

MULTI-DIMENSIONAL MIDDLETON DEVELOPMENT FOR SALE

9145 HWY. 44 | MIDDLETON, ID 83644

PRICE REDUCTION!



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE	\$1,299,000 <i>Seller open to owner carry or joint venture structure</i>
TOTAL SIZE (AC)	11.413
COUNTY	Canyon
MARKET	Middleton
ZONING	AG
FRONTAGE	Hwy. 44
PARCEL	R3395201000

*Contact the city about utilities related to the site

Existing Improvements:

Shop: ± 60' x 14'

Shed: ± 30' x 36'

Mobile Home: Suitable for occupancy



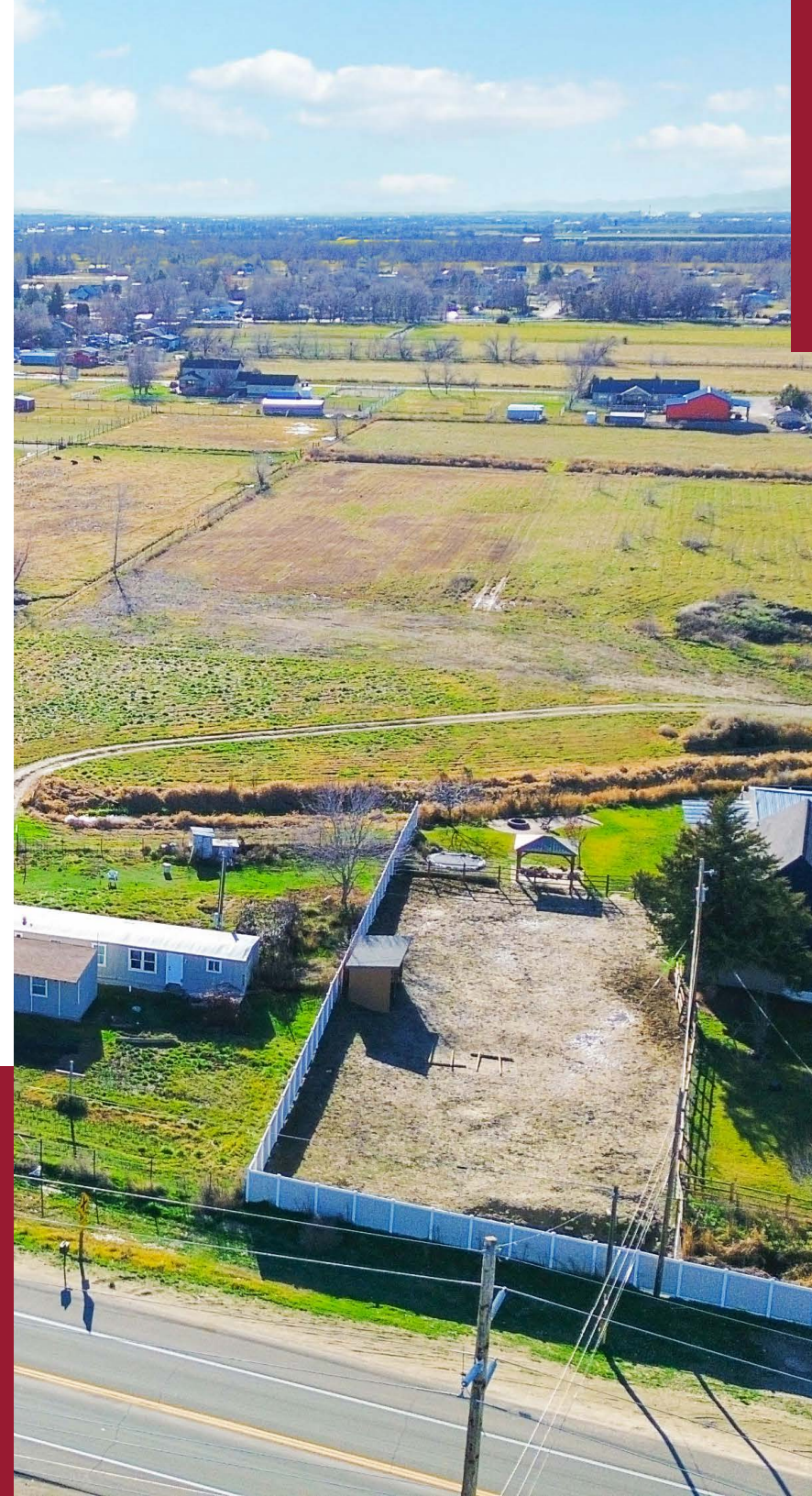
EXECUTIVE SUMMARY

Lee & Associates is pleased to present a strategic parcel located in the high-growth corridor between Star and Middleton. This 11.413-acre property represents a premier development opportunity in the area. Both County and City have indicated a desire to approve redevelopment of the site. Buyer to verify with each of them.

Whether you are seeking a buy-and-hold investment with onsite living, a commercial development project, or a joint venture opportunity, this property is positioned within one of the epicenters of Idaho's residential growth.

PROPERTY HIGHLIGHTS

- » Highway 44 Frontage: Property had been previously approved for a conditional rezone to C2, which has since expired.
- » Development Potential: AG zoning with the City of Middleton open to subdivision.
- » Strong Flex-Space Demand: Limited flex and office options in the area create a unique opportunity.
- » On-Site Improvements: Livable mobile home, approximately 60' x 14' shop, and approximately 30' x 36' storage shed.



AERIAL

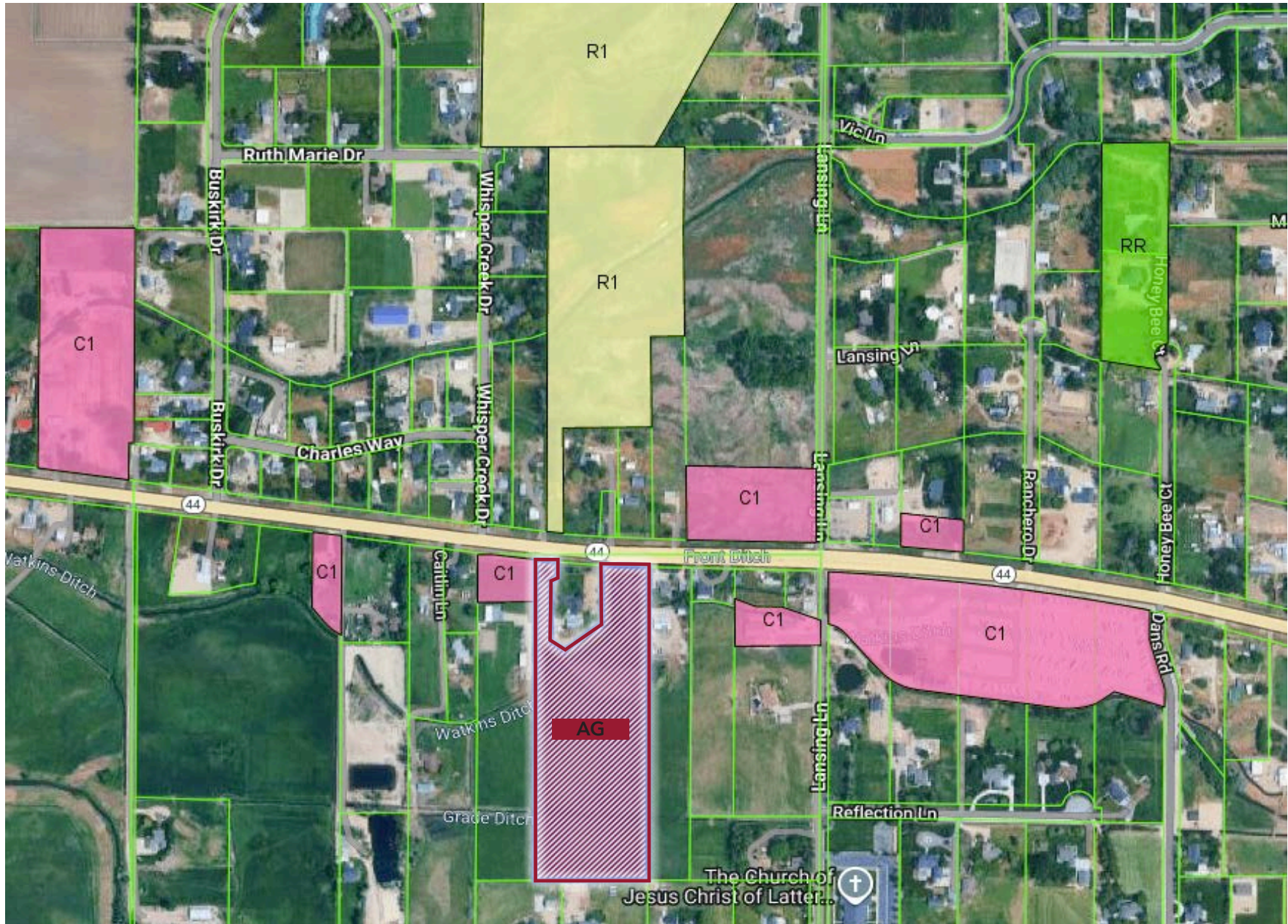


SHOP

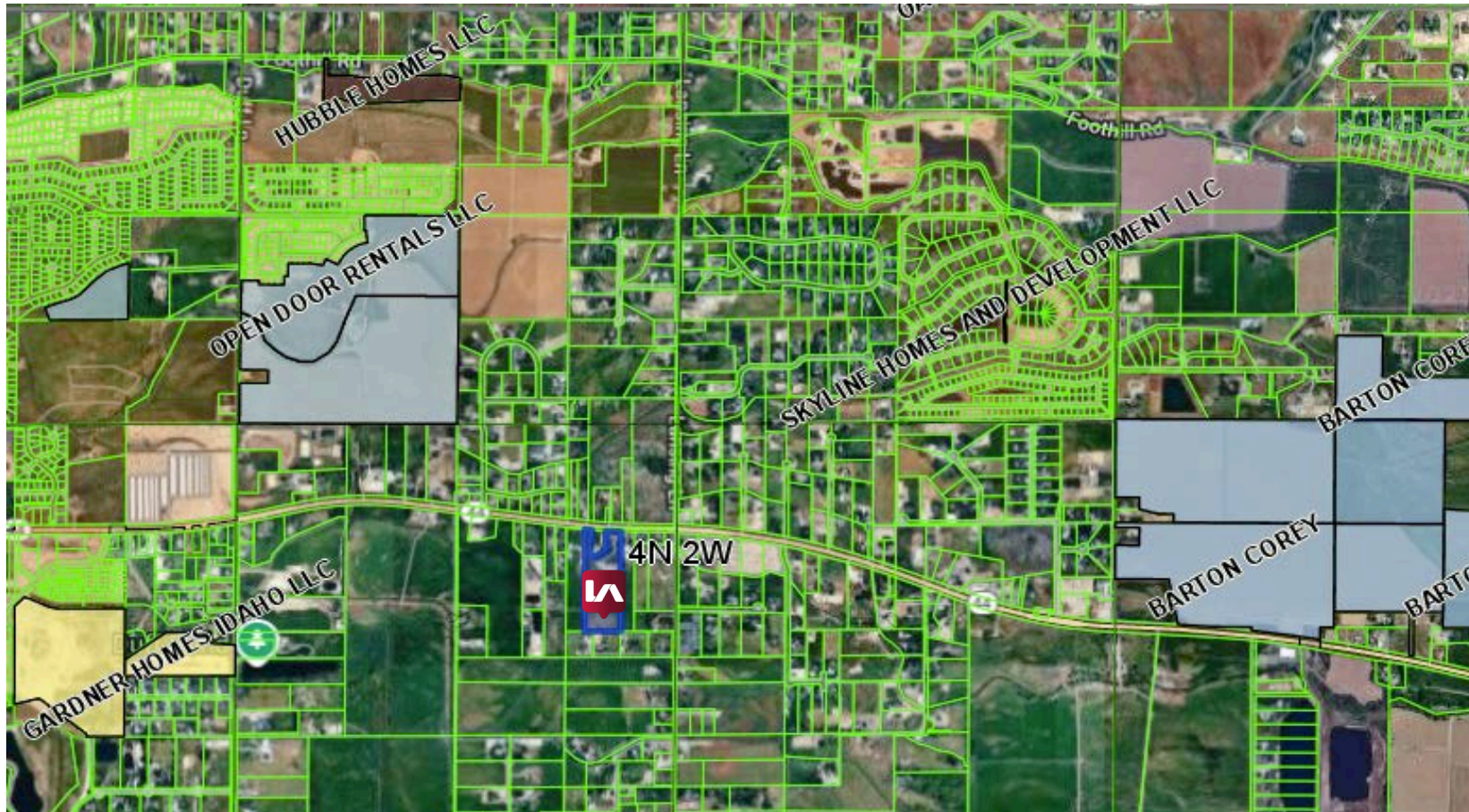
MOBILE HOME

SHED

CANYON COUNTY ZONING MAP



DEVELOPMENT PROJECTS



Situated in the heart of an expanding development area, this site is surrounded by active and planned projects, making it an ideal location for a wide range of development potential.

LOCATION MAP



DISTANCE TO INTERSTATE

INTERSTATE 84 8.6 MILES

HWY. 44





AREA OVERVIEW

MIDDLETON, IDAHO

Middleton, Idaho, is a rapidly growing city located in the western Treasure Valley, approximately 20 miles west of downtown Boise and just north of Interstate 84. Originally established in the early 1900s as an agricultural community, Middleton has evolved into one of the region's most desirable small cities, offering a balance of rural character and modern development. The city's strategic location provides convenient access to major employment centers in Boise, Meridian, and Nampa while maintaining a distinct small-town feel.

Middleton is known for its strong sense of community, quality schools, and expanding residential and commercial development. The historic downtown area serves as a local gathering point, hosting community events and supporting small businesses, while newer growth continues along major corridors. Surrounded by farmland, open space, and views of the Boise foothills, Middleton appeals to residents and businesses seeking long-term growth opportunities in a well-planned, high-demand market. As population and infrastructure continue to expand, the city remains focused on thoughtful development that preserves its heritage while supporting future economic vitality.



POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	38,820	102,663	226,863

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$134,346	\$123,622	\$106,420

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	13,288	36,596	84,370

LABOR FORCE

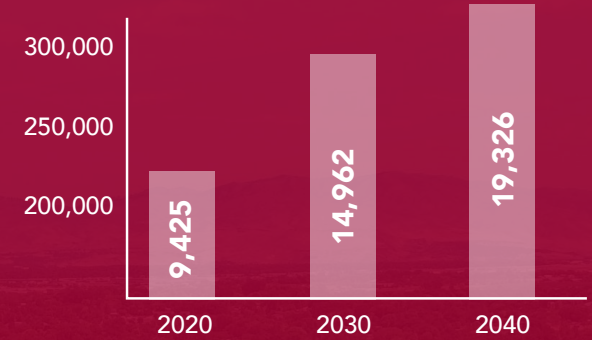
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	19,668	53,976	119,152

KEY EMPLOYERS

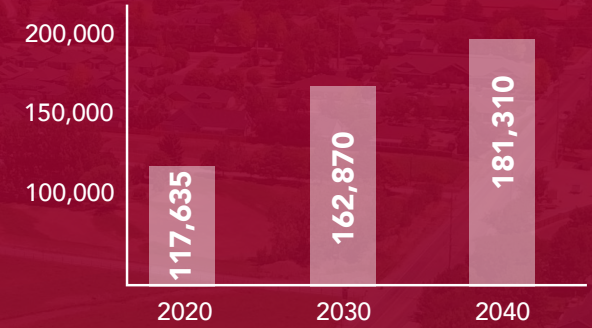
	# OF EMPLOYEES
West Ada School District	5,000+
St. Luke's Regional Medical Center	2,000+
Blue Cross of Idaho	1,500+
Walmart	1,500+
Scentsy Inc.	1,500+

GROWTH PROJECTION

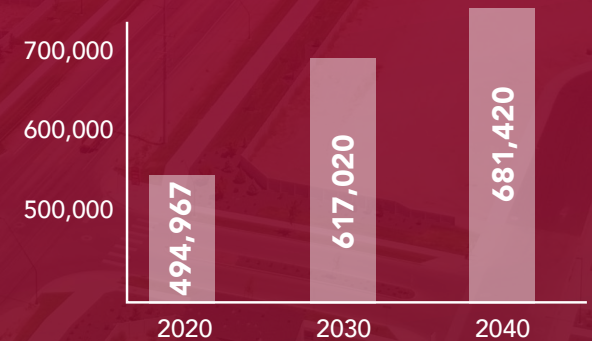
MIDDLETON



MERIDIAN



ADA COUNTY





FOR MORE INFORMATION, PLEASE CONTACT

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