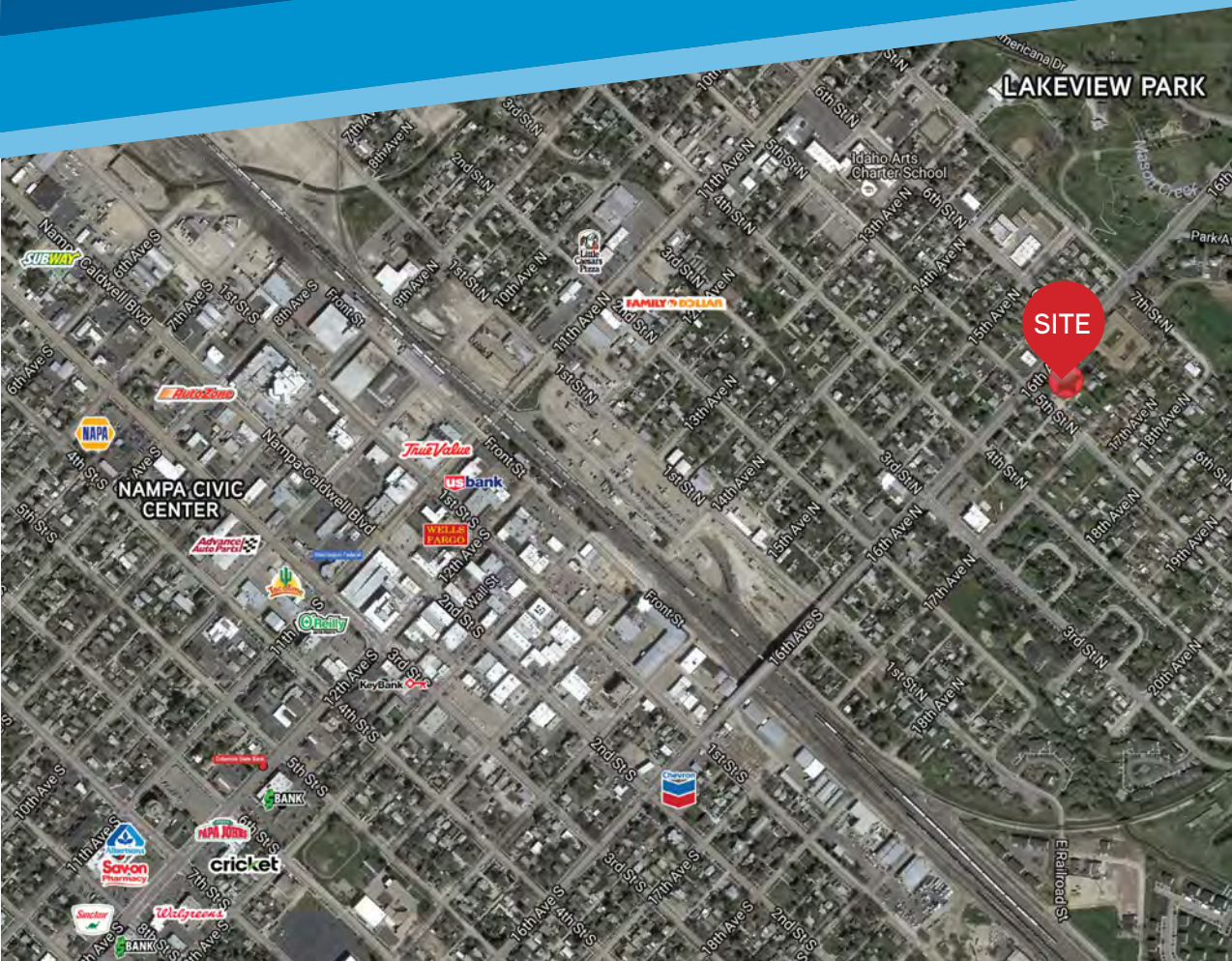


**FOR  
SALE**

# Downtown Nampa Development Ground

512 16<sup>TH</sup> AVENUE N | NAMPA, ID 83687



## PROPERTY INFORMATION

|                |            |
|----------------|------------|
| Property Type: | Land       |
| Land Size:     | 0.48 Acres |
| Sale Price:    | \$106,000  |

## HIGHLIGHTS

- Prime development land on highly traveled 16<sup>th</sup> Ave near Nampa city center
- Property is zoned RML
- Zoning allows for Multi-family development
- Seller will do a contract build for 10-plex concept if Buyer requests
- City of Nampa will provide a tax credit in exchange for allowing the Nampa Fire Department to complete a training burn on existing building.

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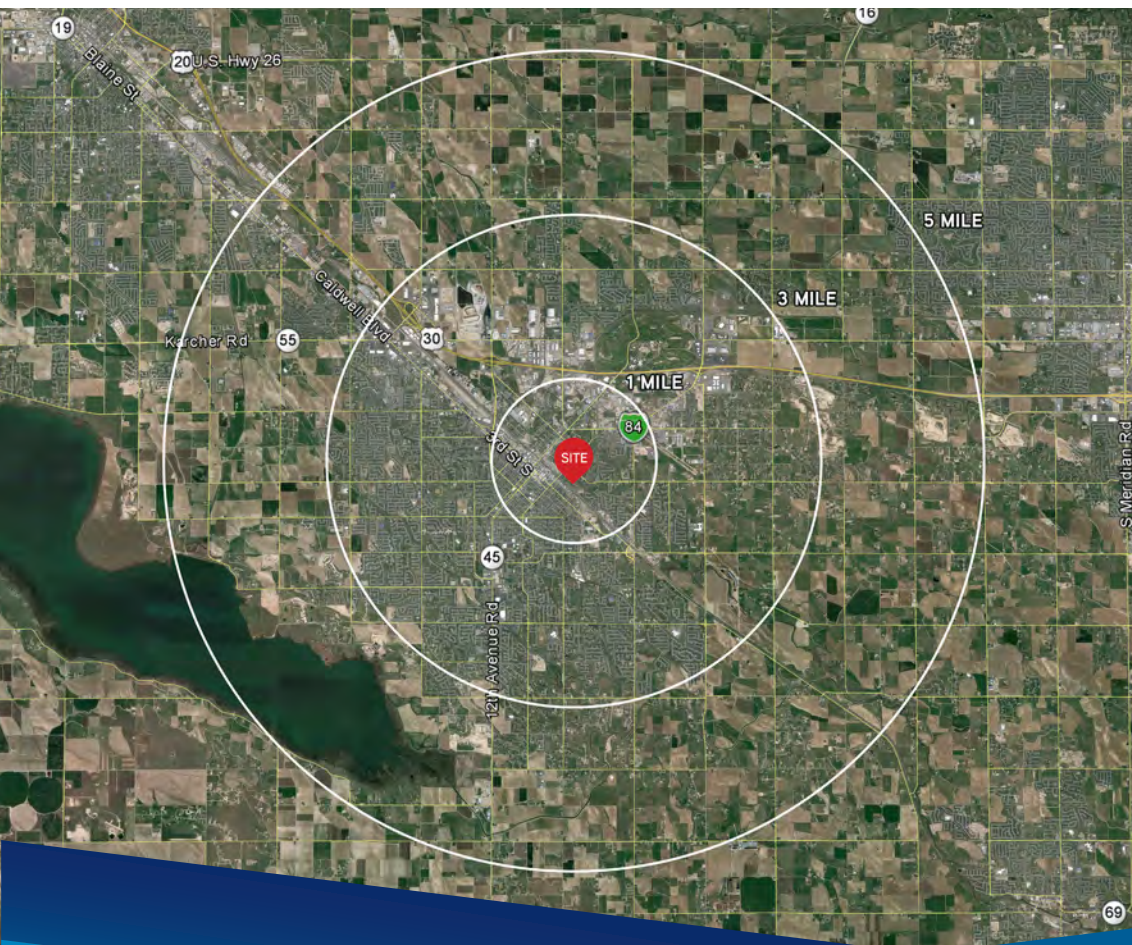
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## Demographics

|                   | 1 Mile   | 3 Mile   | 5 Mile   |
|-------------------|----------|----------|----------|
| Population        | 8,051    | 36,759   | 130,699  |
| Households        | 2,748    | 13,394   | 46,833   |
| Average HH Income | \$99,825 | \$79,316 | \$80,491 |



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