



KINGS APARTMENTS

3126 E Victory Rd, Nampa, Idaho

PROPERTY DESCRIPTION

Introducing a new 120-unit apartment complex at the prime corner of Victory and Kings Roads in Nampa, Idaho. Prime location near College of Western Idaho and a major retail center, with quick access to highways, education, shopping, dining, and entertainment. Nampa's strong growth and vibrant community make it highly attractive for tenants and investors.

Units will feature spacious layouts, premium finishes, and excellent amenities: fitness center, community lounge, outdoor recreation spaces, and abundant parking. The property includes 14 buildings (three 12-plexes + eleven 24-plexes). Phase 1 (120 units) is now under construction.

Site improvement plans are submitted to the City of Nampa—approval expected in ~30 days. Site approval required before building permit submissions.

Construction documents are finished for two of three Phase 1 building types (third + clubhouse in final stages). Upon site approval, we'll submit all Phase 1 building permits immediately, targeting approval in about three months. Vertical construction follows. Site work can proceed per approved phasing, with major utilities and drainage tied to Phase 1.

EXECUTIVE SUMMARY

PROPERTY INFO

Price	\$33,961,286
Units	120
Price per unit	\$283,011
Price per SF	\$294.59
YB/YR	2025-2027
Building size (RSF)	115,284 SF
Bedrooms	228



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120 represents the total number of units in Phase I, as depicted in the rendering.



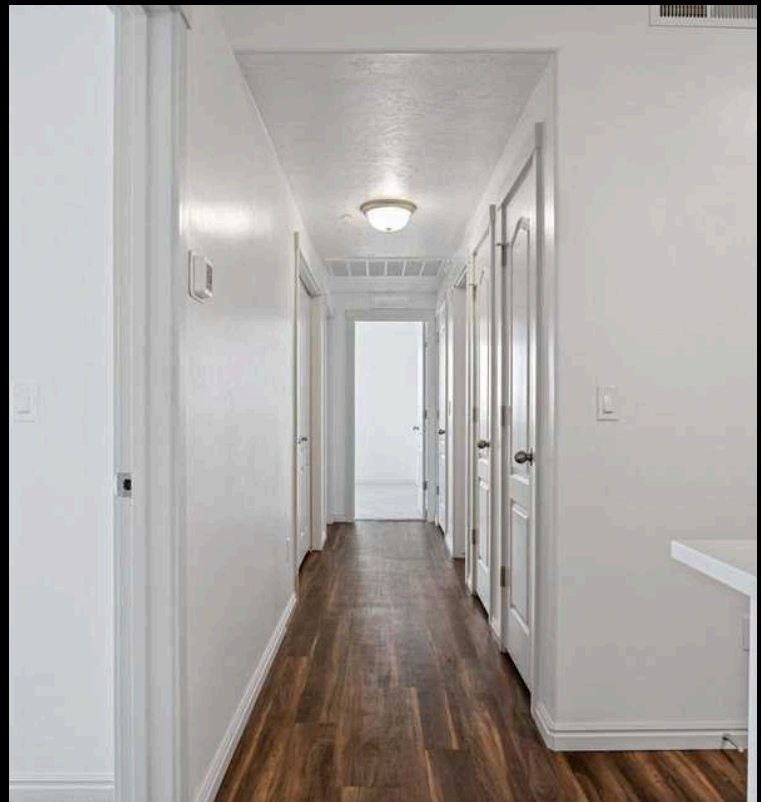
FOR UNIT MIX, INCOME, AND EXPENSE DETAILS:
[**CLICK HERE**](#)



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Kings Apartments | Nampa, Idaho *Photos Similar



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Each Office Independently
Owned and Operated
KW Commercial

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1065 S. Allante Place, Boise, ID 83709



Population	1 Mile	3 Miles	5 Miles
Total Population	8,486	71,739	129,951
Average Age	35	36	37
Average Age (Male)	35	35	36
Average Age (Female)	36	37	38
Household & Income	1 Mile	3 Miles	5 Miles
Total Households	2,880	25,303	45,227
Persons per HH	2.9	2.8	2.9
Average HH Income	\$80,389	\$78,722	\$88,648
Average House Value	\$369,250	\$388,745	\$433,319
Per Capita Income	\$27,720	\$28,115	\$30,568

Map and demographics data derived from AlphaMap

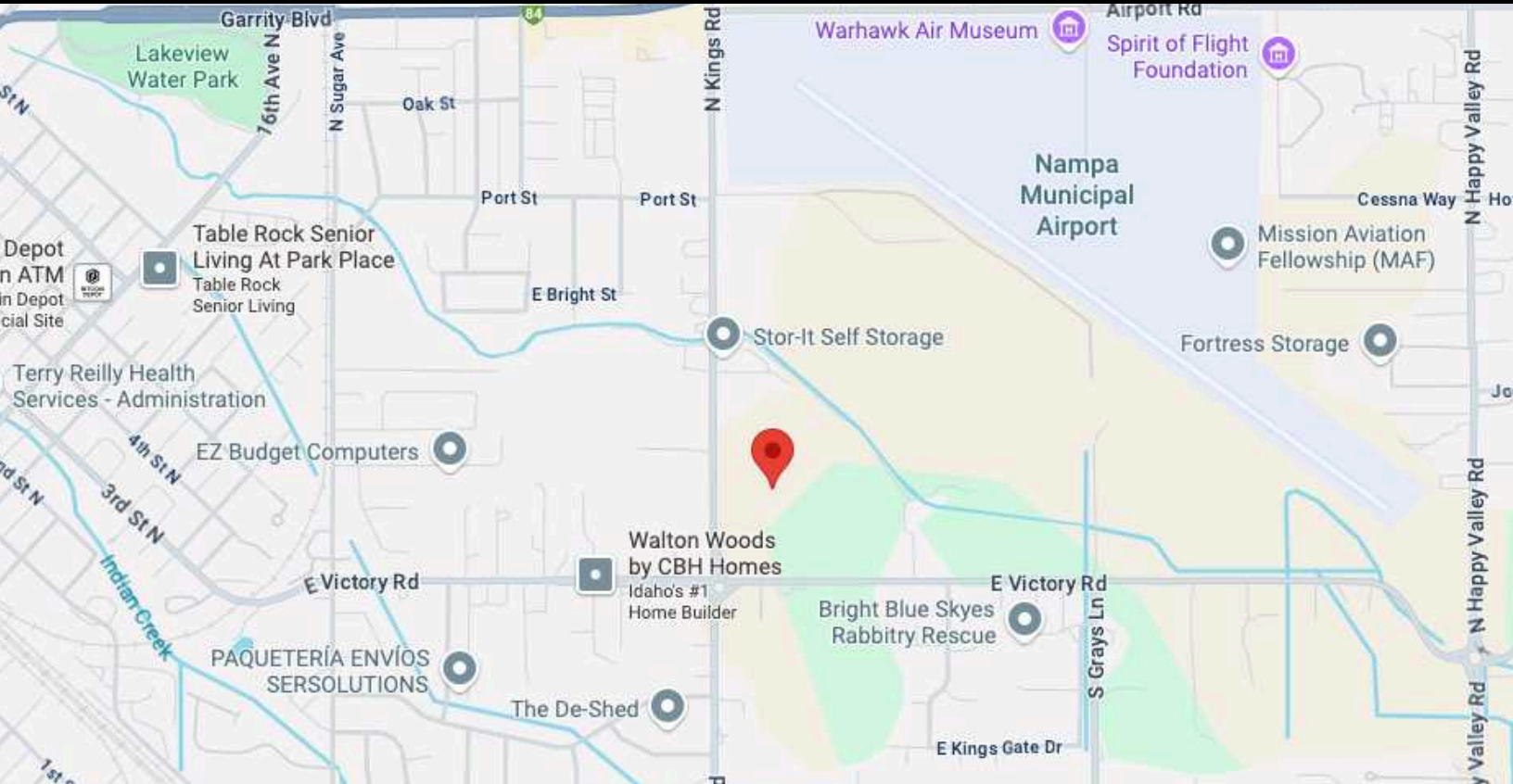


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LIVING IN THE TREASURE VALLEY

Backed by beautiful mountains, blessed with over 200 days of sunny weather and an unemployment rate of 2.8% the Treasure Valley is earning national acclaim like no other mid-sized city in America. It is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work. Our unbelievable quality of life has attracted a thriving mix of agribusiness, high tech and manufacturing industries along with a young, educated workforce to support them. The Boise Foothills provide over 135 miles of unmatched mountain biking and hiking trails expanding to Bogus Basin Ski Area. A beautiful greenbelt system runs from Lucky Peak Reservoir through Boise, 25 miles, along the Boise River and ending in Eagle, ID.

Location Details

County	Canyon
Proximity to Boise	20 miles west of Boise
Diverse Industries	Manufacturing, retail, & healthcare
Transportation	Easy access to major highways
Walking Trails	Nampa Greenbelt



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