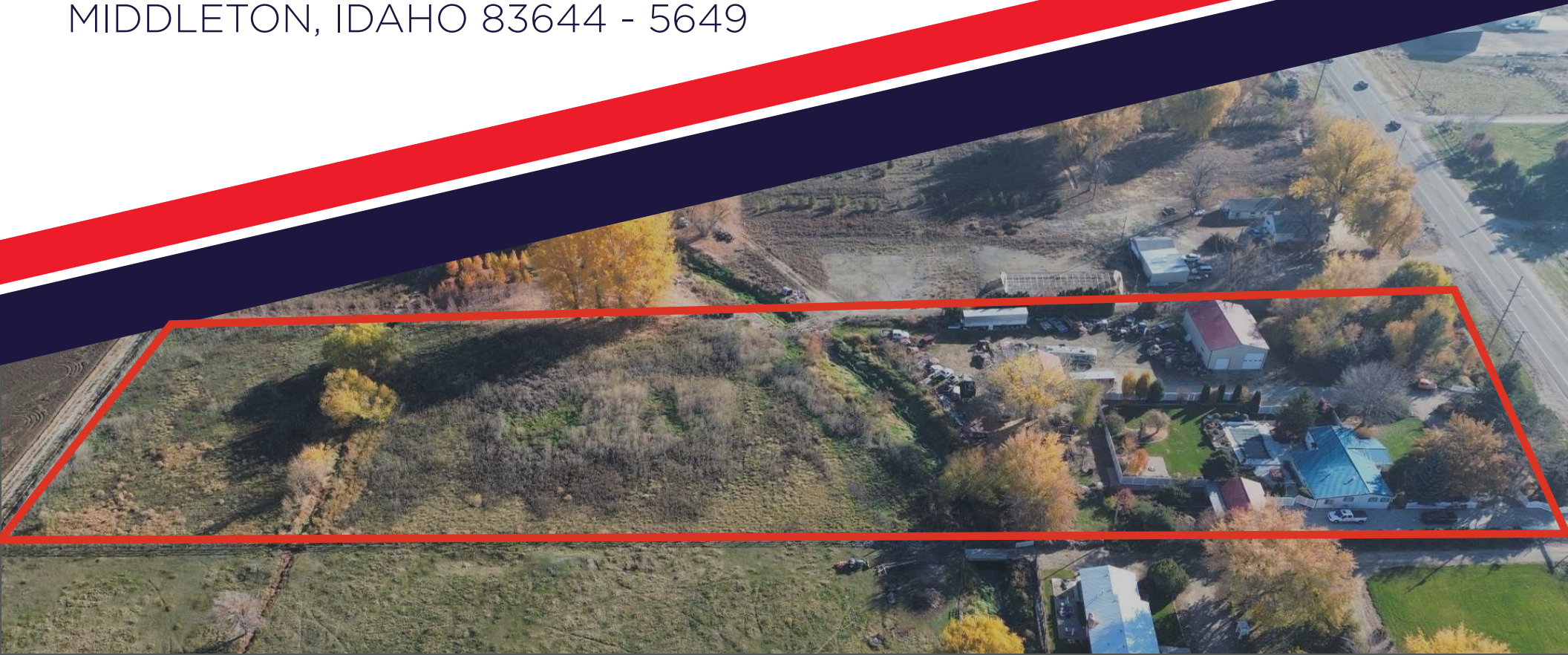




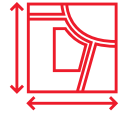
FOR SALE

9590 HIGHWAY 44

MIDDLETON, IDAHO 83644 - 5649



LISTING HIGHLIGHTS



\$2,500,000
SALE PRICE



5.4 ACRES
LOT SIZE



R3396600000
PARCEL ID #



9590 HIGHWAY 44, MIDDLETON | ID 83644 - 5649

PRIME COMMERCIAL LAND OPPORTUNITY IN MIDDLETON, IDAHO

Unlock the potential of one of Middleton's most visible and accessible commercial sites. Situated directly along **Highway 44**, this **5.4-acre** property offers exceptional frontage and exposure in a rapidly growing area of Canyon County. The site's generous acreage and strategic location make it ideal for a variety of commercial uses.

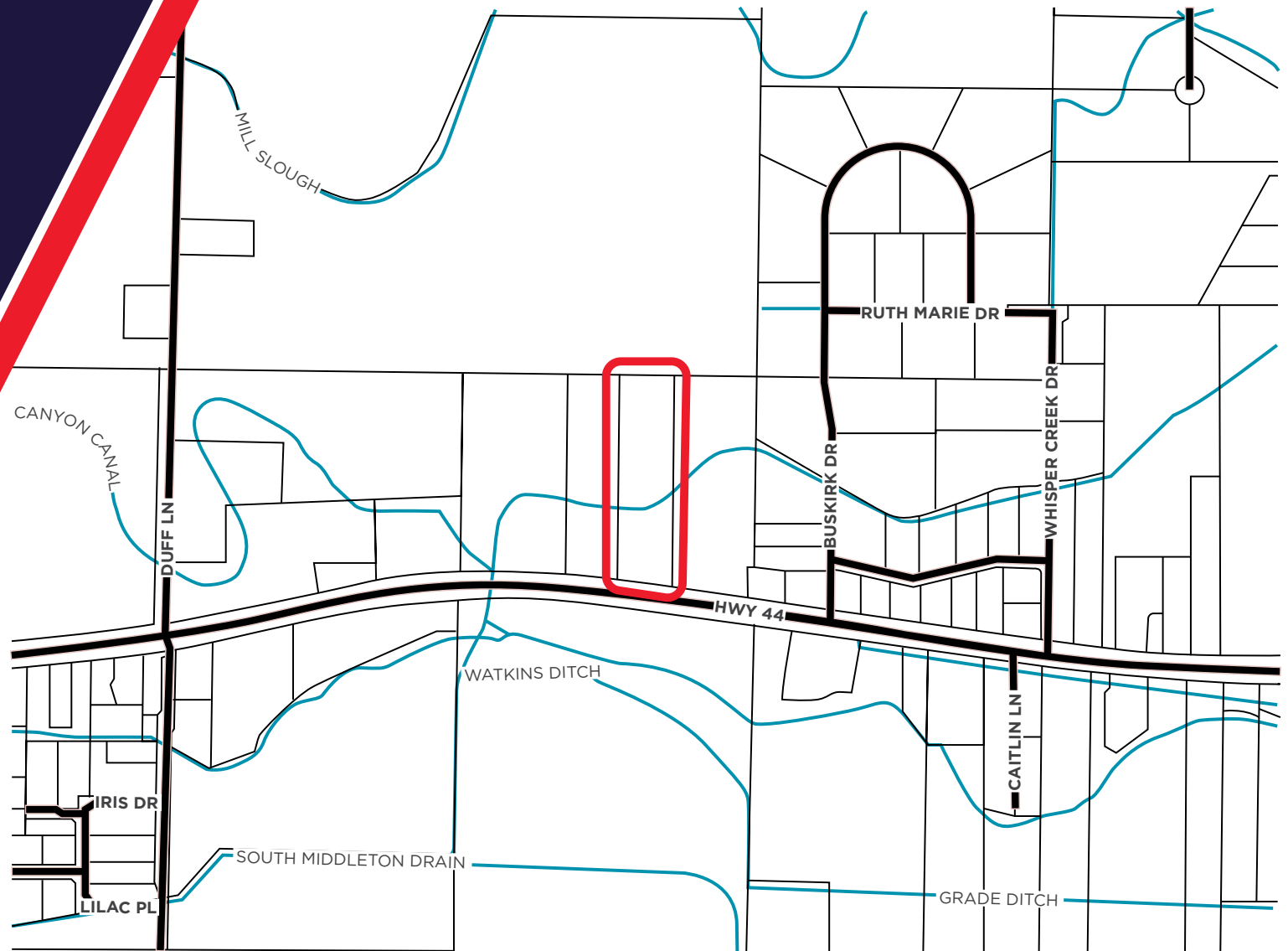


PROPERTY HIGHLIGHTS

- **Excellent Visibility & Access:** Prime location on Hwy 44, Middleton's main east-west thoroughfare connecting to Star, Eagle, and Caldwell.
- **Ample Acreage:** 5.4 acres of level land ready for development.
- **High Growth Corridor:** Middleton and surrounding communities are experiencing robust residential and commercial growth, driving demand for new services and amenities.
- **Investment Opportunity:** Strong potential for long-term appreciation and development flexibility.

Whether you're an investor, developer, or business owner seeking a flagship location, **9590 Hwy 44** offers unmatched potential in one of Idaho's fastest-growing markets.

LOCATION MAP



9590 HIGHWAY 44, MIDDLETON | ID 83644 - 5649



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