



READY-TO-BUILD, INDUSTRIAL SITES

# HAPPY VALLEY LOTS

245 N HAPPY VALLEY & 4513 AIRPORT RD | NAMPA, ID 83687

PRICE REDUCED



EACH LOT FOR SALE \$1,800,000



SEAN EDWARDS / 208.412.7763  
sean@tokcommercial.com



SAM MCCASKILL, CCIM / 208.947.0804  
sam@tokcommercial.com

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



## 4513 AIRPORT RD

**LOT SIZE**

1.96 Acres

**TOTAL PRICE**

**\$1.8M**

(based upon finished building)

## 245 HAPPY VALLEY ROAD

**LOT SIZE**

1.97 Acres

**TOTAL PRICE**

**\$1.8M**

(based upon finished building)

## OFFERING DETAILS

**PROPERTY ADDRESS**

245 N HAPPY VALLEY RD  
4513 AIRPORT RD NAMPA, ID 83687

**PROPERTY TYPE**

INDUSTRIAL

**ZONING**

IL

**UTILITIES**

TO-SITE

**POWER**

3-PHASE

**APPROVED PROJECT**

TWO 18,550 SF INDUSTRIAL BUILDINGS

**PREPAID MATERIALS**

ARCHITECTURE/CONSTRUCTION PLANS |  
STEEL PACKAGE  
(PURCHASED & DELIVERED TO SITE)



## OFFERING HIGHLIGHTS

Shovel-ready site with completed engineering and pre-development work in place.

Purchase includes steel package, along with horizontal improvements, utility upgrades, and established walking path.

Prime hard-corner location, offering excellent visibility and access.

Conveniently located just five minutes from the freeway

# PERFECTLY SITUATED BETWEEN AMENITIES



## GATEWAY CENTER



**TOK**  
COMMERCIAL



## POPULATION

**48,684**

3 MI. RADIUS



### AVG. HOUSEHOLD INC.

**\$88,609**

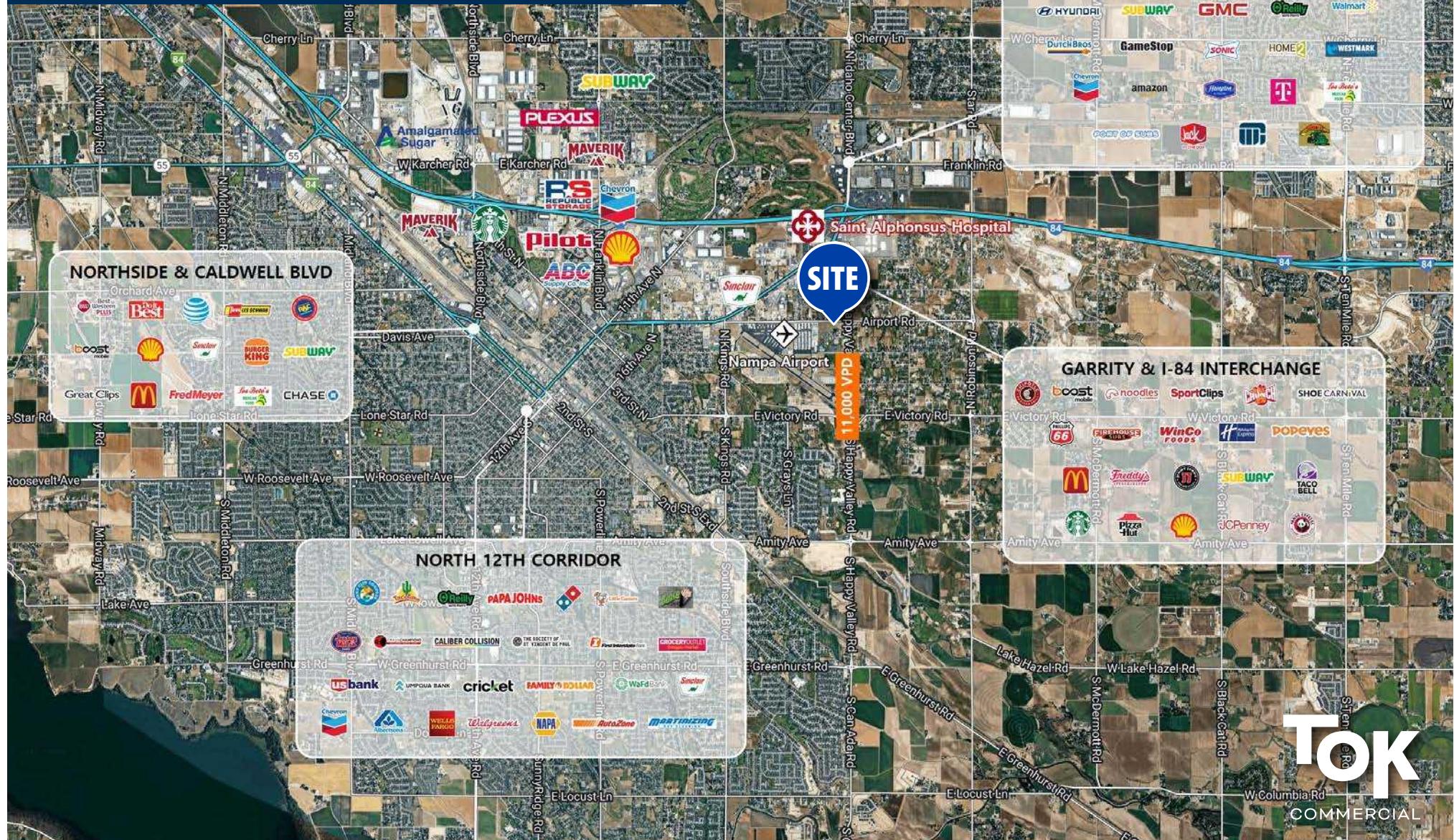
3 MI. RADIUS



## HIST. ANN. GROWTH

3.3%

### 3 MI. RADIUS



5

## HAPPY VALLEY LOTS

UPDATED: 12.16.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.