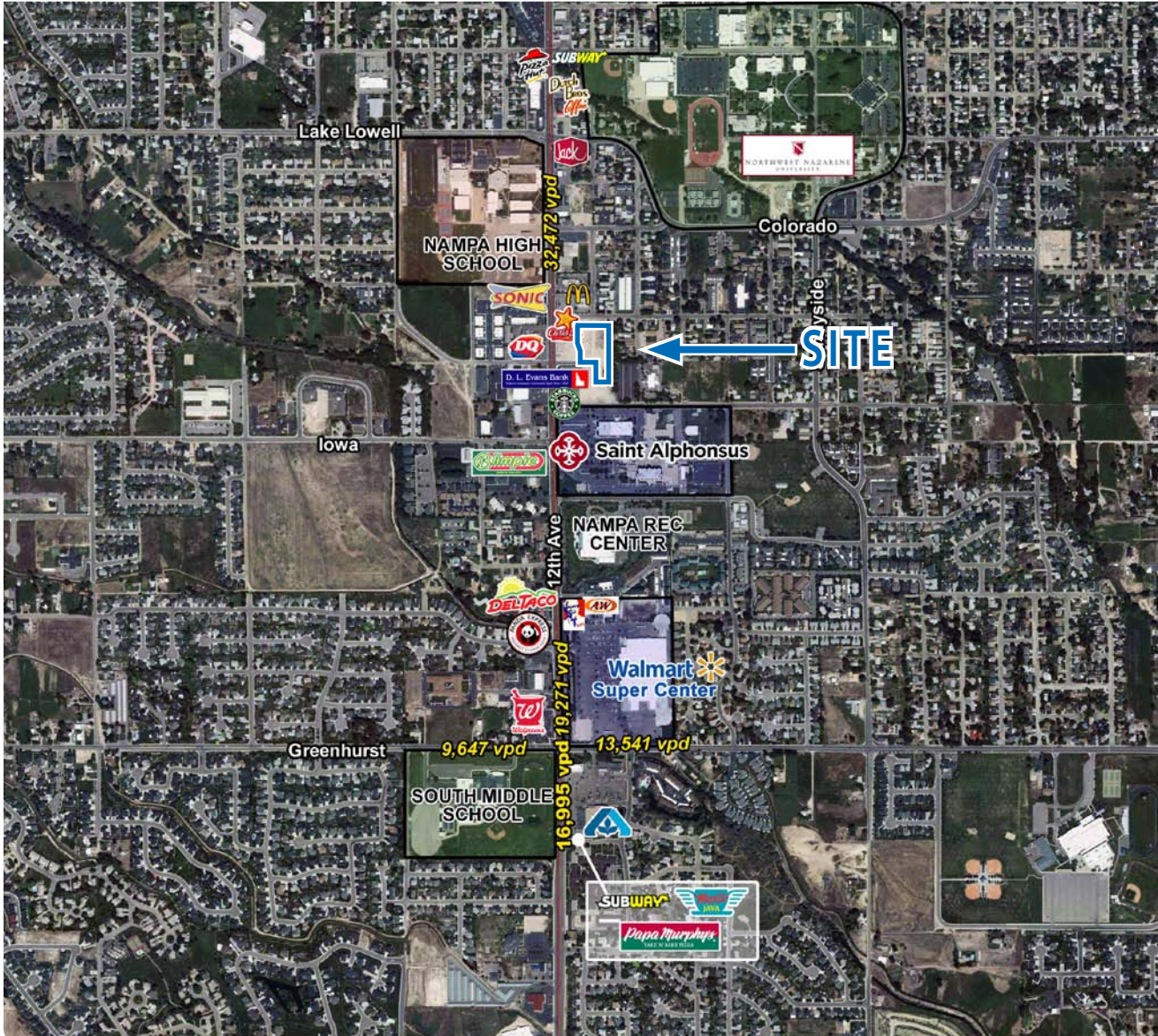


OFFICE LOTS / DEVELOPMENT LAND FOR SALE

12TH AVENUE PLAZA

Hawaii Avenue / Florida Avenue • Nampa, Idaho 83651



PROPERTY INFORMATION:

Size: Approximately 0.5 to 2.87 Acres
Price: Contact Agent
Zoning: BC
Utilities: At or near site

LISTING COMMENTS:

Development site adjacent to Saltzer Medical Group and St. Al's Hospital campus.

Individual office pads or larger development parcel for an office, multifamily, assisted living project.

High growth area.

Co-tenancies include D.L. Evans Bank., Starbucks, Carl's Jr., and Epic Shine Carwash.

DEMOGRAPHICS:

2016	1 Mile	3 Miles	5 Miles
Population:	14,336	78,333	103,807
Average HH Income:	\$45,805	\$54,341	\$56,159
Daytime Population:	4,850	20,722	39,331

CONTACT:

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OFFICE LOTS / DEVELOPMENT LAND FOR SALE 12TH AVENUE PLAZA

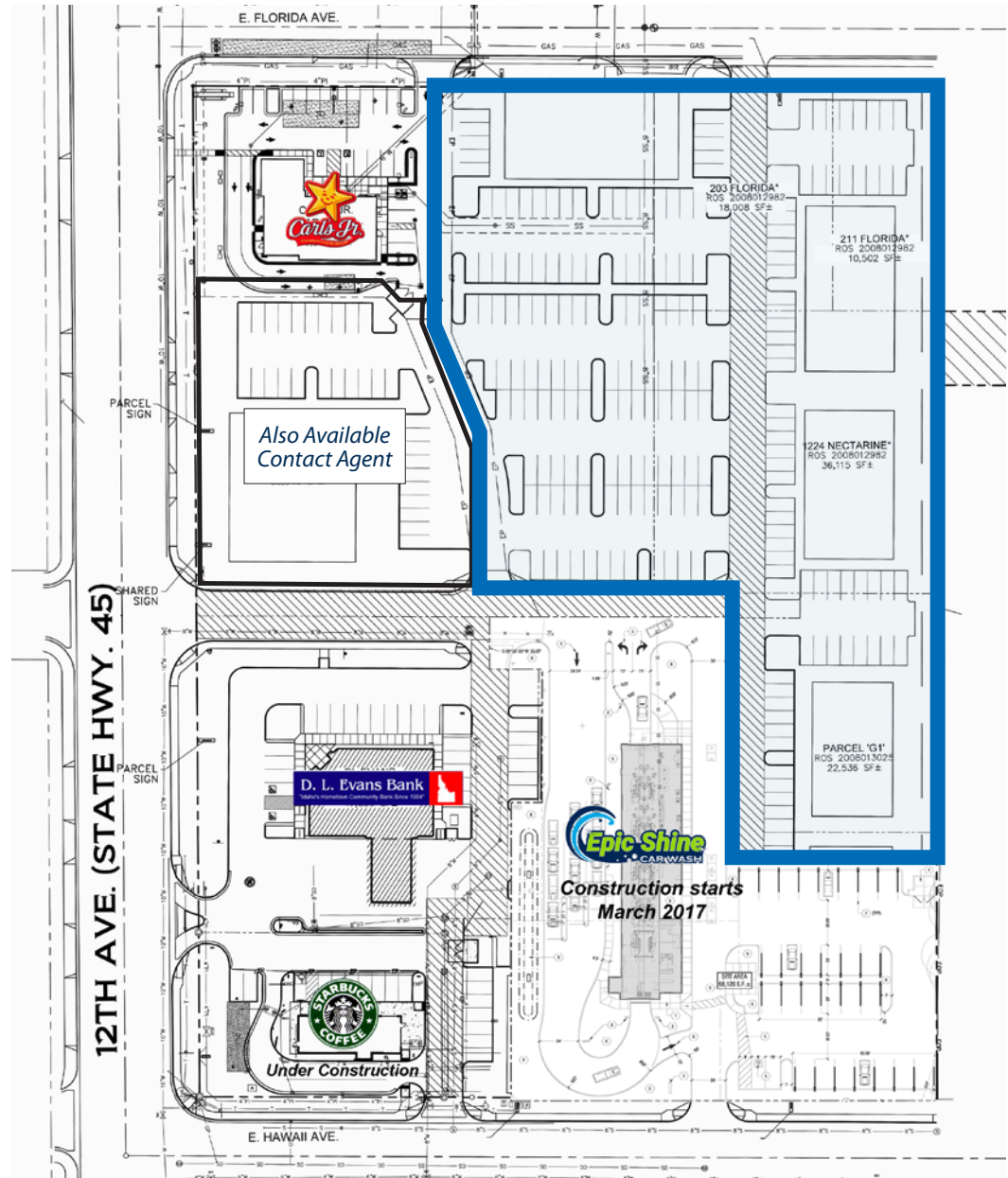
Hawaii Avenue / Florida Avenue • Nampa, Idaho 83651

AVAILABLE:

Approximately 2.87 acres of land/lots available.
Divisible to accommodate smaller requirements.

Lot configuration pictured to the right is conceptual.

12th Avenue Plaza - street visible monument signage possible



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