



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



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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





POPULATION
48,684
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$88,609
3 MI. RADIUS



HIST. ANN. GROWTH
3.3%
3 MI. RADIUS

