

**For Sale**

**Asking Price:**  
**\$8,000,000**

# TBD W. Ustick Road Nampa, Idaho 83687

## Property Highlights

- Across the street from new Owyhee High School
- Next to new SH16 Expressway off-ramp
- New Owyhee Storm Road to be extended on east boundary giving the property a hard corner.
- In path for new development for residential and commercial
- City of Nampa has indicated they would like mixed use with commercial on Ustick Frontage and the remainder high density multifamily.
- Located South of Ustick in Canyon County and the City of Nampa

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# For Sale

## Property Information

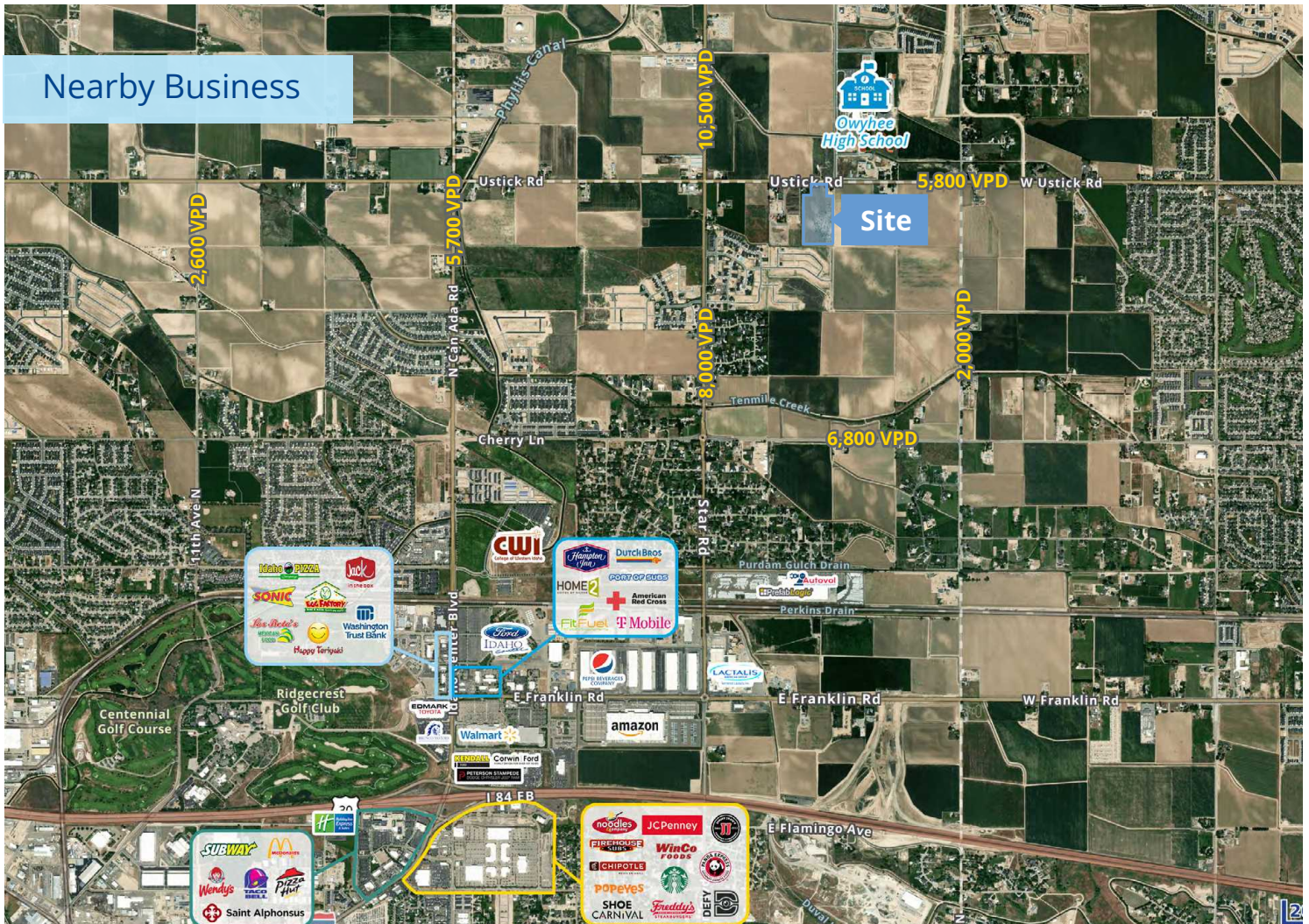
<b>Property Type</b>	Retail & Multifamily Development Land
<b>Land Size</b>	18.35 Acres
<b>Parcel</b>	R3036700000
<b>Zoning</b>	Mixed-Use
<b>Price</b>	\$8,000,000

## Demographics

2025	1 Miles	3 Miles	5 Miles
Population	994	36,053	130,613
Households	353	12,990	46,511
Avg. HH Income	\$148,890	\$138,376	\$128,909



**R3036700000**  
18.35 Acres



## Nearby Business

**Site**

# SH-16 Corridor Specific Plan

## Circulation & Infrastructure

The SH-16 planning area is bordered by McDermott Road to the east, Ustick Road to the north, and Airport Road to the south. The west boundary is Star Road from Airport Road to the railroad tracks and shifts west approximately a half mile off Star Road from the railroad tracks to Ustick Road. Included within the planning area are two state system roadways, I-84 and the proposed SH-16 project. Existing vehicle travel within the planning area uses the five existing arterial roadways: Franklin Road, Cherry Lane, Ustick Road, Star Road, and McDermott Road. The City of Nampa Transportation Plan (2019) includes the following improvements to these existing roadways to accommodate the expected growth in the planning area:

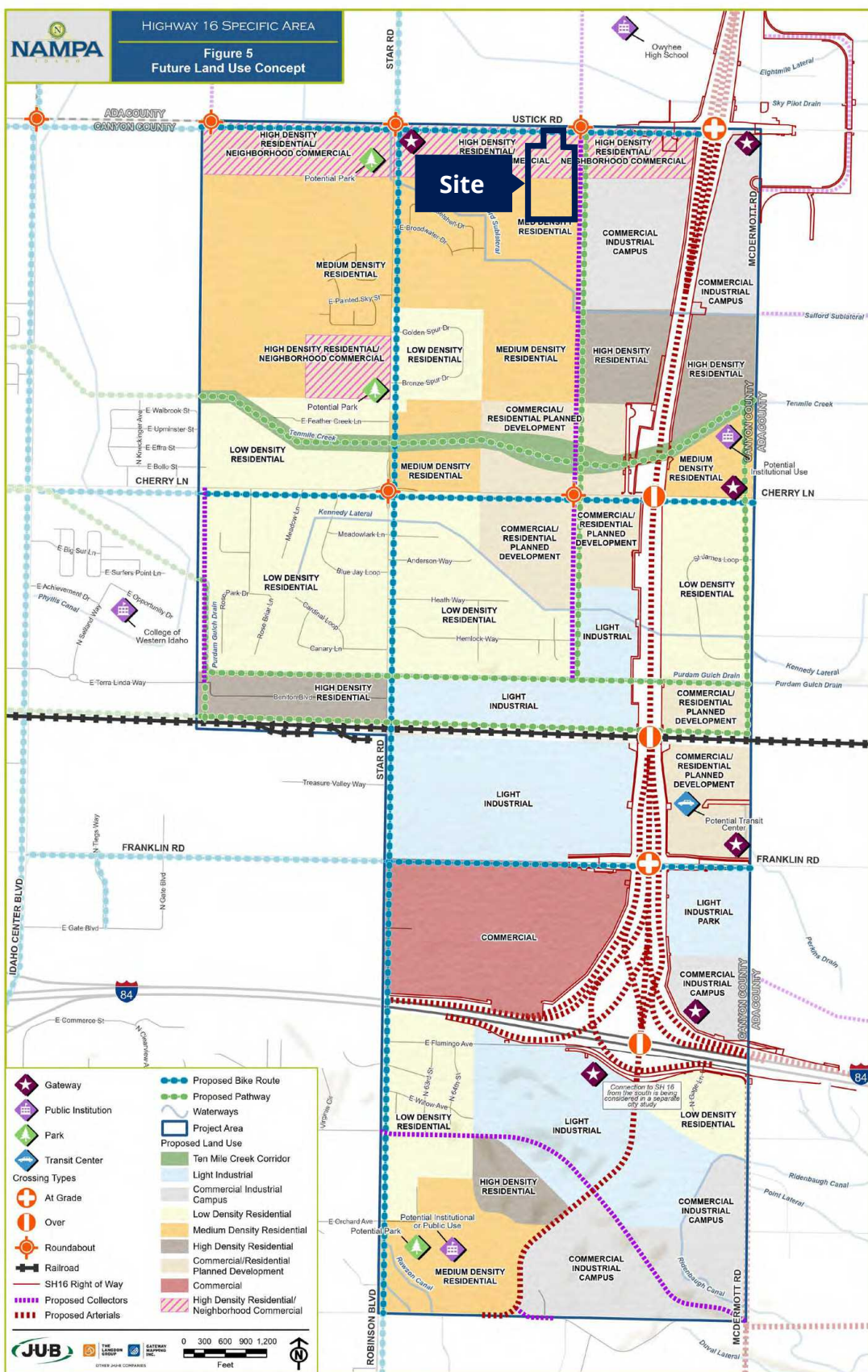
- ▶ Cherry Lane, west of Star Road, widening to 5-lanes
- ▶ Franklin Road, between Star Road and Black Cat Road, widening to 5-lanes
- ▶ Star Road, I-84 to Ustick Road, widening to 5-lanes
- ▶ Star Road, Airport Road to I-84, widening to 3-lanes



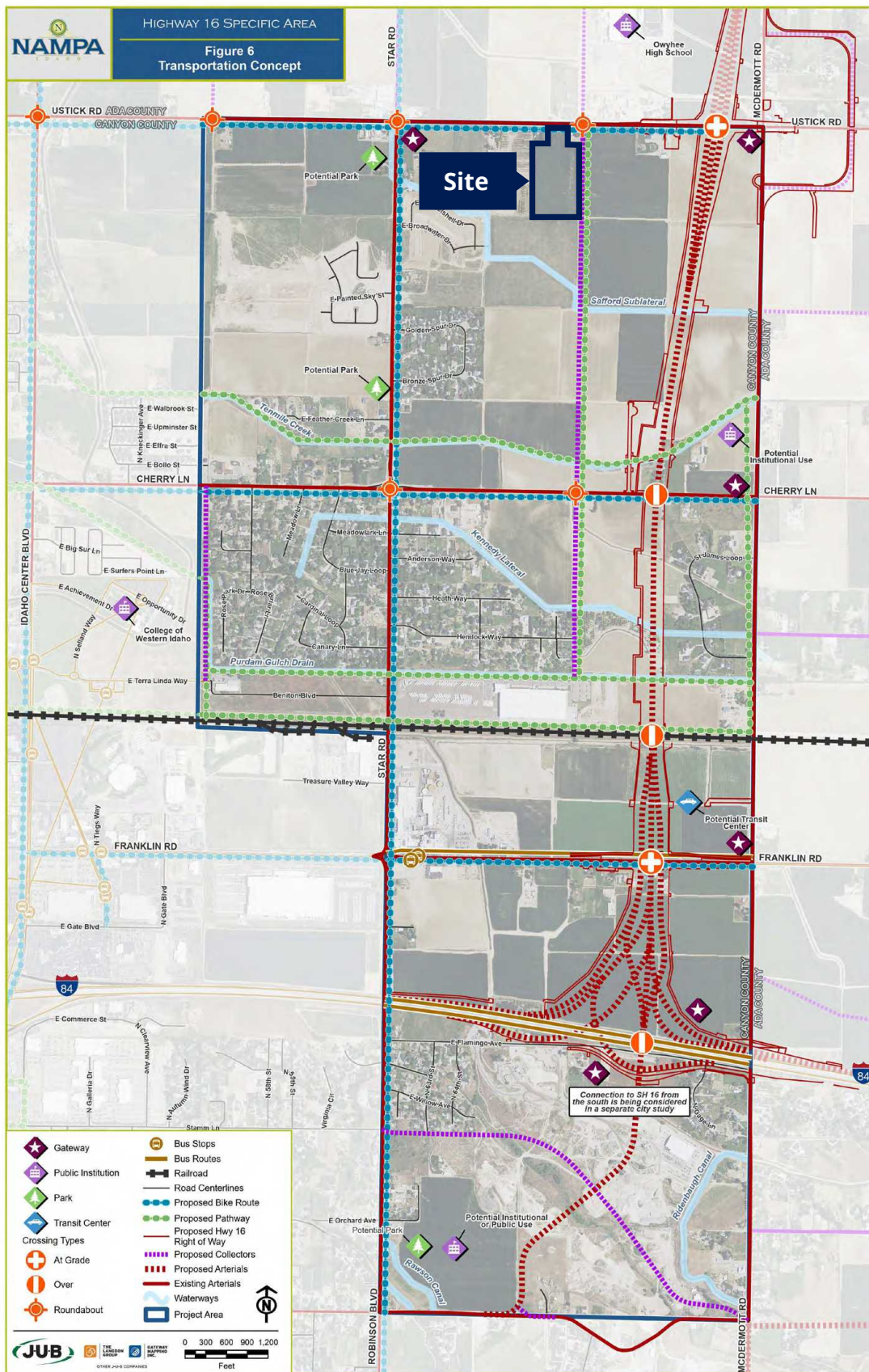
View of intersection on northern edge of planning area, from City of Nampa's Ustick Road Corridor Study, 2022

Additionally, two other recent studies have been completed to address roadway improvements within the planning area. The first is a corridor study for Ustick Road including recommended improvements (such as widening and addition of roundabouts) for this important east west arterial. The second is an initial study recommending improvements south of I-84, provided that the Idaho Transportation Department approves a southern connection to the new interchange, that would allow further extension of SH-16 (refer to Figure 4: SH-16 Interchange South Proposed Roadway Network).

# SH-16 Corridor Specific Plan



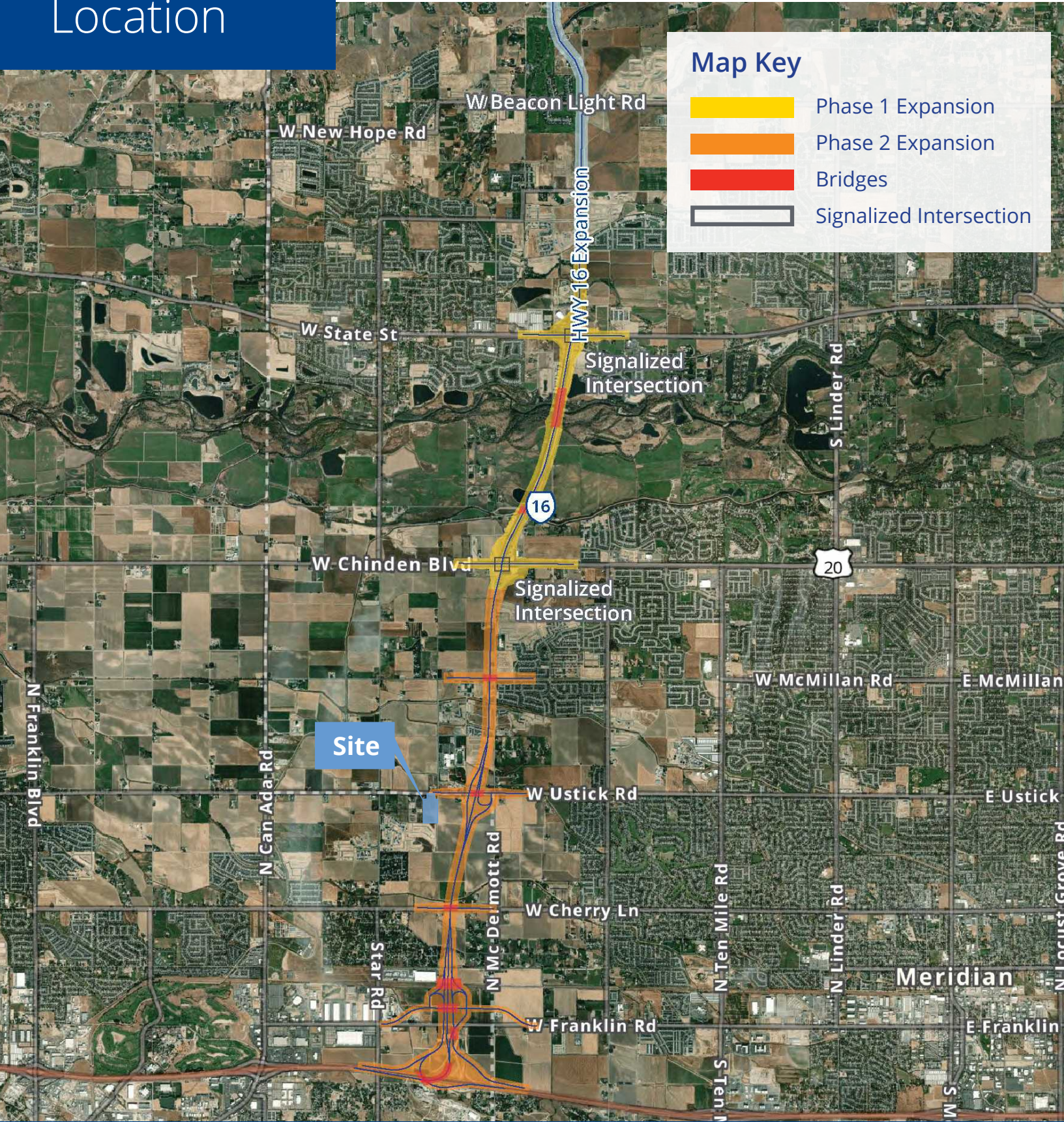
# SH-16 Corridor Specific Plan



# Location

### Map Key

- Phase 1 Expansion
- Phase 2 Expansion
- Bridges
- Signalized Intersection



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