

TOK

16046 N. FRANKLIN BOULEVARD

COMMERCIAL

COMMERCIAL / MIXED-USE DEVELOPMENT LAND FOR SALE | NAMPA, ID 83687

FRANKLIN BLVD

31,327 VPD

E KARCHER RD

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Ideal development opportunity, directly off of I-84's Exit 36, with prime corner location at Franklin Boulevard and Karcher Road.

Well suited for retail — including drive-thru restaurant, freestanding retail and multitenant strip centers — office, and multifamily developments or mix of uses.

Potential for 4+ story Multifamily with BC zoning due to being within 300' of Franklin Boulevard.

Rapidly growing area of north Nampa, visible to over 31,000 vehicles per day currently, with excellent potential for increased traffic flow for easy access to Midland Boulevard retail.

Newly added roundabout at the Franklin & Karcher intersection for improved traffic flow.

Surrounded by some of the area's largest industrial employers, including, Amalgamated Sugar, Materne GoGo SqueeZ, Plexus Corporation, Heartland RV, and more.

PROPERTY TYPE: Development Land

LOT SIZE: 8.688 Acres

SALE PRICE: \$4,400,000

PRICE PER SF: \$11.63/SF

ZONING: I-L, Light Industrial
[Click For More Info](#)

FUTURE USE: Commercial
[Click For Allowed Uses](#)

UTILITIES: All Near Site

HIGHLIGHTS



DETAILS



CONTACT



UPDATED: 1.29.2026

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TOKCOMMERCIAL.COM



EXIT 36

84

84

DIRECT CONNECTION TO I-84
1 MINUTE / 0.4 MILES

FRANKLIN BLVD

MAVERIK

31,327 VPD

E KARCHER RD

FRANKLIN LOFT APTS.

E KARCHER RD

FRANKLIN BLVD

8.688 ACRES



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MATERNE GOGO SQUEEZ

PLEXUS CORP.



NEWLY COMPLETED ROUNDABOUT
FOR IMPROVED TRAFFIC FLOW

FRANKLIN BLVD

E KARCHER RD

AREA DEMOGRAPHIC SUMMARY

POPULATION

1 MI | 6,625
3 MI | 60,906
5 MI | 140,083

HOUSEHOLDS

1 MI | 2,577
3 MI | 22,291
5 MI | 49,923

MED. INCOME

1 MI | \$75,391
3 MI | \$82,930
5 MI | \$93,064

EMPLOYEES

1 MI | 5,773
3 MI | 25,982
5 MI | 38,657



