Sale listing includes 3 separate parcels.

Great opportunity for land investment, farming, and future residential development.

Located near the NEW Ridgevue High School and East Canyon Elementary.

Farm lease in place for parcels 1 and 2 through 2020 harvest season.

PROPERTY INFORMATION:

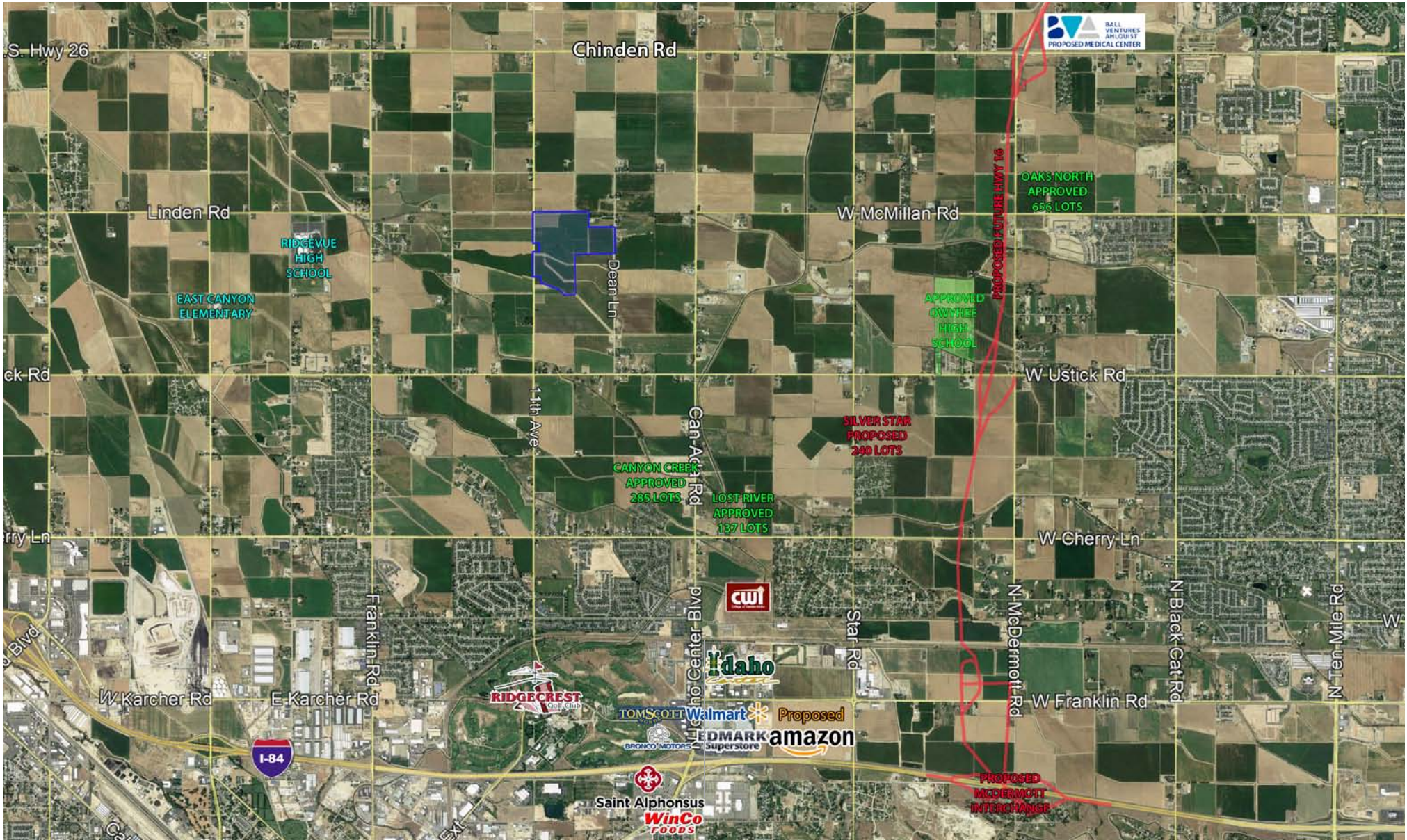
Size: 101.78 Acres

Price: **\$2,264,200** | \$22,246 per acre

Zoning:	Current Use		Canyon County Agricultural
	Future Use		City of Nampa Medium Density Residential

11TH AVENUE - DEAN LANE

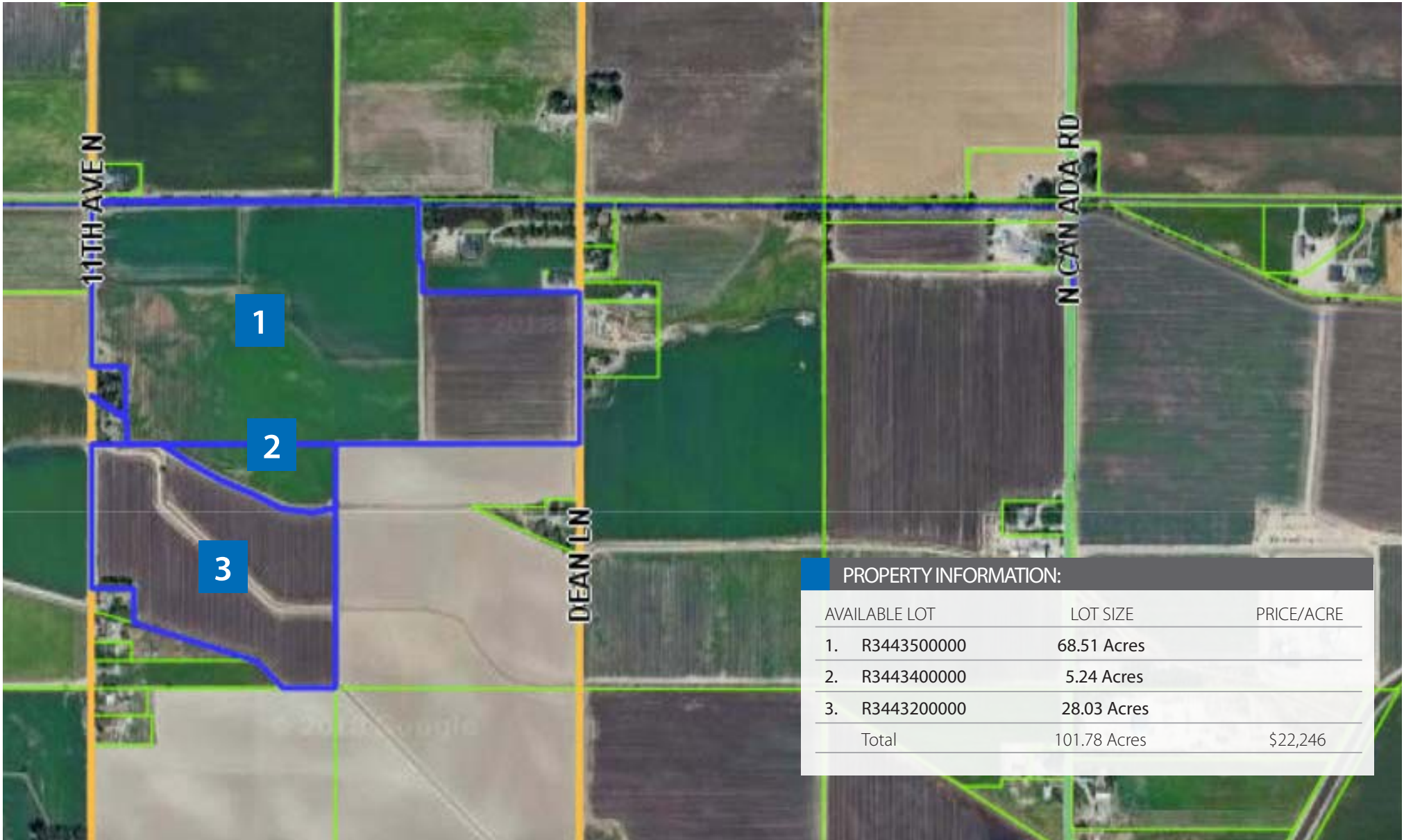
AERIAL MAP



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

11TH AVENUE - DEAN LANE

PARCEL MAP



PROPERTY INFORMATION:

AVAILABLE LOT	LOT SIZE	PRICE/ACRE
1. R3443500000	68.51 Acres	
2. R3443400000	5.24 Acres	
3. R3443200000	28.03 Acres	
Total	101.78 Acres	\$22,246

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11TH AVENUE - DEAN LANE

ZONING MAP



ZONING INFORMATION:

Nampa 2035 Comprehensive Plan

Medium Density Residential (MDR) – 4 - 9 units per acre; Medium Density Residential land uses are characterized by medium densities.

Housing development in residential areas can be developed as:

- Manufactured Homes
- Attached and Detached Residences
- Single Family Attached Homes
- Patio Home
- Townhomes/Row Houses
- Low density Apartments
- Duplexes
- Condominiums

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