

# NWC Karcher & Middleton

Retail Pads Available



## Property Details

- 40,000+ VPD !
- 7 Prime retail pad sites available for land lease or build-to-suit
- Signalized corner with 6 lanes of traffic at the intersection
- Several access points to development
- 7.69 acres with flexible lot sizes
- Zoned Business Commercial
- Less than 1 mile from Nampa's retail hub which includes the Home Depot, the Karcher Mall, WinCo, Jack In The Box, Lowe's, and more.

## Description

Rocky Mountain Companies is proud to offer prime retail pads at one of the busiest intersections in Nampa with tremendous nearby rooftop growth. Nampa's population (106,000) has doubled since 2000. And by 2040, COMPASS expects it to rise to 150,000+.

Nampa offers some of the most affordable residential property in the Boise Valley. More rooftops means more demand for goods & services.

## Demographics

	1 mi.	2 mi.	3 mi.
Pop	8,211	25,529	55,656
Avg HH Income	\$48,432	\$54,790	\$55,783
Daytime Pop	9,540	27,065	54,922

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**Rocky Mountain**  
 Real Estate Services, LLC  
 350 N. 9th Street, Ste 200, Boise ID 83702

# Aerial

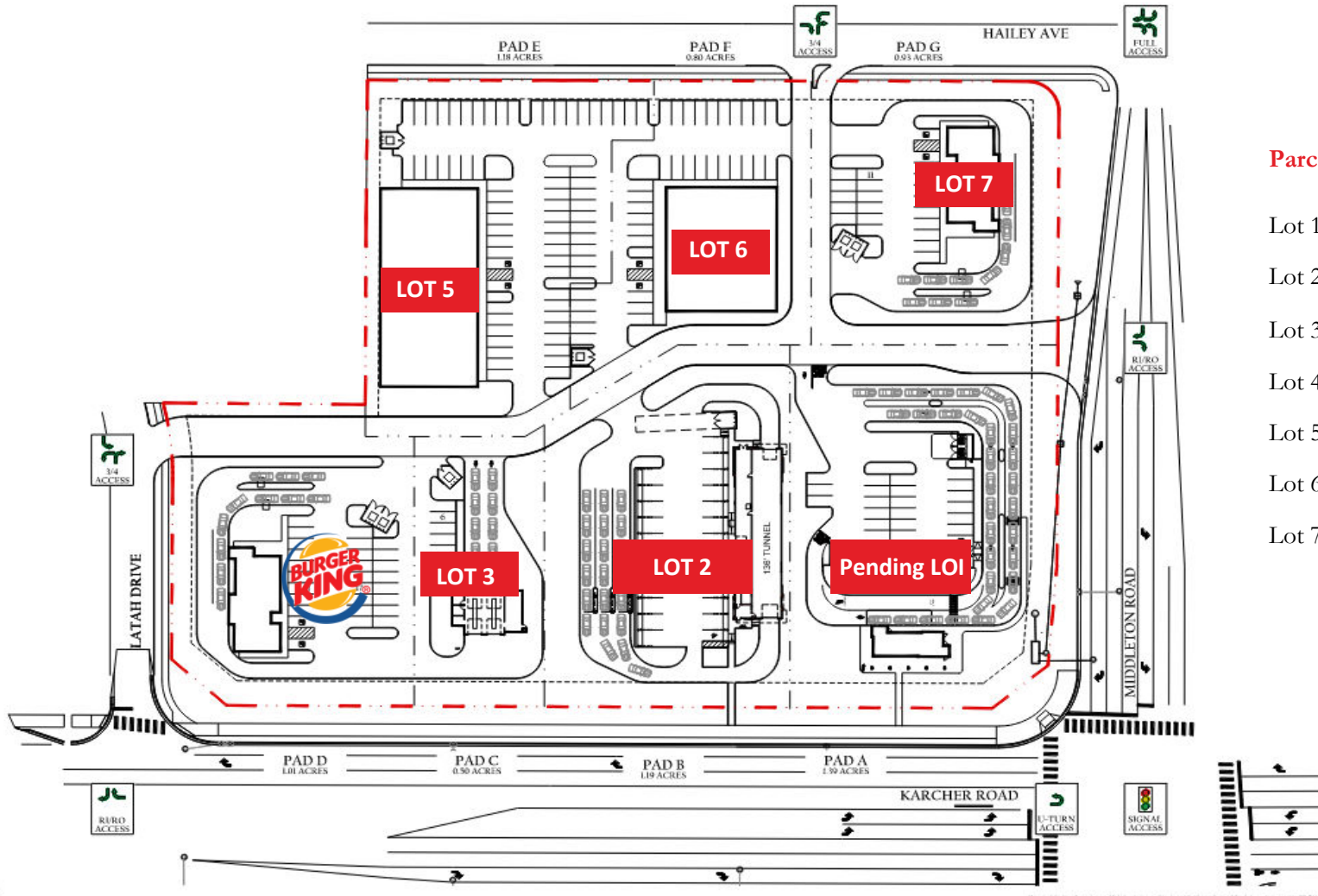


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# Potential Site Plan



Parcel	Square Footage
Lot 1	Pending LOI
Lot 2	± 1.19 Acres
Lot 3	± 0.50 Acres
Lot 4	Leased
Lot 5	± 1.18 Acres
Lot 6	± 0.80 Acres
Lot 7	± 0.93 Acres

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# New Residential Developments



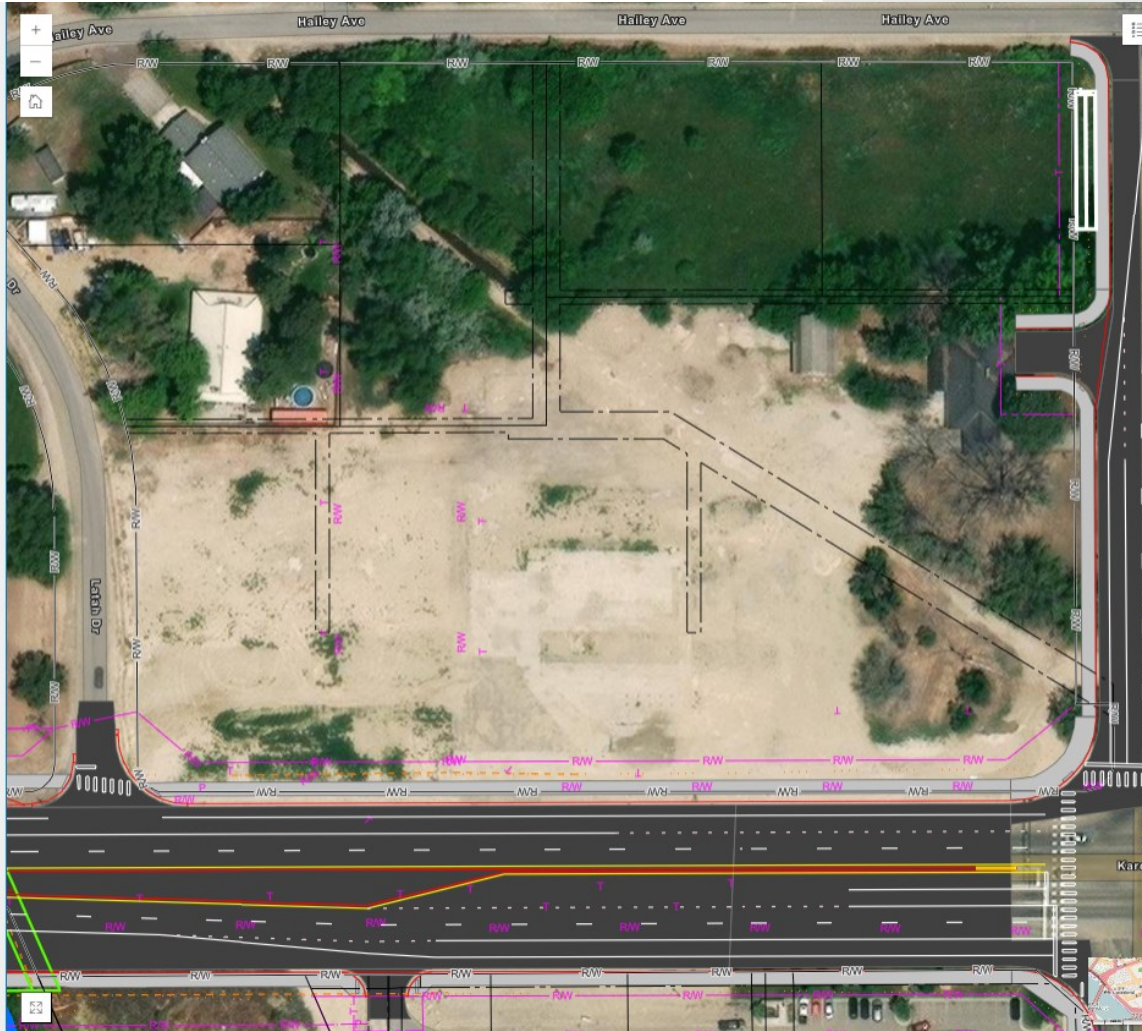
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# ITD Improvements



Construction in front of our property is expected between Fall 2026 & Summer 2027.



### FINAL DESIGN PLANS ARE EXPECTED TO INCLUDE:

- Widening the highway to four 12 ft. wide lanes and dedicated left turn lanes at major intersections.
- Widening shoulders to 8 feet.
- Adding a raised median and right-in-right-out turns throughout the corridor.
- Adding a 10-foot bicycle and pedestrian pathway on the north and south sides of SH-55.
- Upgrading signal equipment at existing signalized intersections.
- Adding sound walls in select locations.
- Adding a frontage road near 10<sup>th</sup> Ave on the north side of the highway.

### SCHEDULE

Completed SH-55, Pear Lane to Middleton Road Study. Identified the area in most need of safety and capacity improvements (Farmway Road to Middleton Road).	Early 2022
Developed design plans and gathered public input on improvements to SH-55 from Farmway Road to Middleton Road.	Summer 2022
Present revised design plans to the public for review.	Summer 2023
Finish purchasing right-of-way.	Early 2024
Begin construction.	2024

### FOR MORE INFORMATION

VISIT [itdprojects.org/state-highway-55-farmway-to-middleton-road/](http://itdprojects.org/state-highway-55-farmway-to-middleton-road/)  
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