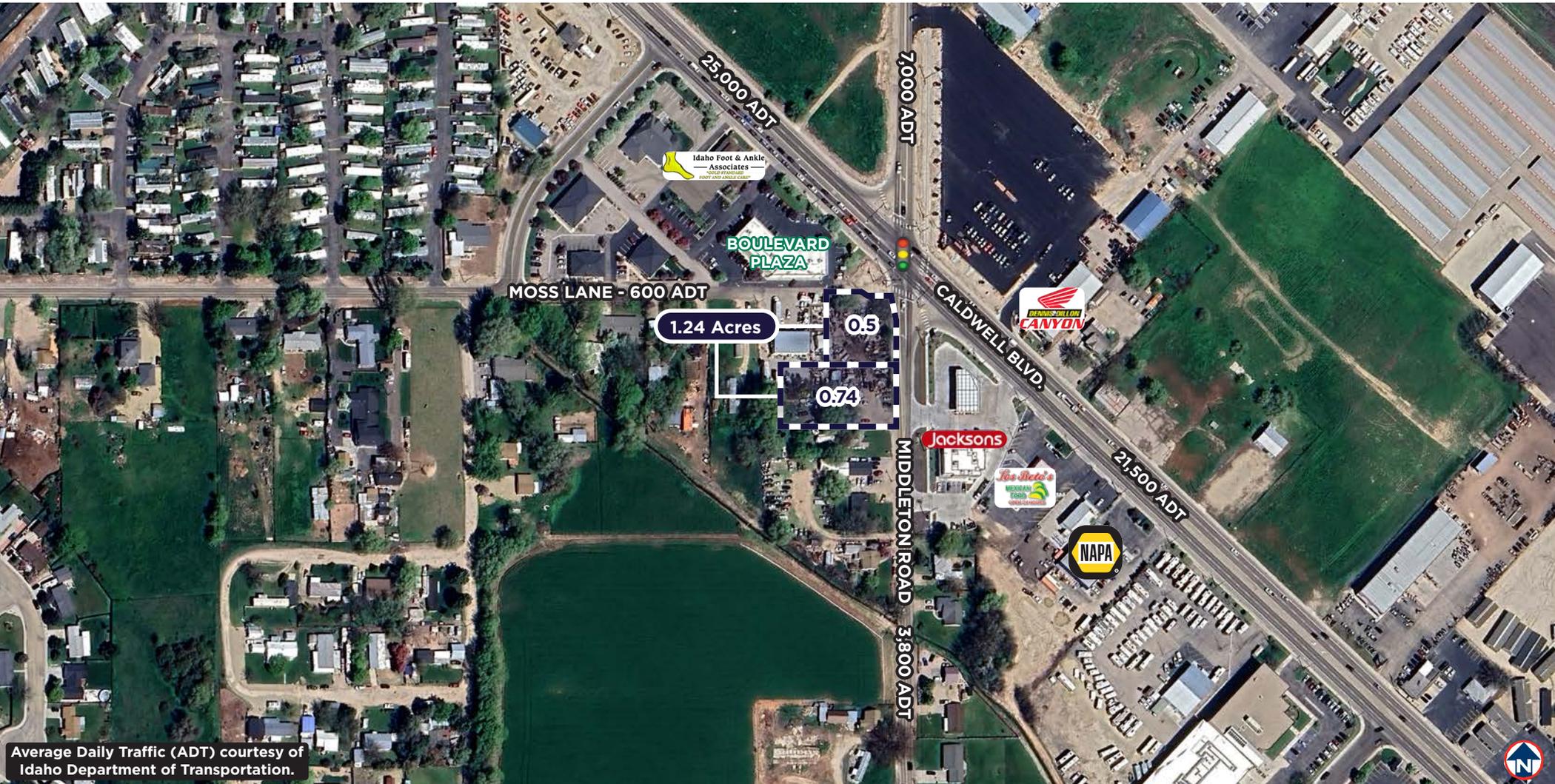


NAMPA DEVELOPMENT LAND

11041 MOSS LN. & 3005 N MIDDLETON RD., NAMPA, IDAHO



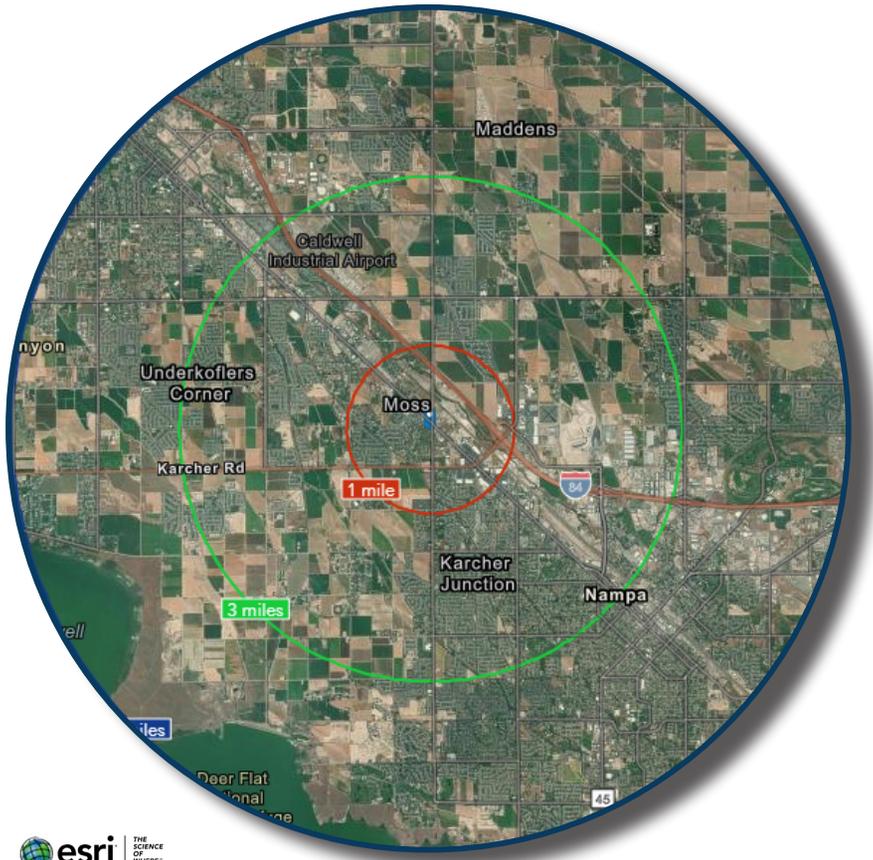


PROPERTY HIGHLIGHTS

Sale Price	\$700,000 (\$12.96/SF)
Available	0.5 + 0.74 = 1.24 Acres
Zoning	BC City of Nampa R2 Canyon County (Nampa future land use: Commercial)
Frontage	275 Feet on Middleton Road
Parcel Numbers	R3094200000 & R3094000000

FEATURES

- Hard corner of the signalized intersection of Middleton Road & Caldwell Blvd. (Interstate 84 Business Loop)
- Caldwell Blvd. traffic count - 21,500 ADT & Middleton Road 7,000 ADT
- Water & sewer available to site
- Nampa planning and zoning ordinance - [Click Here to View](#)
- Nampa comprehensive plan & future land use map - [Click Here to View](#)



	1 Mile	3 Miles	5 Miles
POPULATION			
2010 Population	4,994	38,685	108,707
2020 Population	6,108	50,802	137,572
2024 Population	7,338	60,361	160,133
2029 Population	8,156	70,080	179,759
2023-2028 Annual Rate	2.14%	3.03%	2.34%
Median Age	30	33.3	33.4
HOUSEHOLDS			
2024 Wealth Index	54	67	65
2010 Households	1,740	12,861	36,584
2020 Households	2,164	16,913	46,464
2024 Total Households	2,645	20,230	54,173
2029 Total Households	2,981	23,699	61,190
2023-2028 Annual Rate	2.42%	3.22%	2.47%
2024 Average Household Size	3.16	3.45	3.40
AVERAGE HOUSEHOLD INCOME			
2024 Average Household Income	\$78,441	\$88,286	\$85,977
2029 Average Household Income	\$89,125	\$103,460	\$100,847
DATA FOR ALL BUSINESSES IN AREA			
	1 Mile	2 Miles	5 Miles
Total Businesses	257	1,581	4,133
Daytime Population/Employees	4,452	27,106	62,083

LOCATED IN A HIGH GROWTH AREA IN NAMPA

In the identified area, the current year population is 160,133. In 2010, the Census count in the area was 108,707. The rate of change since 2010 was 1.47% annually. The five-year projection for the population in the area is 179,759 representing a change of 2.34% annually from 2023 to 2028.

THE BOISE METROPOLITAN AREA

The area consists of five counties in southwestern Idaho, anchored by the cities of Boise and Nampa. It is the state's largest metropolitan area and includes Idaho's three largest cities - Boise, Nampa, and Meridian. Nearly 40 percent of Idaho's total population lives in the area. The metro area is home to 660,465 people (EMSI Estimate 2014) and a workforce of 330,000 within a 45-minute draw of Boise. The metro area is currently the third largest in the Pacific Northwest after Seattle and Portland.

<https://www.bvep.org/regional-overview>

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2029. Esri converted Census 2000 data into 2010 geography.

City of Nampa, Ready For You

Looking for new opportunities? Consider the Boise Valley where great companies grew from an idea to a flourishing business with long legacies of success. Companies like Micron Technology, the J.R. Simplot Co., and Amalgamated Sugar have flourished in the valley. But even better, companies like Plexus Corp., Mission Aviation Fellowship and Sorrento Lactalis have made Nampa their homes.

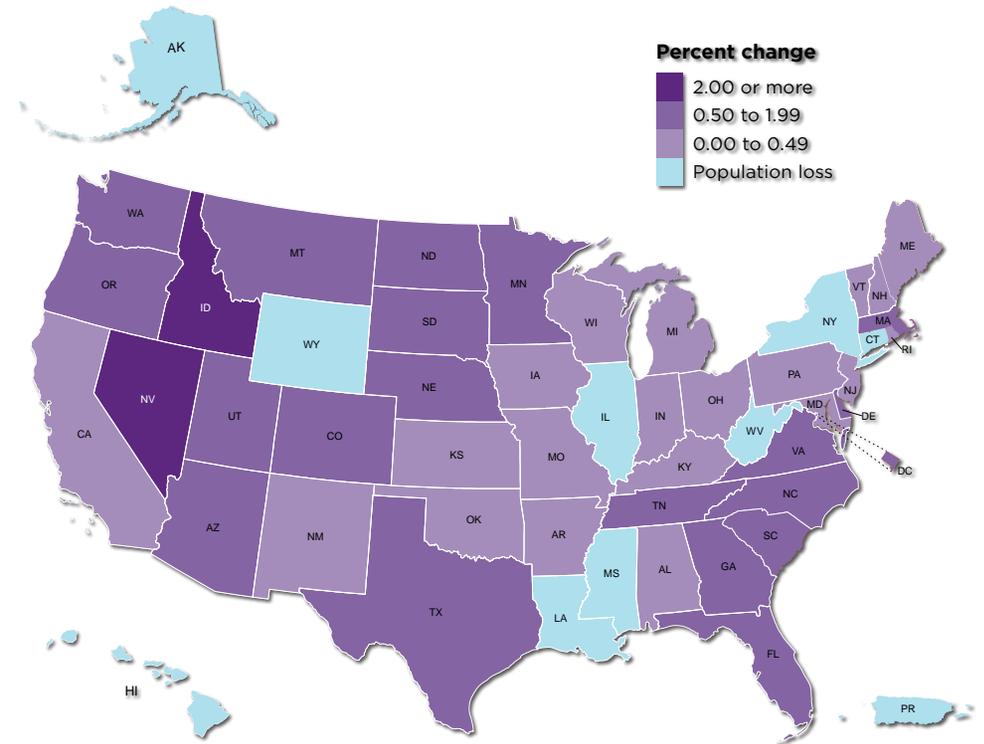
Why? As the second largest city in Idaho, Nampa has a long history of providing a business friendly atmosphere, low operating costs, skilled employees and a great quality of life. Located just 15 miles from Boise, Nampa brings metropolitan amenities together with a relaxed pace of life and true sense of community spirit.



CLICK HERE TO DOWNLOAD THE COMPLETE NAMPA REGIONAL OVERVIEW:
<https://www.cityofnampa.us/DocumentCenter/View/9964/Basic-Nampa-Brochure-2019update>

Idaho is one of the Nation's Fastest Growing States

Population Change for States (and Puerto Rico)
 From July 1, 2017 to July 1, 2018



United States[™]
Census
 Bureau

U.S. Department of Commerce
 Economics and Statistics Administration

U.S. CENSUS BUREAU SOURCE: VINTAGE 2018 POPULATION ESTIMATES
census.gov WWW.CENSUS.GOV/PROGRAMS-SURVEYS/POPEST.HTML

FOR MORE INFORMATION, PLEASE CONTACT

DAVE WINDER, CCIM
 Director
 Capital Markets | Land
 +1 208 287 9498
dave.winder@cushwake.com

999 West Main Street, Suite 1300
 Boise, Idaho 83702
 Main: +1 208 287 9500
 Fax: +1 208 287 9501
cushmanwakefield.com

