



# FOR SALE

## SEC MIDLAND & USTICK, NAMPA, ID

**KNIPE  
JANOUSH  
KNIPE  
LLC**

Commercial &  
Agricultural Real  
Estate Advisory  
Services

RiverWalk Center  
1661 W. Shoreline Dr.  
Suite 200  
Boise, Idaho 83702



### PROPERTY INFORMATION

Price	:	\$4,888,000
Based on	:	\$3.44/SF
Size	:	32.62±
Siting	:	SE Corner
Intersection	:	Major, 4-Way Stop
Tax Parcels	:	1
APN(s)	:	R3086600000
City Limits	:	Nampa, nearby
Impact Area	:	Nampa
Comp Plan	:	Light-Industrial
Zoning	:	County Ag.
Closest Freeway	:	Karcher-Midland IC
Distance	:	1.5± Miles south
Significant Retail	:	Treasure Valley MP
Distance	:	1± Mile south
School District	:	Vallivue
Electricity	:	Available / Idaho Power
Telephone	:	Available / Qwest
Waste Disposal	:	1.5± Miles south
Water	:	1.5± Miles south
Natural Gas	:	Avail. / Intermtn. Gas
Topography	:	Generally level
Water Amenity	:	No
Irrigation	:	Yes, flood
Interim Uses	:	Row crop; no bldgs.

Excellent corner development parcel near junior high school, Treasure Valley Marketplace (power center with Target, CostCo, Old Navy) and new Karcher Interchange. In path of growth, and well-positioned between Nampa and Caldwell. Sewer & water reported near CostCo.

Information believed to be reliable, but is not warranted; buyer to verify all. Knipe & Knipe, Inc. is the brokerage arm and an affiliate of Knipe Janoush Knipe, LLC.



### OTHER AVAILABLE INFORMATION

MLS Listing	:	98331448
Loopnet Listing	:	15387091
CCIMNet Listing	:	15387091
CoStar Listing	:	Agent Access Only
Survey	:	Not available
Conceptual Plans	:	Not available
Entitlements	:	None
Other	:	Demographics, etc.
Broker Web	:	<a href="http://www.knipejanoush.com">www.knipejanoush.com</a>
Owner Web	:	<a href="http://www.oaaslaney.com">www.oaaslaney.com</a>

**BRADFORD T. KNIPE  
CCIM, CRE, MAI, ARA  
Idaho Associate Broker  
KNIPE & KNIPE, INC.**

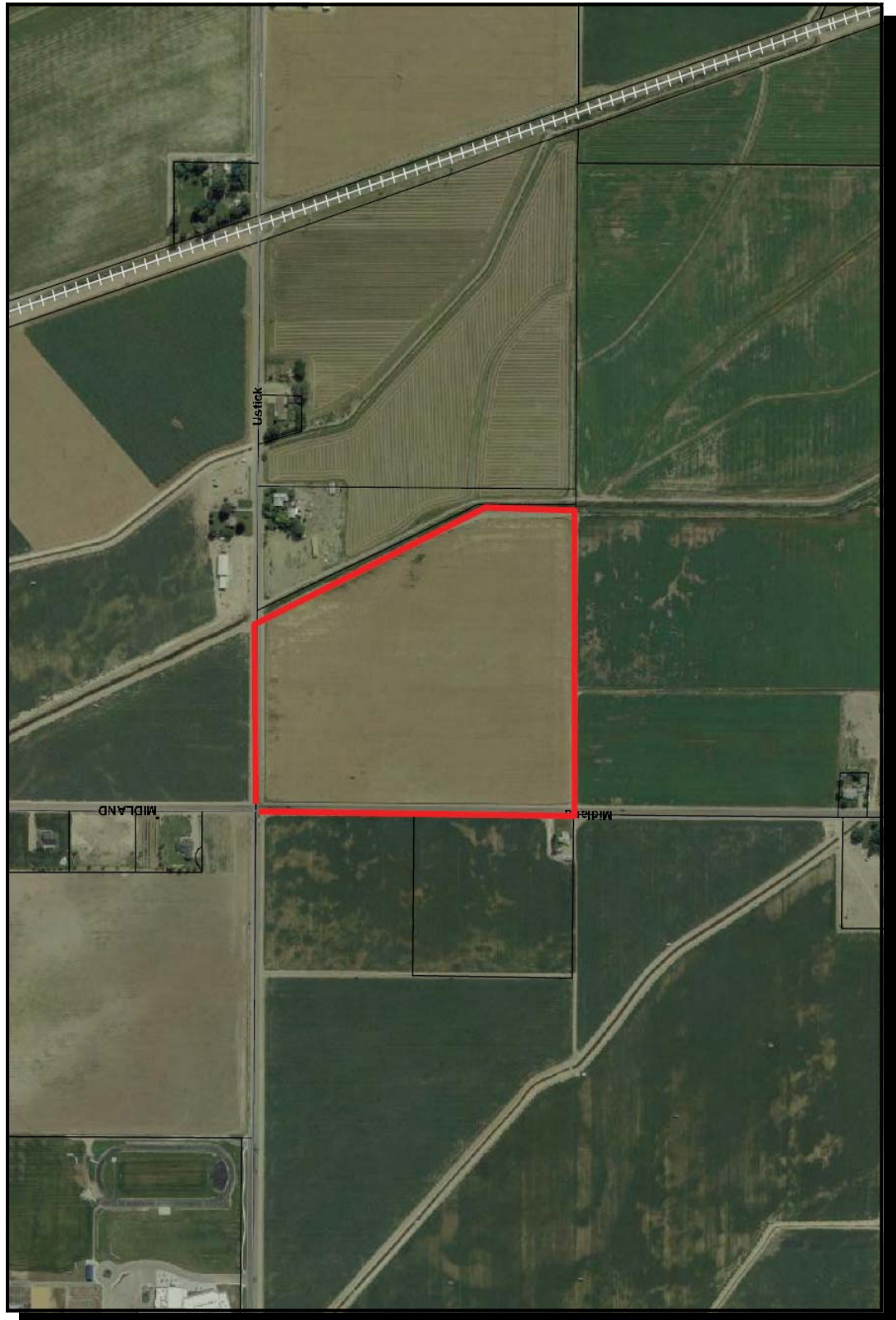
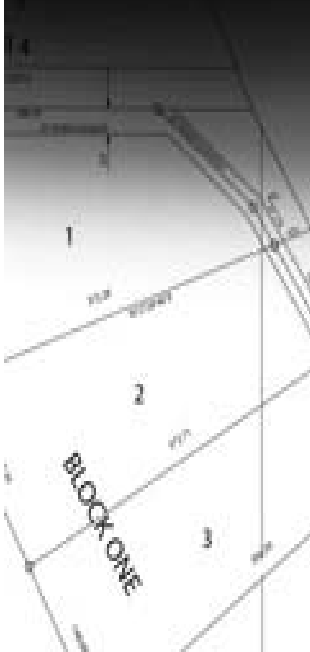
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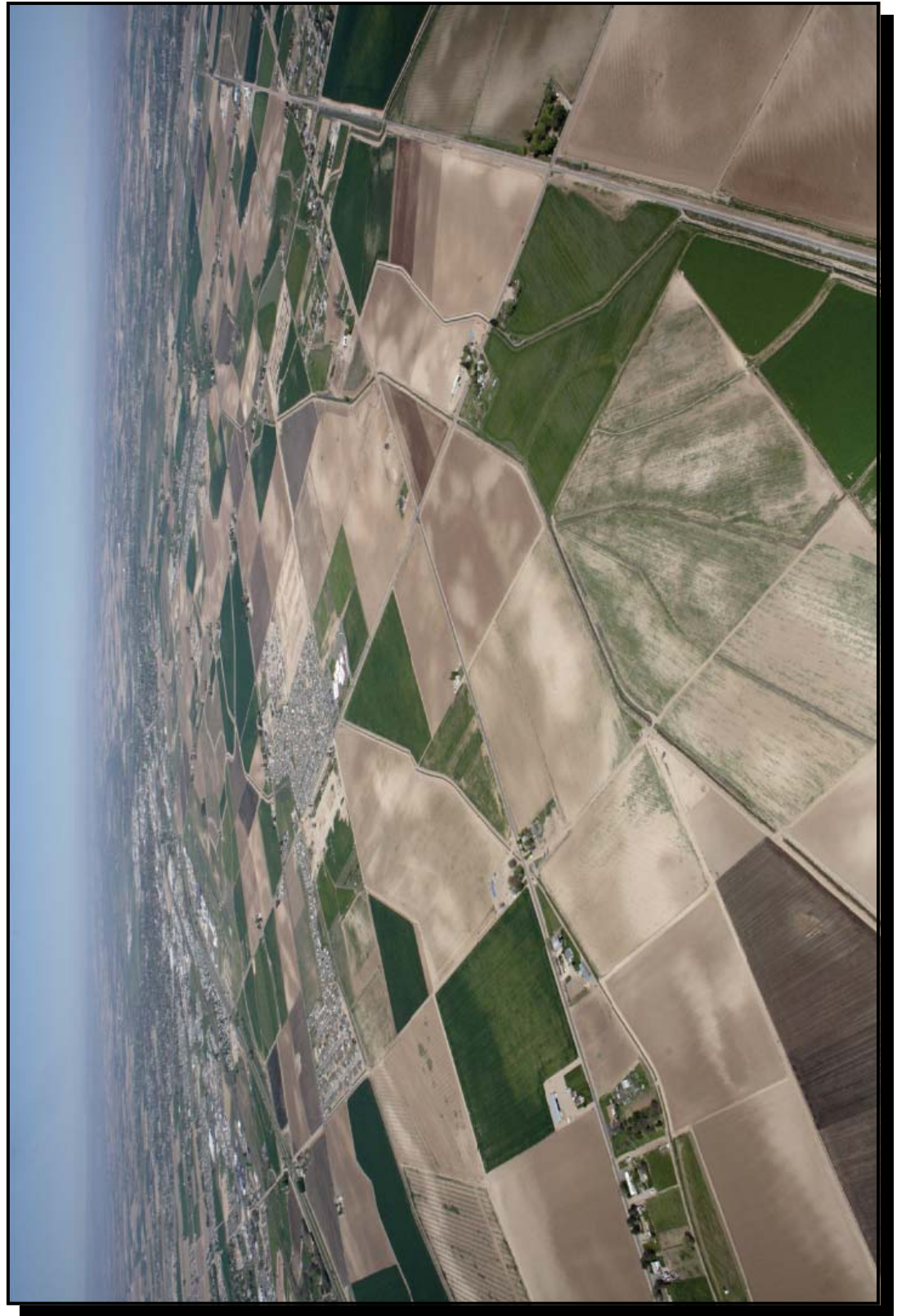
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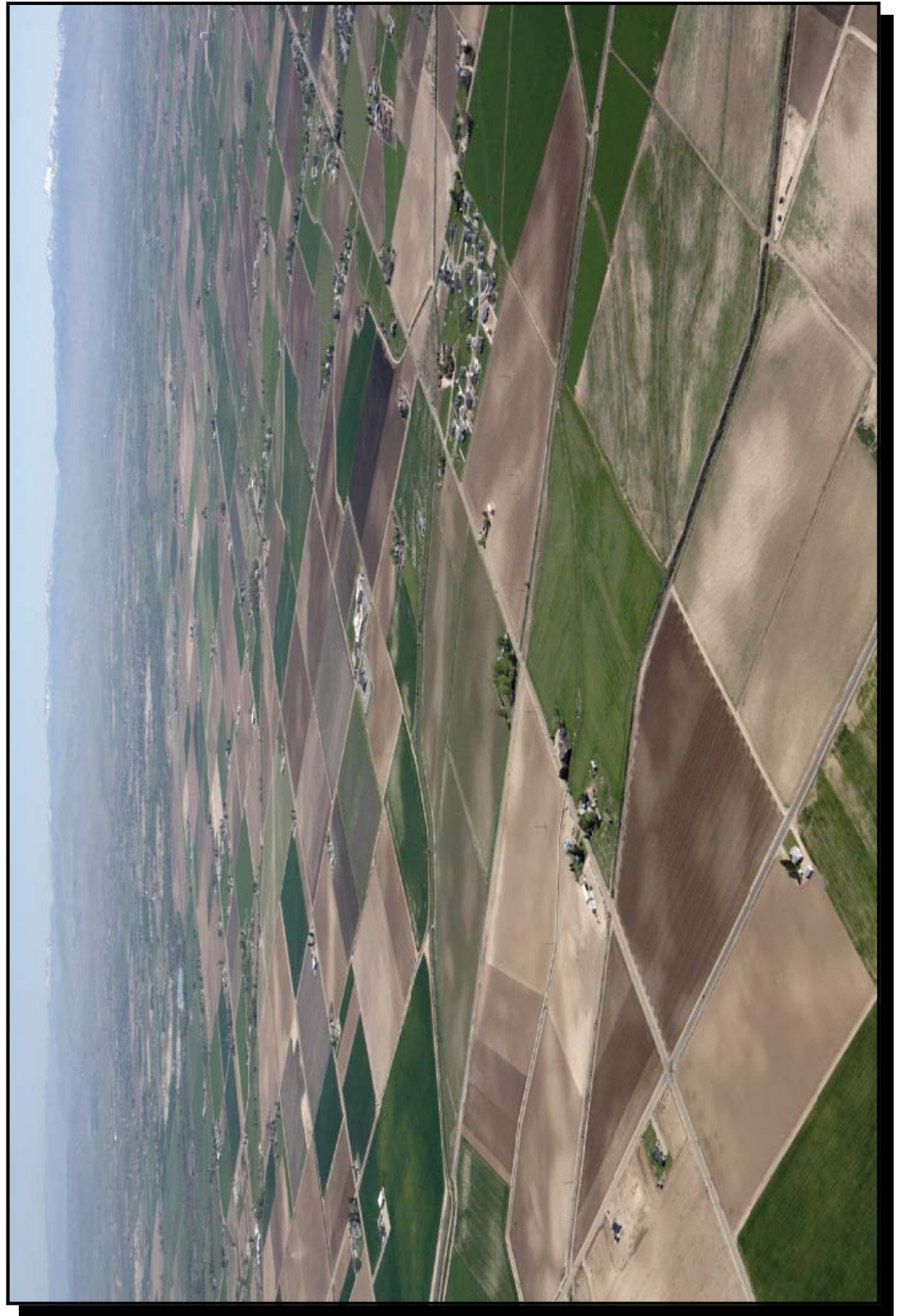
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