

MIXED USE FOR SALE

8390 HWY 44

Middleton, ID 83644



KW COMMERCIAL | BOISE

1065 S. Allante Place
Boise, ID 83709



Each Office Independently Owned and Operated

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PROPERTY DESCRIPTION

8390 HWY 44



| | |
|----------------|---|
| Price: | \$2,100,000.00 |
| Building SF: | 3,456 SF - Warehouse and retail space 1855 SF - Residential Home |
| Lot Size: | 4.89 Acres |
| Traffic Count: | 14,000 Daily Vehicle Traffic Count |
| Zoning: | C1 Canyon County |

Property Highlights

- 230' of Hwy 44 Frontage for Easy Access & Visibility
- Commercial-Grade Shop & Warehouse
- Development opportunity on the excess land or the entire site.
- County has confirmed the ability to create 3 lots with 2 splits for this property
- Suitable for Live/Work Setup or Business Use
- Residential Home. 3 bedroom, 2 bathrooms, 3 Car garage.
- 1 Well shared between buildings, 2 septic systems.

Property Overview

Endless Opportunities Await!

This versatile property offers the perfect blend of commercial potential, residential comfort, and open space. Situated with prime frontage road access, this unique offering includes a warehouse/shop with retail space, well-maintained residential home, and expansive acreage—ideal for business operations, hobby farming, storage, or future development.

The shop is ready for your projects or business use, featuring ample space, power, and accessibility. The residential home provides comfortable living with modern conveniences, making it an excellent primary residence, rental, or on-site manager's quarters.

The surrounding acreage provides room to grow—whether you envision agricultural use, additional development, or recreational opportunities. With excellent visibility and accessibility from the main road, this property is a rare find for investors, entrepreneurs, or families seeking a multi-use homestead.

Property Details;

- Mid Star Firearms will sign a new long term lease at closing or can relocate
- The 2 acres of excess land on the east side of the property are leased but the lease can be canceled.
- Residential house could be occupied by a new owner or rented out for additional income.
- The Mid Star Firearms business could be available for purchase.



PROPERTY PHOTOS

RETAIL STORE

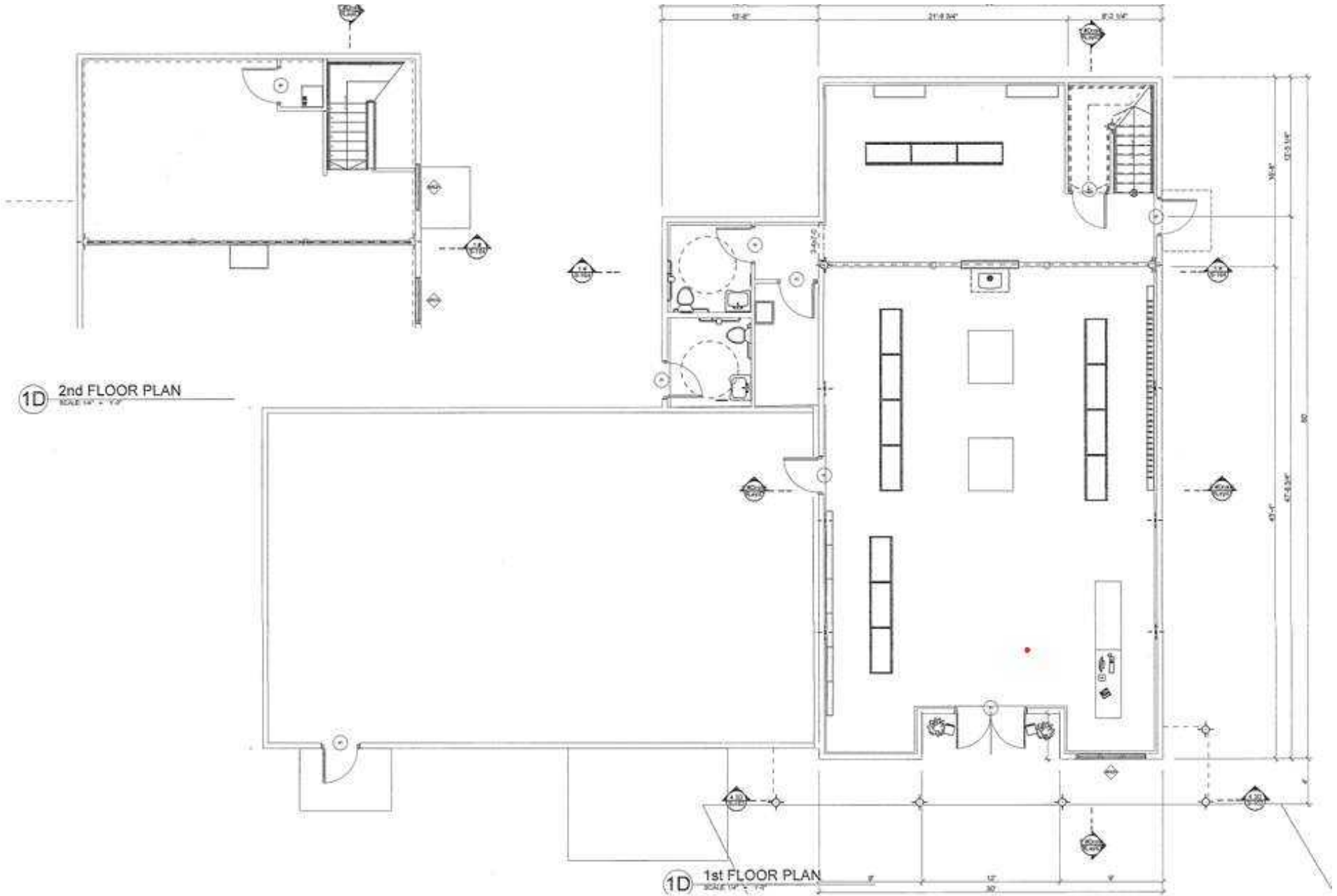


PROPERTY PHOTOS

RETAIL STORE/WAREHOUSE



PROPERTY PHOTOS



PROPERTY PHOTOS

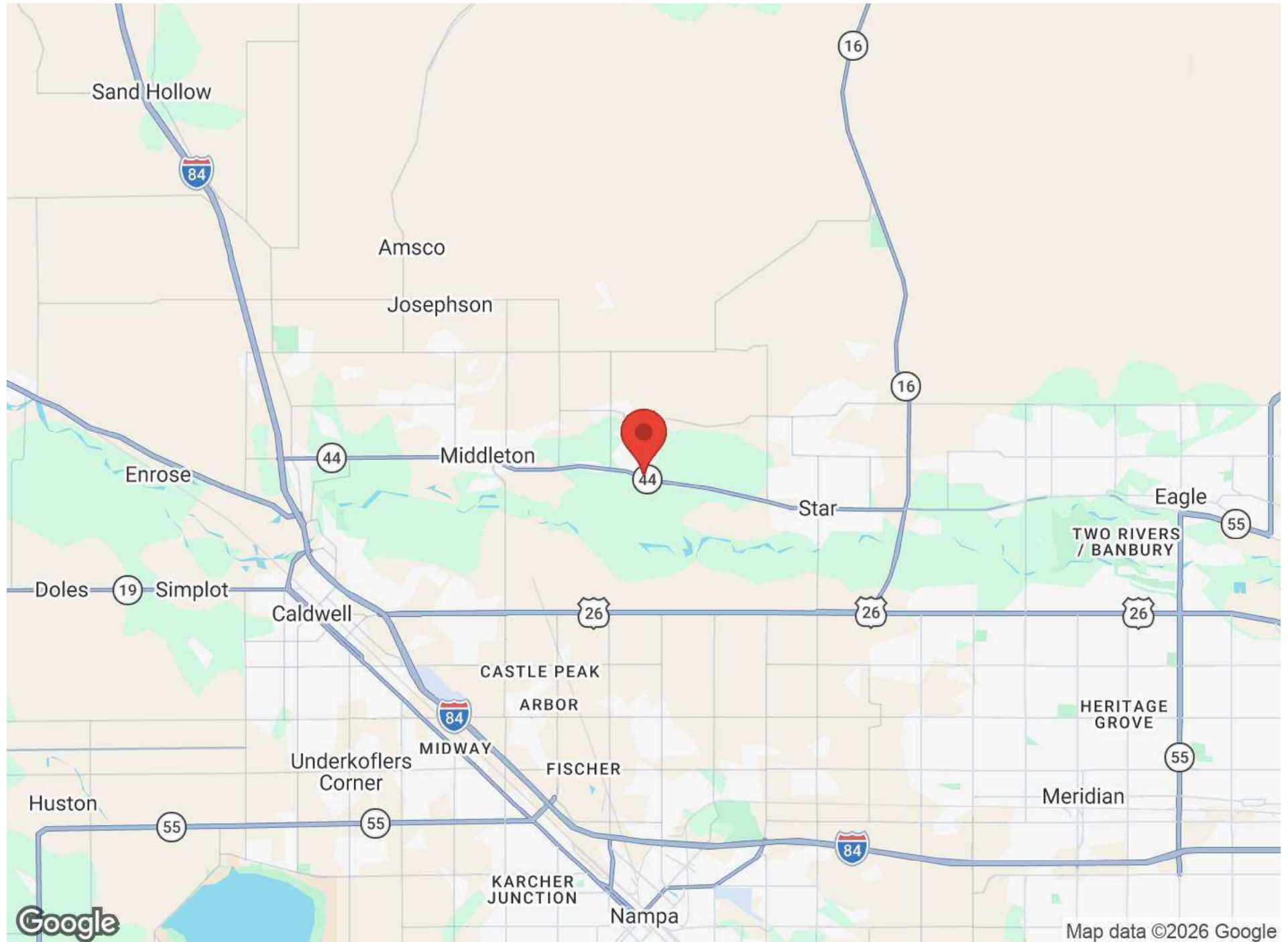
RESIDENCE



PROPERTY PHOTOS

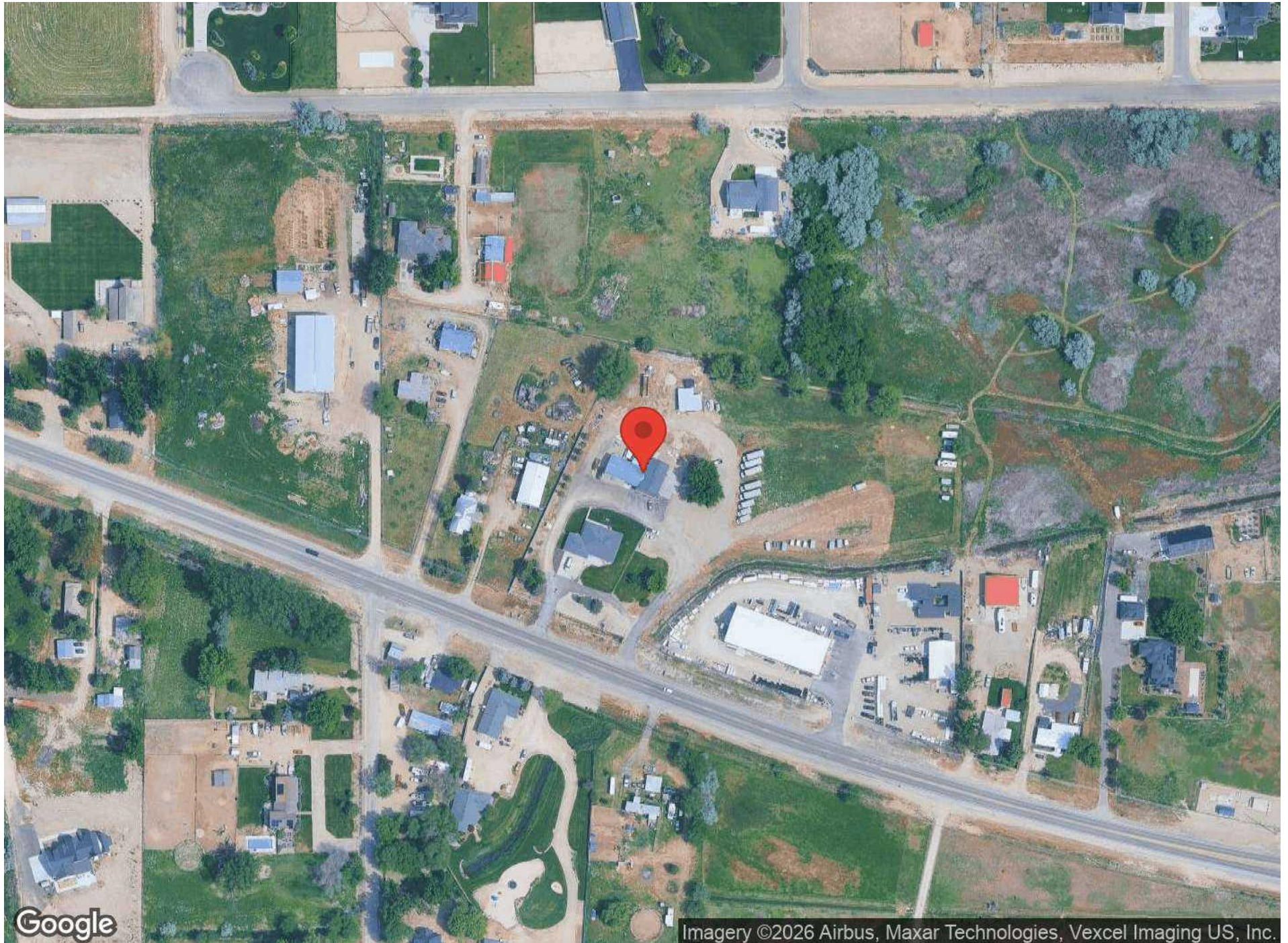
LOT LINES





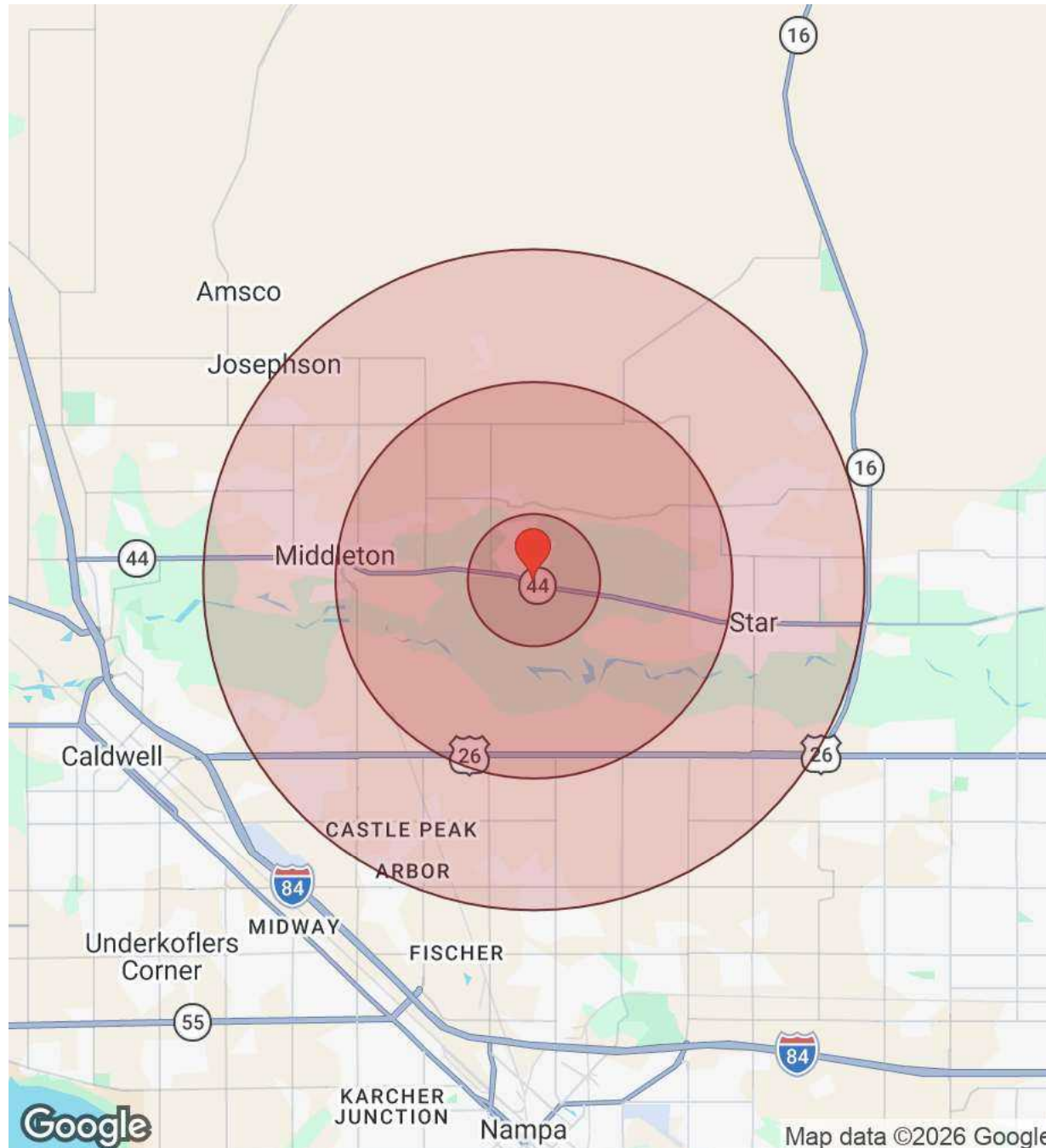
AERIAL MAP

8390 IDAHO 44



DEMOGRAPHICS

8390 IDAHO 44



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 838 | 6,080 | 25,479 |
| Female | 862 | 6,328 | 25,709 |
| Total Population | 1,700 | 12,408 | 51,189 |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White | 1,262 | 9,487 | 38,750 |
| Black | 3 | 41 | 379 |
| Am In/AK Nat | 4 | 31 | 118 |
| Hawaiian | 3 | 10 | 51 |
| Hispanic | 367 | 2,359 | 9,716 |
| Asian | 11 | 110 | 747 |
| Multiracial | 49 | 364 | 1,367 |
| Other | 1 | 6 | 56 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 653 | 4,615 | 18,690 |
| Occupied | 606 | 4,339 | 17,595 |
| Owner Occupied | 552 | 3,747 | 15,293 |
| Renter Occupied | 54 | 592 | 2,302 |
| Vacant | 46 | 276 | 1,095 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14 | 335 | 2,549 | 10,465 |
| Ages 15 - 24 | 188 | 1,468 | 6,197 |
| Ages 25 - 54 | 592 | 4,642 | 19,616 |
| Ages 55 - 64 | 271 | 1,651 | 6,418 |
| Ages 65+ | 314 | 2,099 | 8,492 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|-----------------|-----------|----------|----------|
| Median | \$104,289 | \$94,483 | \$95,599 |
| Under \$15k | 31 | 207 | 769 |
| \$15k - \$25k | 19 | 124 | 778 |
| \$25k - \$35k | N/A | 107 | 541 |
| \$35k - \$50k | 38 | 465 | 1,490 |
| \$50k - \$75k | 116 | 662 | 3,069 |
| \$75k - \$100k | 80 | 775 | 2,610 |
| \$100k - \$150k | 133 | 1,107 | 4,653 |
| \$150k - \$200k | 118 | 525 | 1,877 |
| Over \$200k | 73 | 367 | 1,807 |

Map data ©2026 Google

DISCLAIMER

8390 IDAHO 44



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