

DEVELOPMENT LAND

Commercial/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 / (208) 286-2260 office / (208) 860-0332 cell
SETH MCCORMACK // SENIOR BROKERAGE ADVISOR / seth@icreboise.com / (208) 286-2272 office / (208) 918-1030 cell

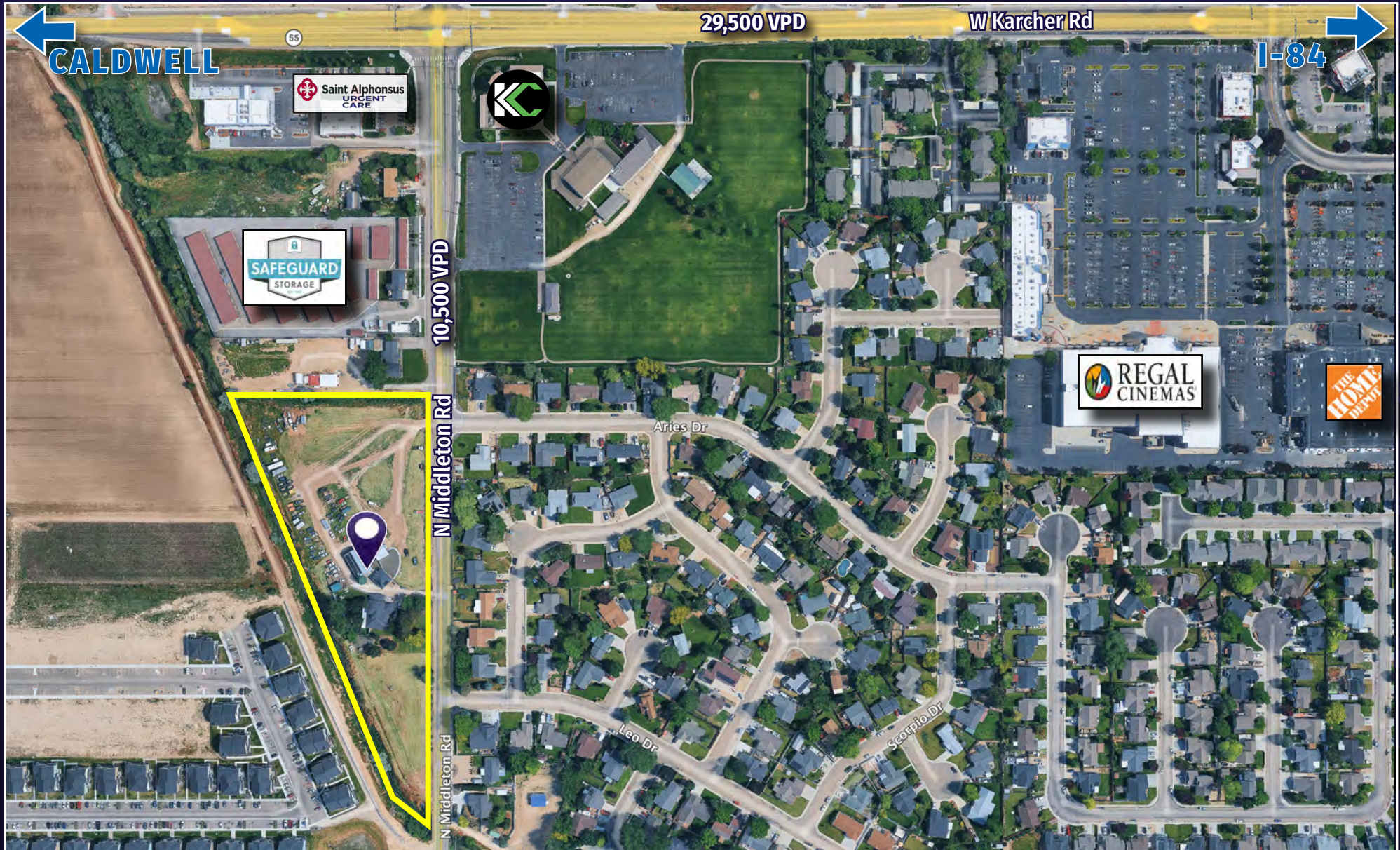
www.ICREBOISE.com

PROPERTY HIGHLIGHTS

- **Asking Price - Contact Agent**

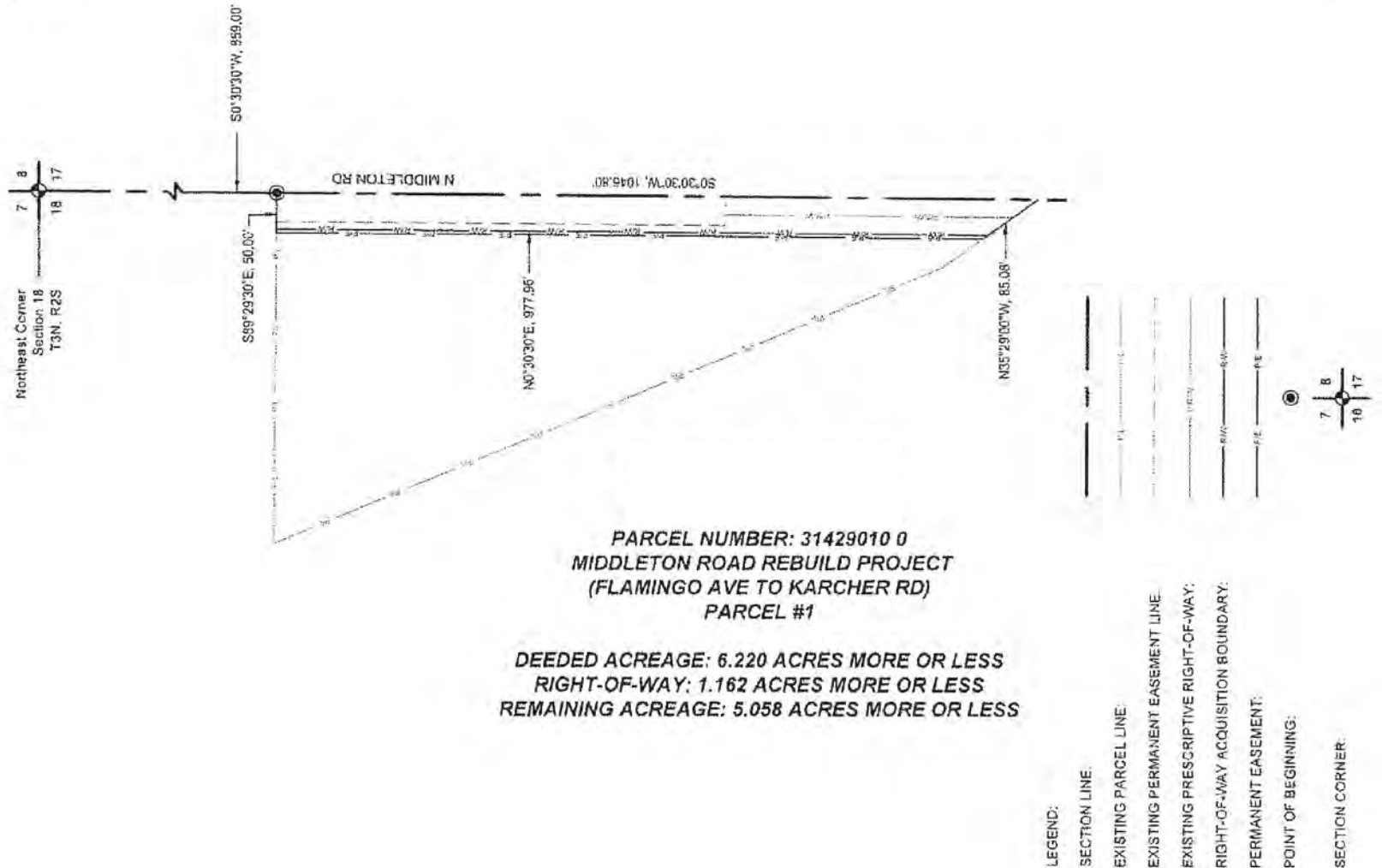
- 5.06 Acres
- Current Zoning: Residential Ag/Enclave
- Nampa 2040 Comprehensive Plan Zoning: Residential Mixed Use (Potential for Commercial Zoning)

- 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.



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.

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← CALDWELL

MERIDIAN/BOISE →



Nampa Caldwell Blvd

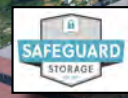
Nampa Caldwell Blvd

NorthWest Village
264 Units

29,500 VPD

W Karcher Rd

10,500 VPD



Subject Site

W Karcher Rd

N Middleton Rd

N Middleton Rd

W Flamingo Ave

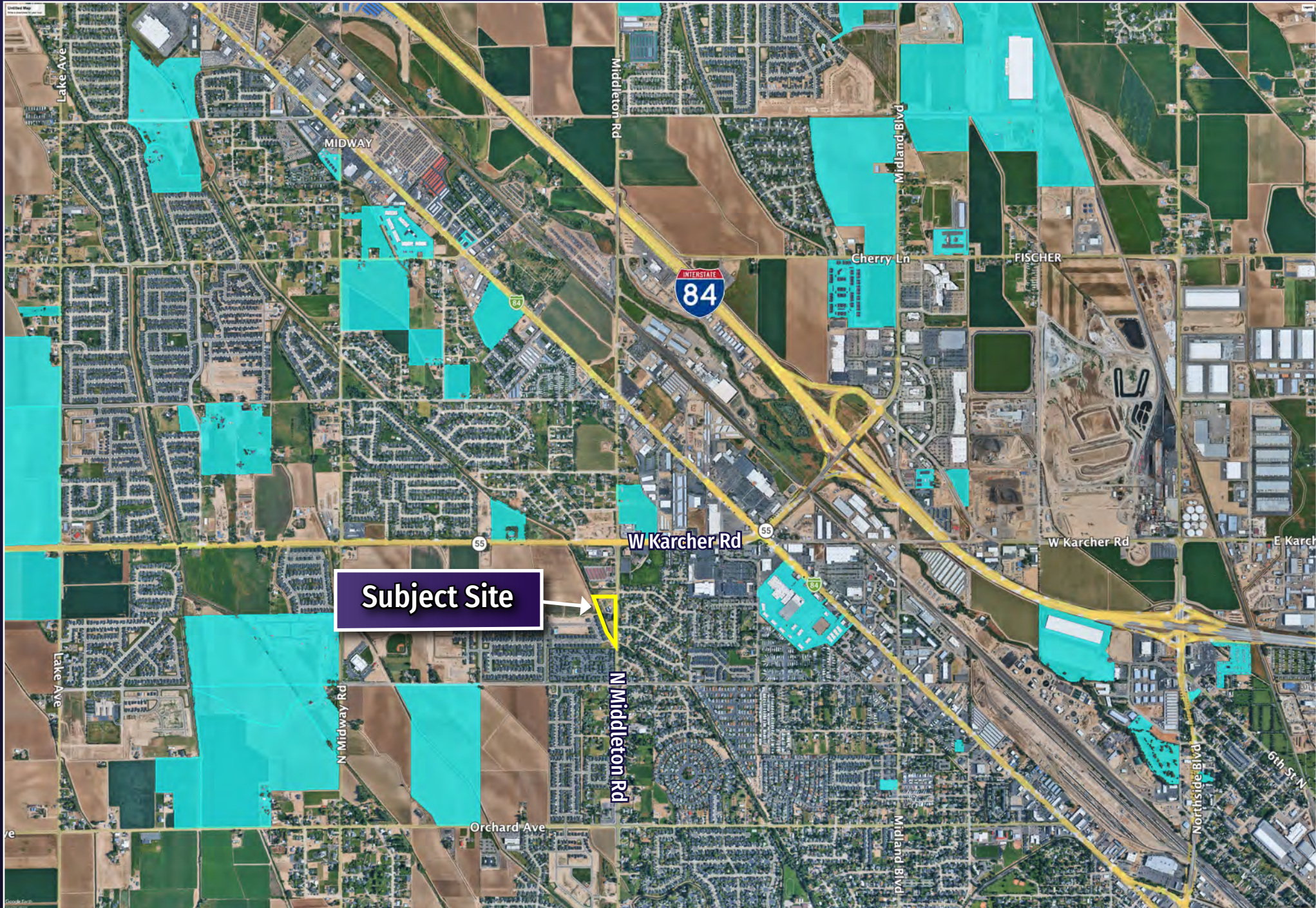
Elijah Drain

Pisces Dr

Leo Dr

PRELIMINARY PLAT MAP

7,988 LOTS



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