

FOR SALE | Fall River Business Park Nampa, Idaho



PROPERTY INFORMATION

- Property Type: Land - Build to Suit
- Land Size: 8.75 Acres
- Zoning: BC & RP
- Utilities: Available to Site

Bulk Price \$1,300,000.00

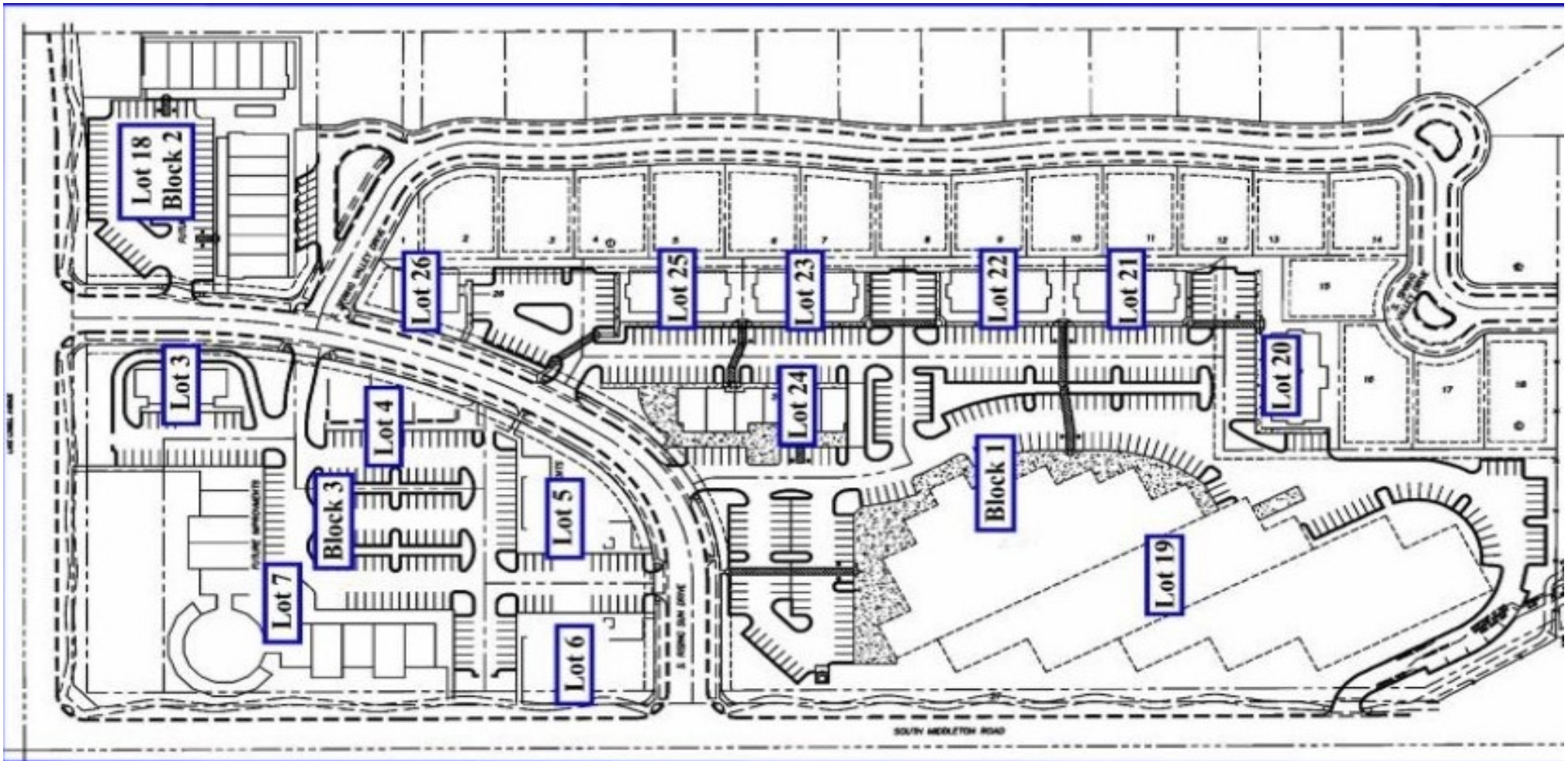
HIGHLIGHTS

- ⇒ 6 Individual Parcels Available
- ⇒ Located SE Corner of Lake Lowell Ave & Middleton Road
- ⇒ Great Location for Medical, Retail Multi-Family and Professional Office
- ⇒ Hard Corner Location with Drive Thru Available
- ⇒ Surrounded by Upscale Residential Neighborhoods and an adjacent Golf Course

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Investment | Industrial | Land | Office | Retail

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TOMLINSON GROUP
COMMERCIAL

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Nampa, Idaho

FALL RIVER INDIVIDUAL LOT PRICING

Address	Lot	Block	SF of Lot	Bldg Area	Price/SF	Price
980 S Rising Sun Drive	19	1	201,166 SF	100,000 SF	\$3.50/SF	\$704,082.00
960 S Rising Sun Drive	20	1	SOLD			
950 S Rising Sun Drive	21	1	SOLD			
940 S Rising Sun Drive	22	1	SOLD			
930 S Rising Sun Drive	23	1	SOLD			
970 S Rising Sun Drive	24	1	SOLD			
920 S Rising Sun Drive	25	1	SOLD			
910 S Rising Sun Drive	26	1	22,400 SF	3,400 SF	\$5.00/SF	\$112,000.00
801 S Rising Sun Drive	3	3	SOLD			
925 S Rising Sun Drive	4	3	25,260 SF	4,840 SF	\$4.50/SF	\$113,670.00
965 S Rising Sun Drive	5	3	25,634 SF	4,545 SF	\$4.50/SF	\$115,353.00
987 S Rising Sun Drive	6	3	21,644 SF	4,545 SF	\$4.50/SF	\$ 97,398.00
849 S Rising Sun Drive	7	3	85,055 SF	21,600 SF	\$4.50/SF	\$382,748.00
814 S Rising Sun Drive	18	2	SOLD			

Retail Price
\$1,525,251.00

8.75 Acres 381,159 SF \$3.41/SF \$1,300,000.00 Bulk Sale Price

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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

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