



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 17,000 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

GARRITY CROSSING
TACO BELL, Pizza Hut, PHILLIPS 66, Mister Donut, McDonald's, SUBWAY

GATEWAY CENTER
STARBUCKS COFFEE, PANDA EXPRESS, JJ, SHOE CARNIVAL, FIREHOUSE SUBS, POPEYES, Freddy's STEAKBURGERS, SEPHORA, jcpenny, Primary Health, DEFY, WinCo FOODS, SPORTS AUTHORITY



NAMPA AIRPORT

5 MIN DRIVE TO I-84





POPULATION
48,684
3 MI. RADIUS



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



HIST. ANN. GROWTH
3.3%
3 MI. RADIUS

