

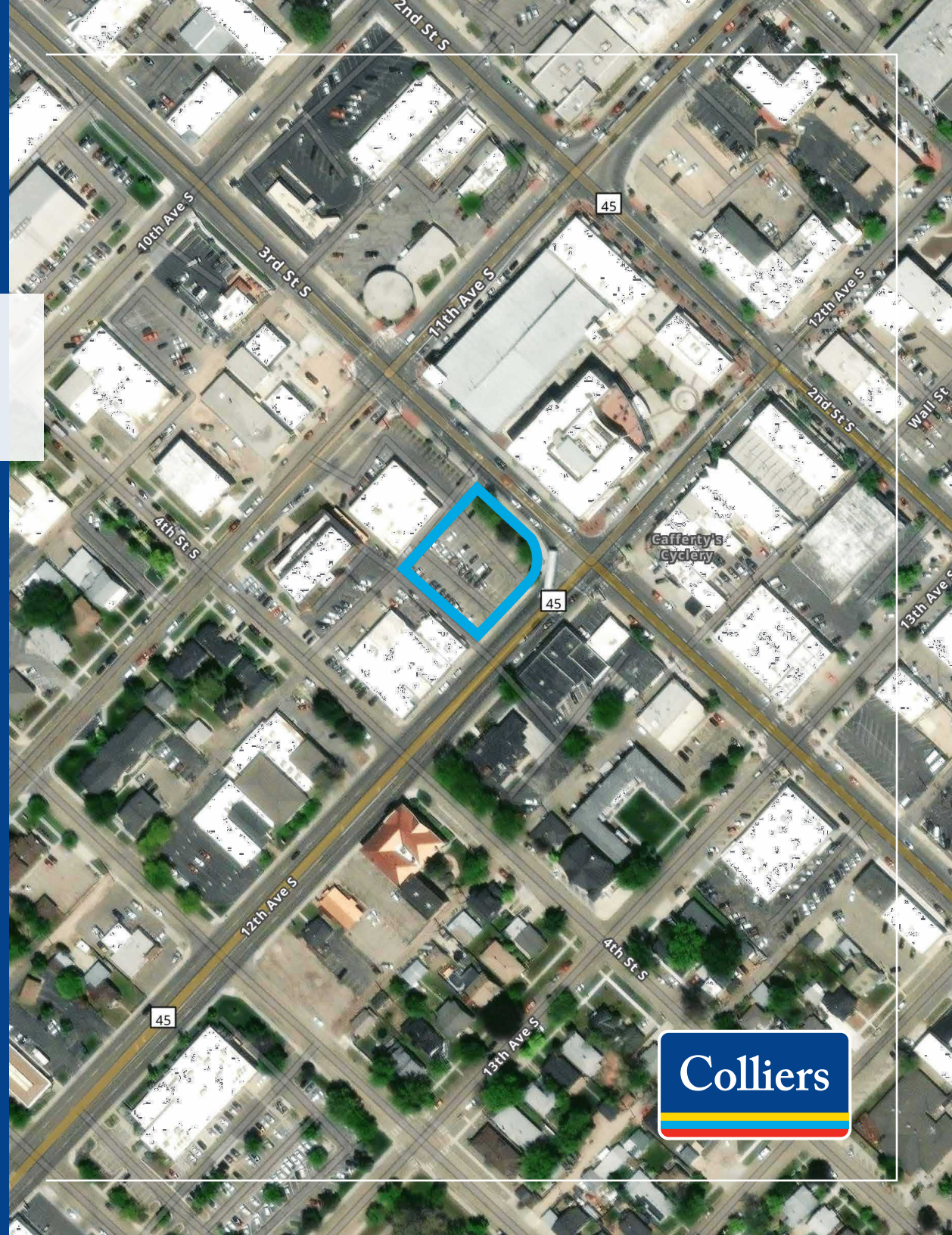
Call for Offers

307 12th Avenue South,
Nampa, ID

Nampa Development Corporation is seeking offers for the purchase of a rare downtown redevelopment opportunity at 307 S 12th Ave in Nampa Idaho's downtown historic district.

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Physical Description

The Seller is looking for offers which incorporate a multi-story mixed use redevelopment of the site. Additional property details and all offer requirements can be found using the following link:

[🔗 307 12th Ave South Nampa, Idaho RFP Vault](#)

Property Address:

307 12th Ave S | Nampa ID

Parcel size:

The 0.47 acre site is located at the hard corner of 12th Avenue South and 3rd Street South.

The property is rectangular in size with 140'X150' +/- dimensions.

Zoning:

DH - Downtown Historic

Zoning allows for a multi-story development on the site.

Location:

Site is across the street from NDCs multi-story parking lot and Library.

Parcel Number:

R1360100000





Highlights

- Broker participation welcome
- Seller is the Nampa Urban Renewal Agency (Nampa Development Corporation) and can assist with multiple development site costs *further elaborated in vault*
- Seller has special purchase requirements per city guidelines
- Packet of Due Diligence materials including a site survey, environmental Phase 1, broker's opinion of value, traffic counts, preliminary estimate from Idaho Power for underground power lines, downtown historic sub-district design guidelines, zoning code, and others are available in vault
- Offers will be evaluated based on select criteria *further elaborated in vault*
- Selection schedule including approval dates are provided in vault

Please contact listing agent for additional details

Follow the link for more information about the materials listed above:

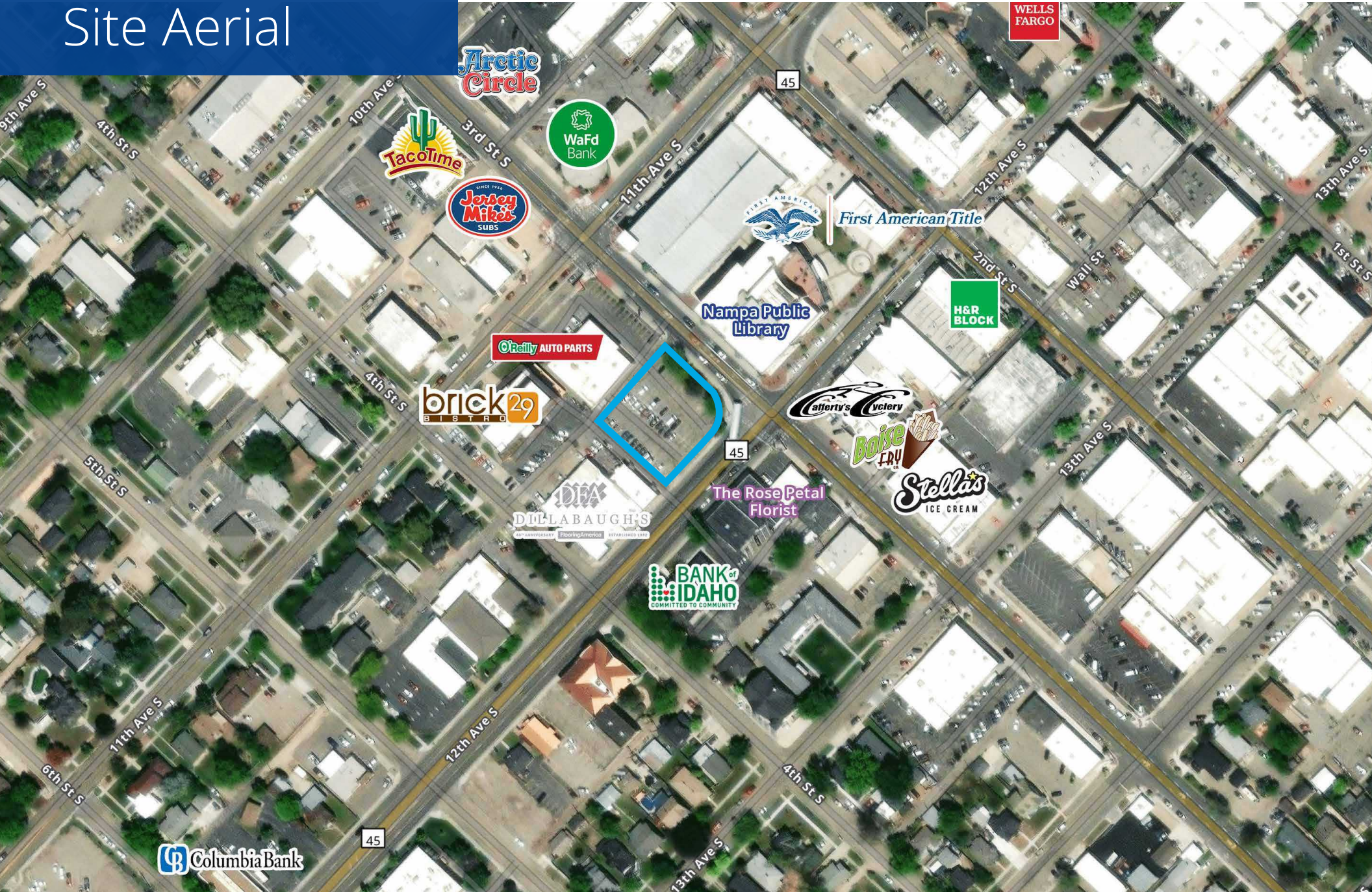
[🔗 307 12th Ave South Nampa, Idaho RFP Vault](#)

Suggested Value \$425,000

Nampa Markets

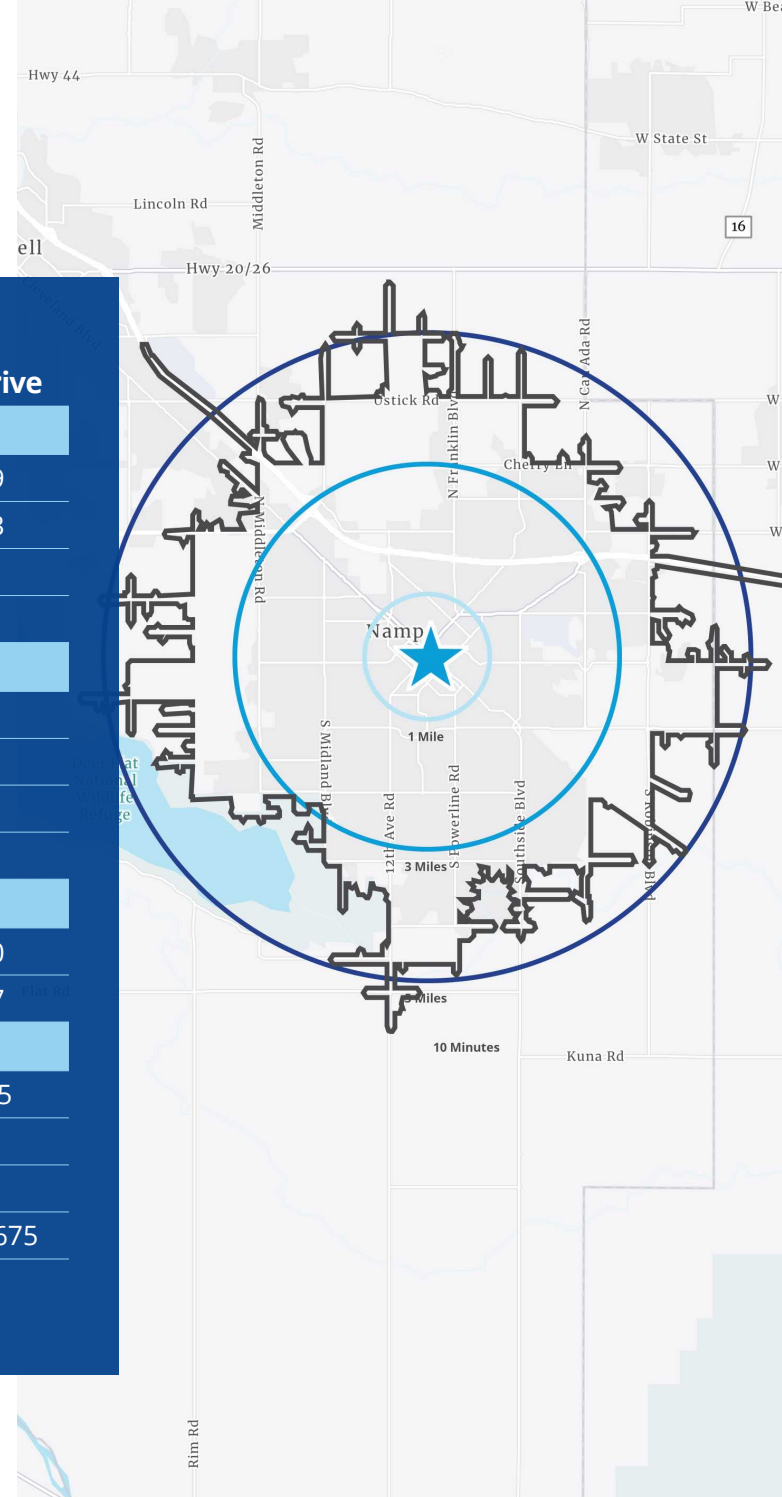
- Nampa is a thriving community with approximately 110,000 residents located in the heart of the Treasure Valley.
- It is a major employment center for the region, hosting companies like Amazon, Materne GoGo Squeeze, Sorrento Lactalis, and Amalgamated Sugar.
- Nampa has prominent healthcare sector leaders such as St. Luke's Medical, Saint Alphonsus Health System, and Saltzer Health.
- The city is home to renowned educational institutions like Northwest Nazarene University (NNU) and College of Western Idaho (CWI).
- Nampa's historic downtown is a popular gathering place for dining, events, specialty shopping, and the arts.
- The downtown area features attractions like the Canyon County Historical Society's Nampa Train Depot Museum, Lloyd Square Park, Nampa Public Library, Hugh Nichols Public Safety Building, and a seasonal Farmers Market.
- The downtown area is attracting new residents who want to enjoy living and working in an area with cultural and recreational opportunities.

Site Aerial



Demographics

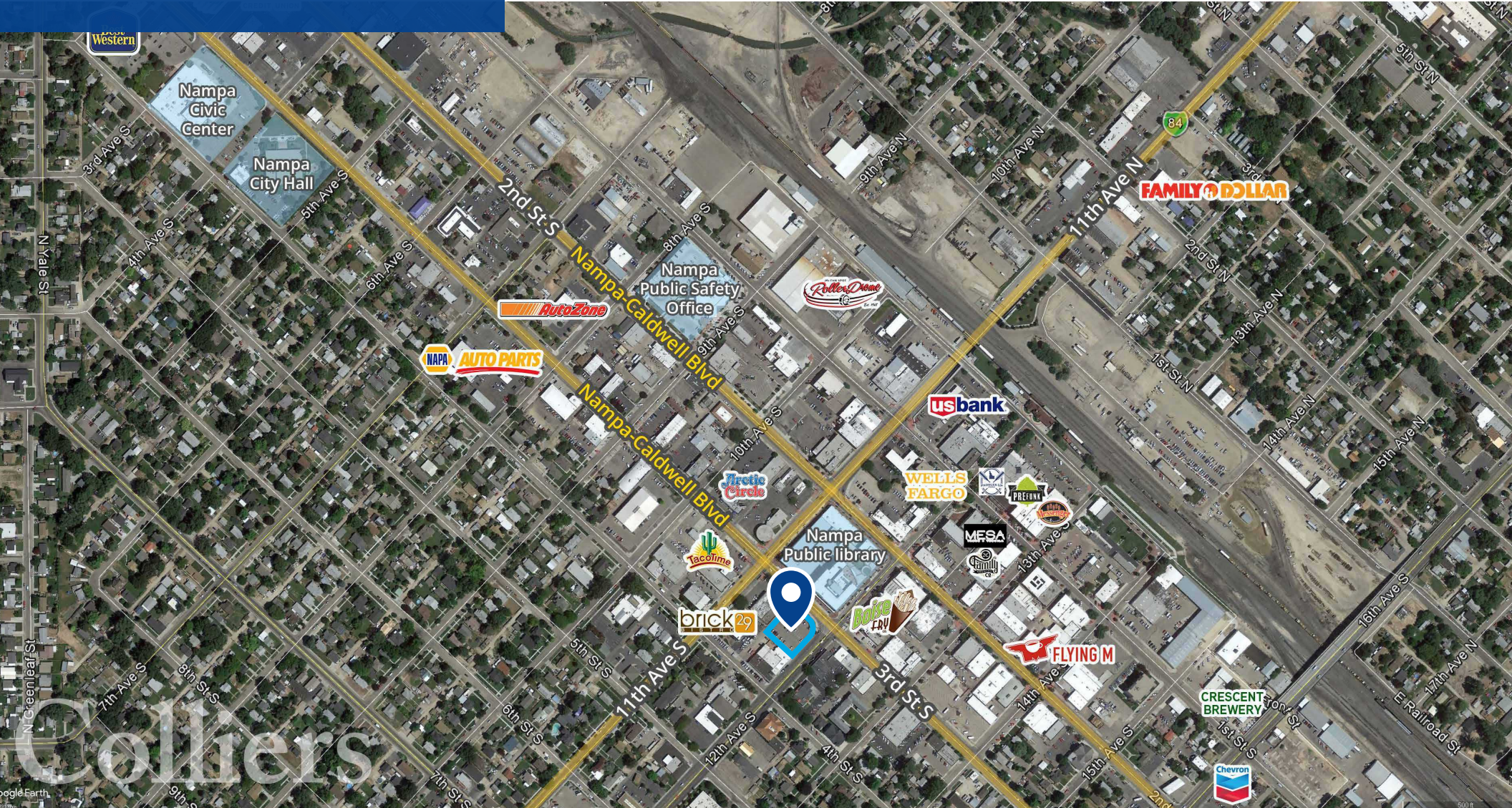
	1 Mile	3 Miles	5 Miles	10 Min Drive
Population				
2022 Estimated Population	15,229	87,388	131,256	107,039
2027 Projected Population	15,745	92,487	143,538	115,133
2010 Census Population	13,879	74,163	100,380	85,523
Projected Change '22-'27	3.4%	5.8%	9.4%	7.6%
Household				
2022 Estimated Households	5,709	30,924	45,229	37,424
2027 Projected Households	5,926	32,801	49,458	40,317
2010 Census Households	5,153	25,834	34,138	29,313
Historical Change '00-'22	7.1%	58.4%	95.3%	79.4%
Income				
2022 Est. Average HH Income	\$56,176	\$70,957	\$77,997	\$74,790
2022 Est. Median HH Income	\$42,928	\$57,835	\$62,201	\$60,247
Misc.				
2022 Median Home Value	\$212,854	\$234,107	\$244,958	\$240,175
2020 Median Gross Rent	\$924	\$1,031	\$1,085	\$1,068
2022 Est. Labor Population Age 16+	6,533	38,154	58,273	47,213
2022 Est. Total Housing Expenditures	\$89,662,416	\$594,649,487	\$951,034,281	\$755,865,675



Location

 Google Map

 Street View



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