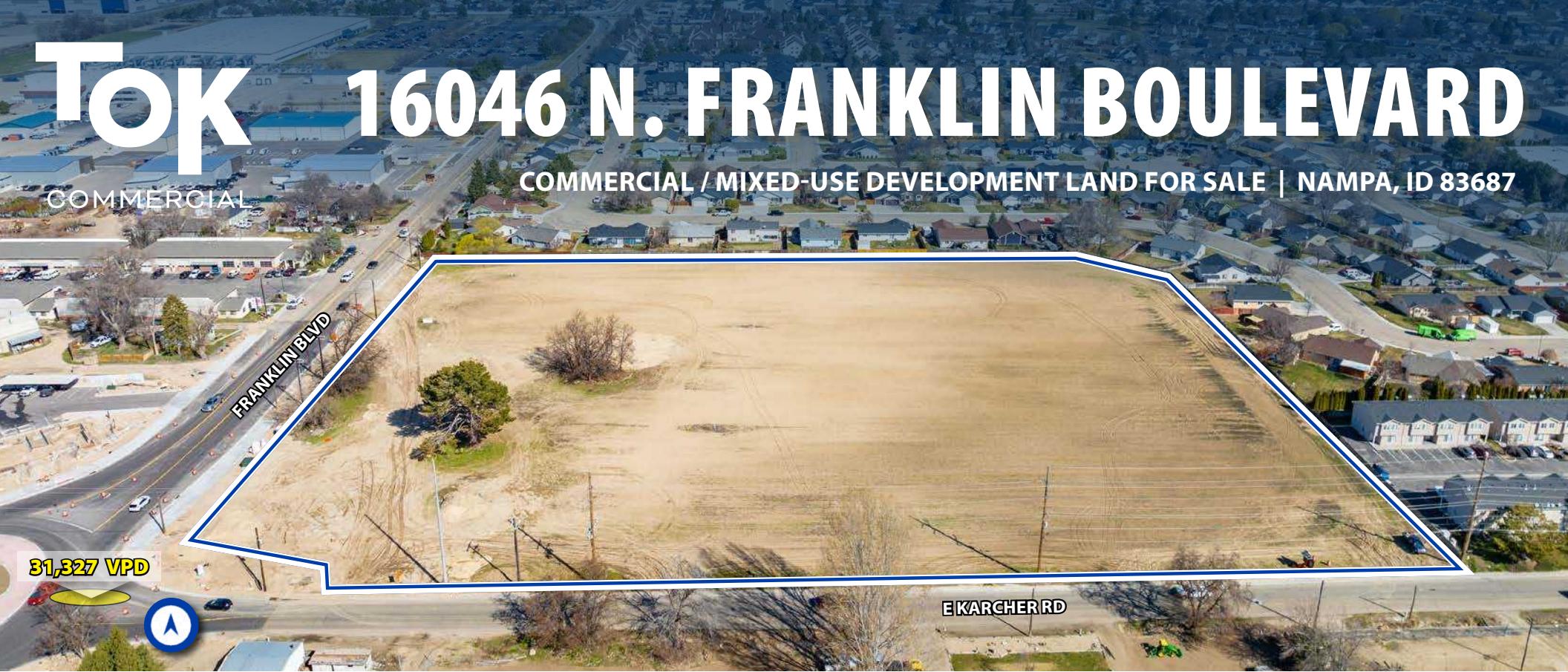


TOK 16046 N. FRANKLIN BOULEVARD

COMMERCIAL

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



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HIGHLIGHTS

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 SqueezZ, 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

DETAILS

UPDATED: 1.29.2026

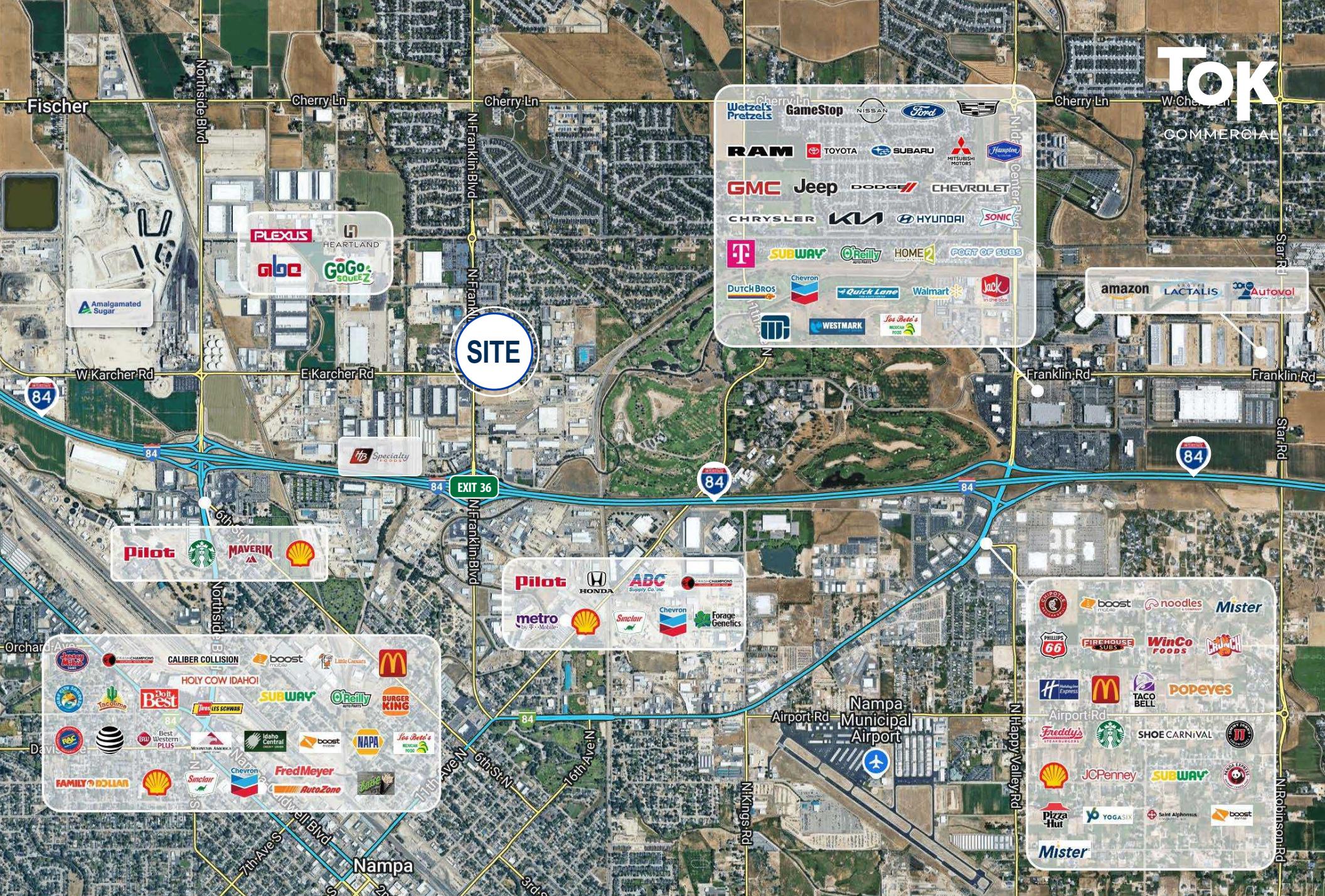
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