

# DEVELOPMENT LAND

Residential Mixed Use



W Karcher Rd

N Middleton Rd

1819 N Middleton Road, Nampa, ID 83651  
**LAND FOR SALE**



**INTERMOUNTAIN**  
COMMERCIAL REAL ESTATE

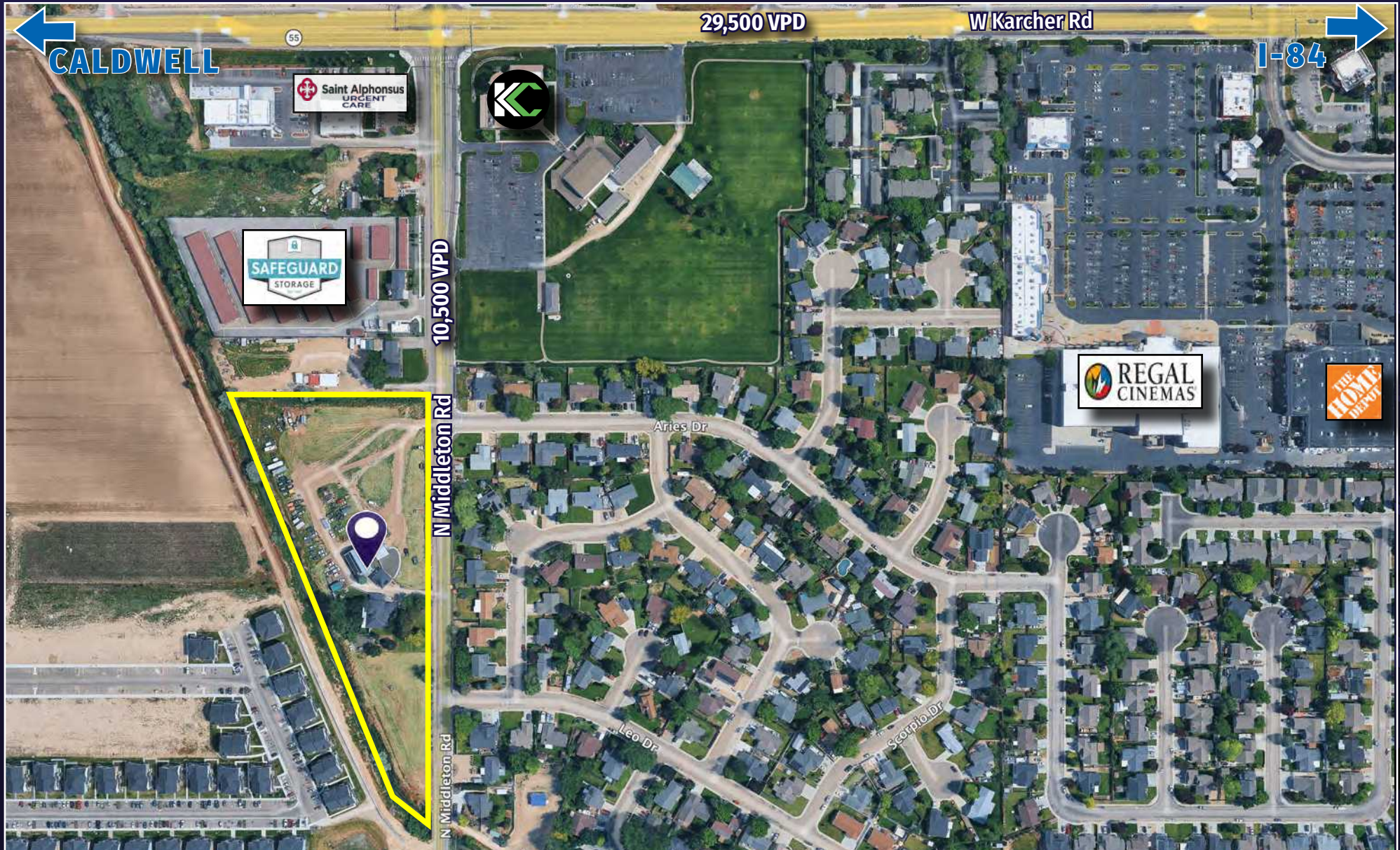
DARIN BURRELL // PRINCIPAL/ASSOCIATE BROKER / [darin@icreboise.com](mailto:darin@icreboise.com) / (208) 286-2260 office / (208) 860-0332 cell  
SETH MCCORMACK // SENIOR BROKERAGE ADVISOR / [seth@icreboise.com](mailto:seth@icreboise.com) / (208) 286-2272 office / (208) 918-1030 cell

[www.ICREBOISE.com](http://www.ICREBOISE.com)

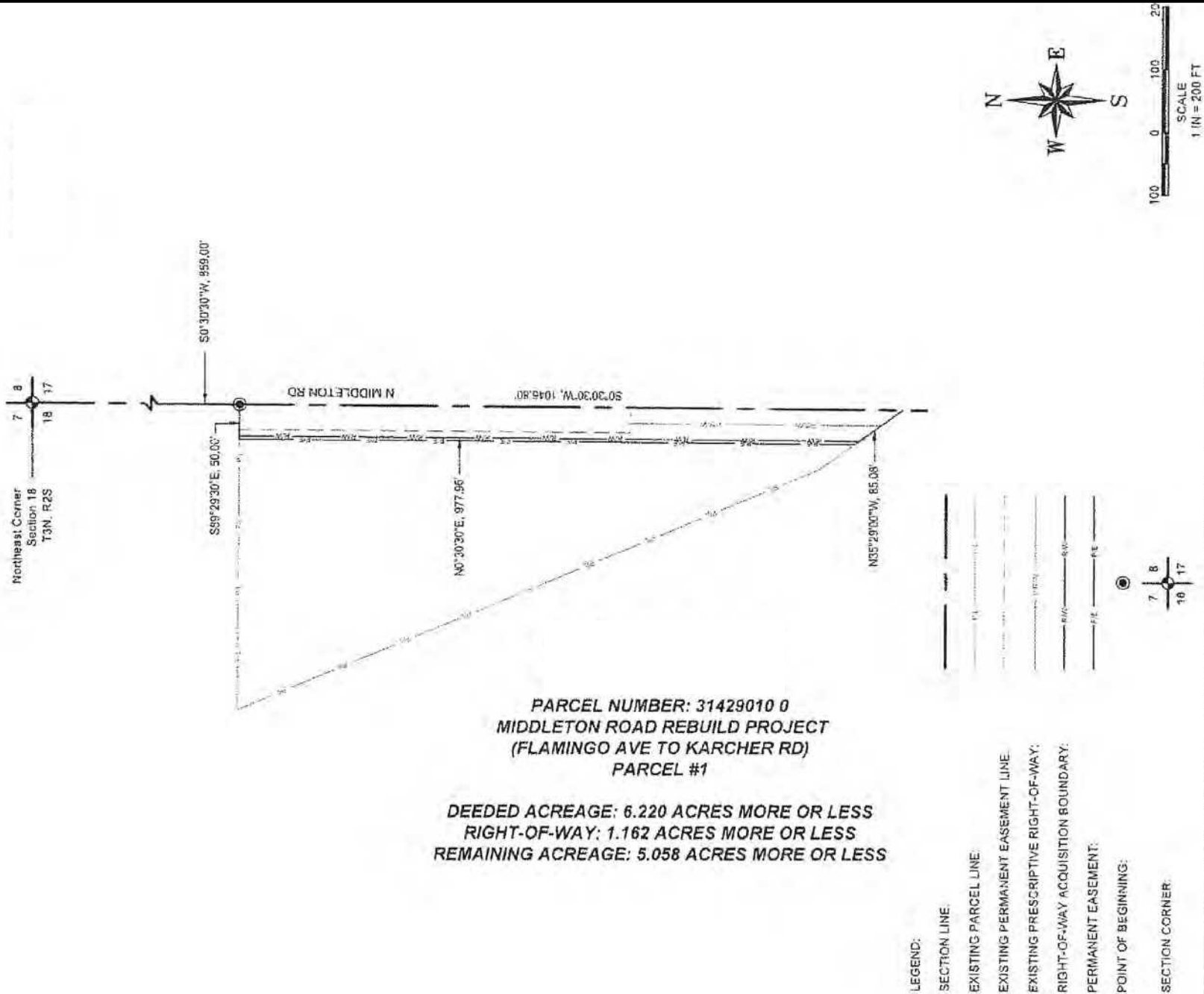
# PROPERTY HIGHLIGHTS

- **Asking Price - \$1,995,000 (\$9.05 PSF)**
- 5.06 Acres
- Current Zoning: Residential Ag/Enclave
- Nampa 2040 Comprehensive Plan Zoning: Residential Mixed Use

- Middleton Rd to be expanded to 5 lanes (with center two-way left turn lane & sidewalk). Construction is expected to begin Spring of 2026, with completion in 3-4 months (Summer 2026).
- Property accessed with a total of 3 curb cuts.
- All utilities will be stubbed to property line at time of road expansion.



1819 N Middleton Rd, Nampa, ID 83651



← CALDWELL

MERIDIAN/BOISE →



Nampa Caldwell Blvd

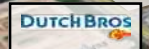
Nampa Caldwell Blvd

29,500 VPD

NorthWest Village  
264 Units

W Karcher Rd

10,500 VPD



Subject Site

W Karcher Rd

N Middleton Rd

N Middleton Rd

N Middleton Rd

W Flamingo Ave

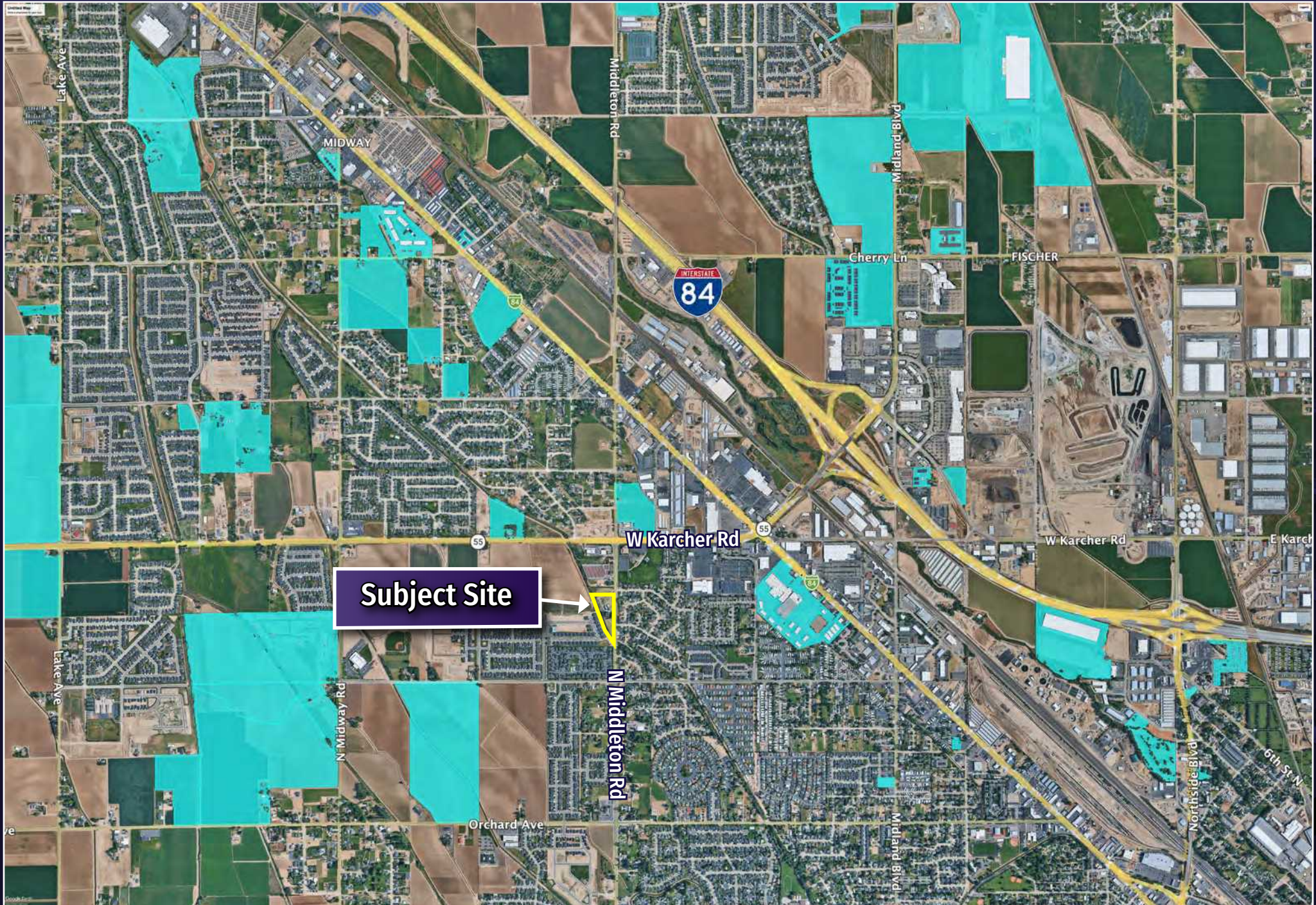
Elijah Drain

Leo Dr

Pisces Dr

# PRELIMINARY PLAT MAP

## 7,988 LOTS



The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.

# Residential Mixed Use



# Residential Mixed Use Development

## Zones

RS, RP, BN, BC, IP, IL, HC, & U

## Description

This land use designation has a density of 2.51 to 8 dwelling units per acre (gross). Its character is medium density residential neighborhoods with some commercial and/or low impact light industrial area along collector and arterial streets.

## Highlights

- Primarily residential with 5% - 50% of gross parcel area in commercial or low-impact light industrial.
- Land use character: neighborhood-oriented, such as nursery, convenience store, restaurant, local retail, doctor's/ dentist's office, bank/credit union, barber/hair salon, gas station, small flexible industrial building
- Single-family detached; townhouses; duplexes; single-family live/work units; residential/retail/commercial
- Small residential lots encouraged.



## Additional Resources

[City of Nampa 2040 Comprehensive Plan](#)

[City of Nampa Planning and Zoning Code Chapters](#)

[Adopted City Plans](#)

## Contact the Planning & Zoning Department

- ☎ 208-468-4430
- ✉ [pzall@cityofnampa.us](mailto:pzall@cityofnampa.us)
- 🌐 [cityofnampa.us/255/Planning-Zoning](http://cityofnampa.us/255/Planning-Zoning)

## Goals for Mixed-Use Development

- To build neighborhoods with reasonable access to services.
- To encourage innovative design, creative placement, and sustainable function of structures
- To conserve open space and agricultural land
- To encourage uses that are compatible with each other and surrounding land uses
- To provide opportunities for quality affordable housing and transit-friendly development
- To beautify the community in a cohesive design
- To promote efficient use of resources
- To encourage smart-growth development

## Mixed-Use Types

Mixed-Use development is divided into two types:

**Residential Mixed Use** has a lower density residential focus with existing neighborhood commercial services available within one quarter(1/4)-mile walking distance. Designs should be arranged in neighborhood settings with commercial along collectors and arterials.

**Community Mixed Use** has a regional commercial and light industrial/industrial park focus with higher density residential. Designs should be arranged with commercial or light industrial/industrial parks on collectors and arterials with integrated high-density residential.

## Nampa's Mixed-Use Elements

Mixed-use development should contain a variety of elements that make them an attractive asset to the community. A few of many possible features are listed below:

- A variety of housing types and pricing levels
- Professional residential uses such as live/work, retail with residential above, offices that blend within residential settings
- Easy access to services and job centers
- A neighborhood marketplace with a mix of commercial/services
- Central gathering areas
- Transit-oriented design
- Access to recreational elements, parks, pathways, and open space for residents
- Safe transportation/street system
- Aesthetically pleasing architecture, streetscapes, and landscaping
- Attractive signage and community artwork
- High-quality design
- Business campus with amenities for workers
- Connectivity