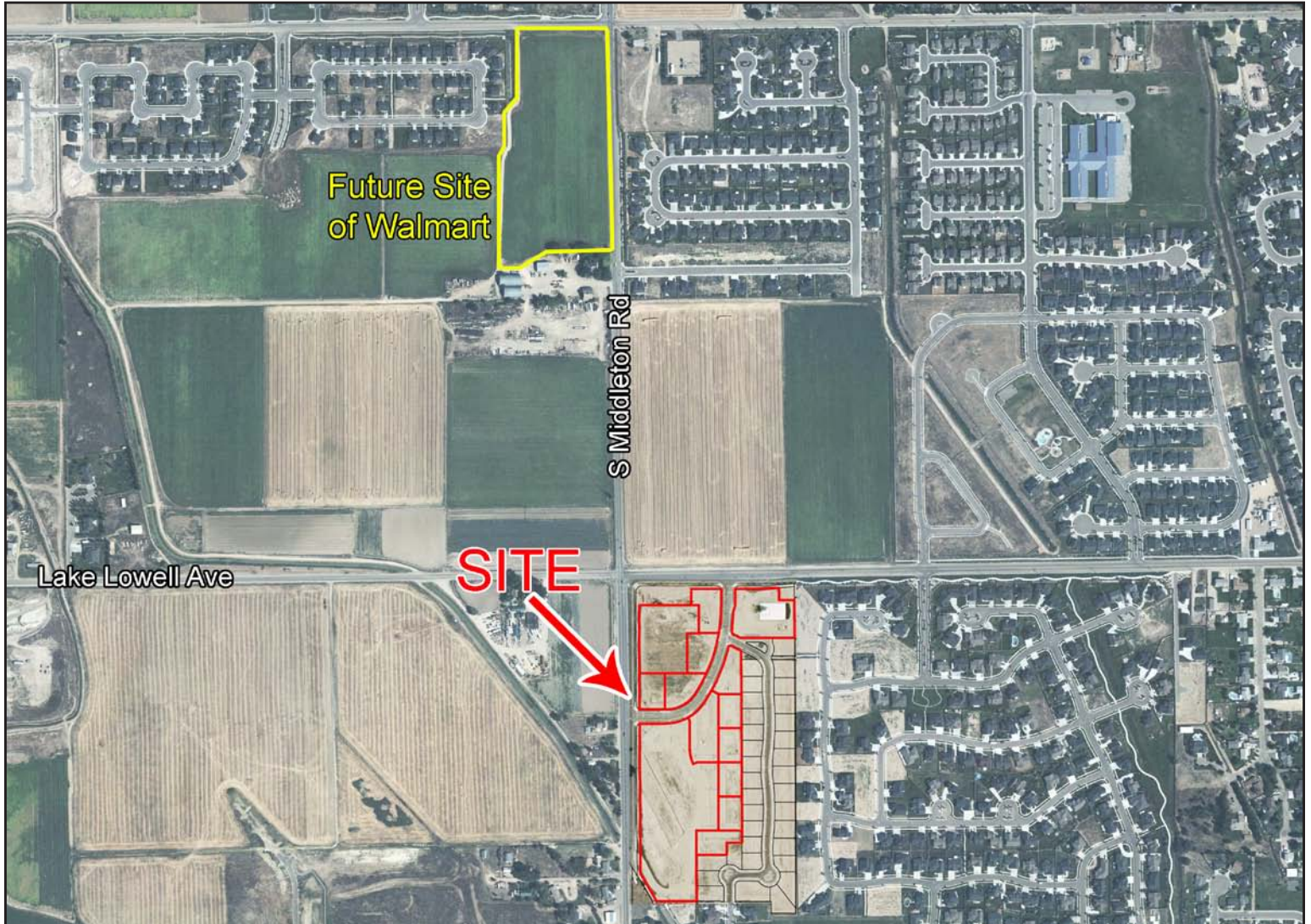


Fall River Business Park

SE Corner of Lake Lowell & Middleton - Nampa, ID
LAND FOR SALE



Listing Comments:

Broad zoning can accommodate a variety of users including medical, dental, assisted living, general office and retail.

The project is surrounded by upscale neighborhoods and an adjacent golf course.

Users will benefit from attractive landscaping, installation of curb, gutter, sidewalks and utilities.

Attractive water features and landscaping in place.

Build to suit lease or purchase opportunity.

Drive-thru lot available.

Approximately 4 miles to I-84 Interchange.

Available:

Size: 15.4 ± AC
Price: See pricing sheet
Zoning: BC / Community Business
Utilities: To site and available

Contact:

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Fall River Business Park

SE Corner of Lake Lowell & Middleton - Nampa, ID

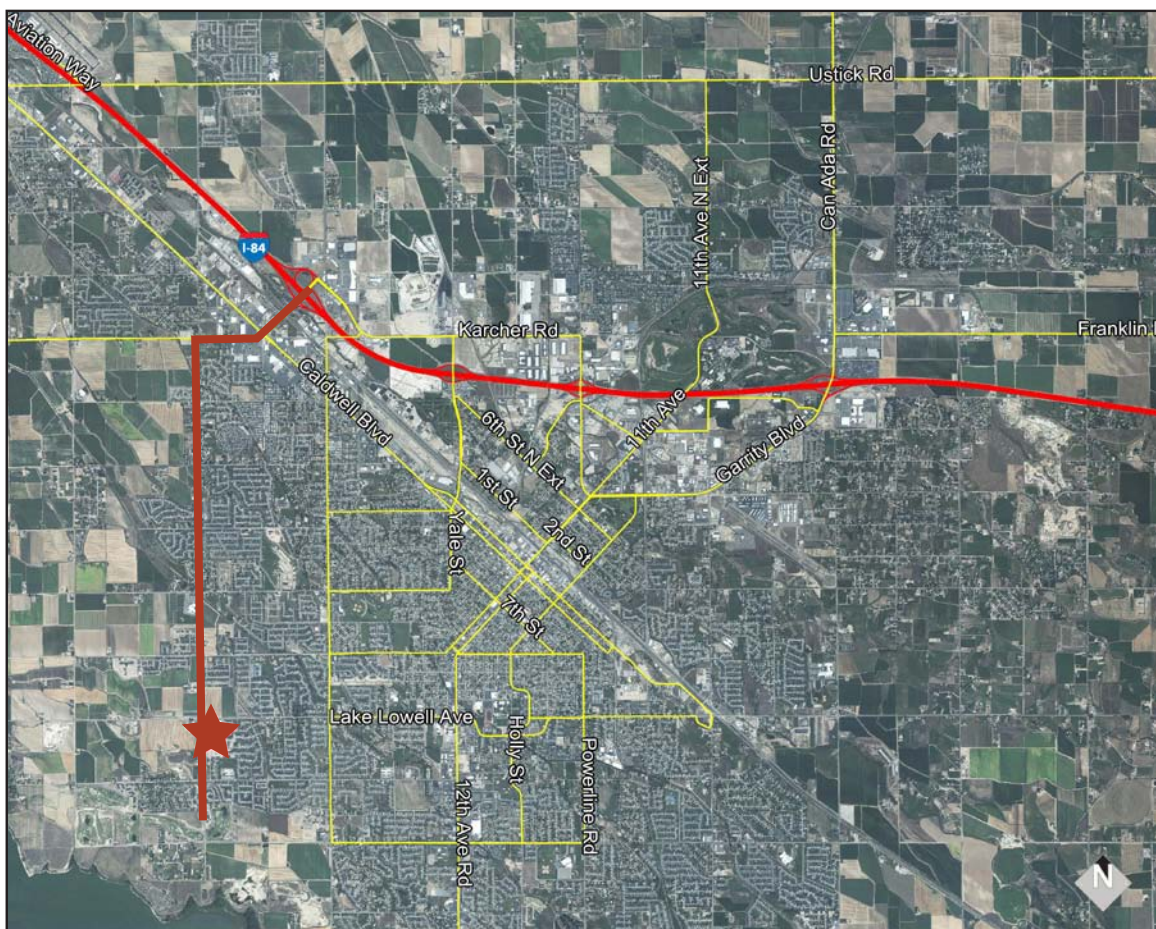
LAND FOR SALE

Available Lots:

LOT:	BLOCK:	APPROX SF:	BUILDING AREA:	\$/SF:	PRICE:	
19	1	261,777	100,000	\$2.50	\$654,442.50	<i>Finished</i>
20	1	21,965	5,232	\$4.50	\$98,842.50	
21	1	19,028	4,932	\$4.50	\$85,626.00	
22	1	18,903	4,932	\$4.50	\$85,063.50	
23	1	18,779	4,932	\$4.50	\$84,505.50	
24	1	40,031	8,400	\$3.75	\$150,116.25	
25	1	18,655	4,932	\$3.75	\$69,956.25	
26	1	22,400	3,400	\$3.75	\$84,000.00	

SOLD 18 — 2 — 66,007 — 18,235 —

3	3	25,680	3,670	\$5.50	\$141,240.00	<i>Drive-thru</i>
4	3	25,260	4,840	\$4.50	\$113,670.00	<i>As-Is</i>
5	3	25,634	4,545	\$4.50	\$115,353.00	<i>As-Is</i>
6	3	21,644	4,545	\$5.00	\$108,220.00	<i>As-Is</i>
7	3	85,055	21,600	\$5.00	\$425,275.00	<i>As-Is</i>

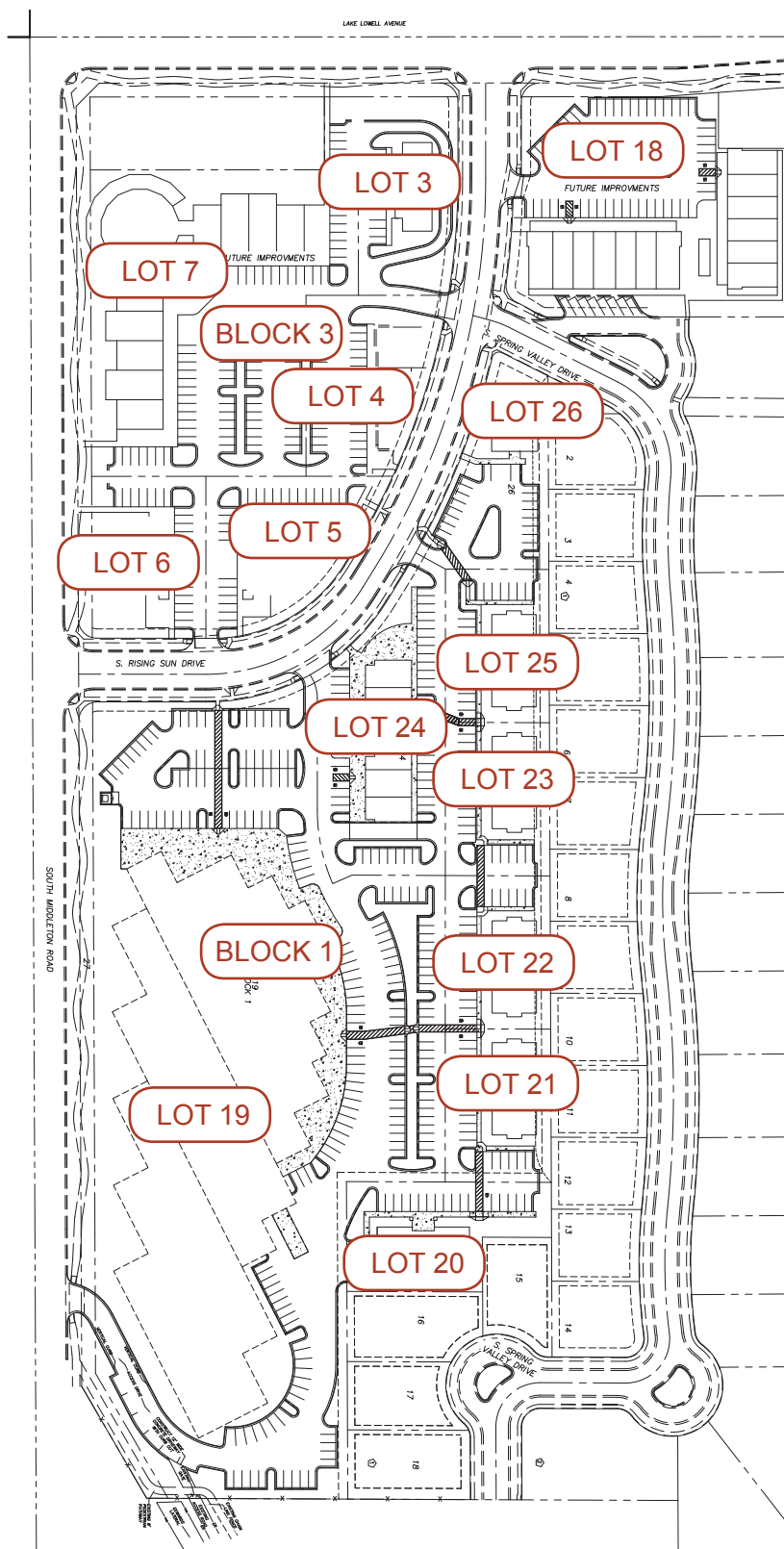


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Fall River Business Park

SE Corner of Lake Lowell & Middleton - Nampa, ID

LAND FOR SALE



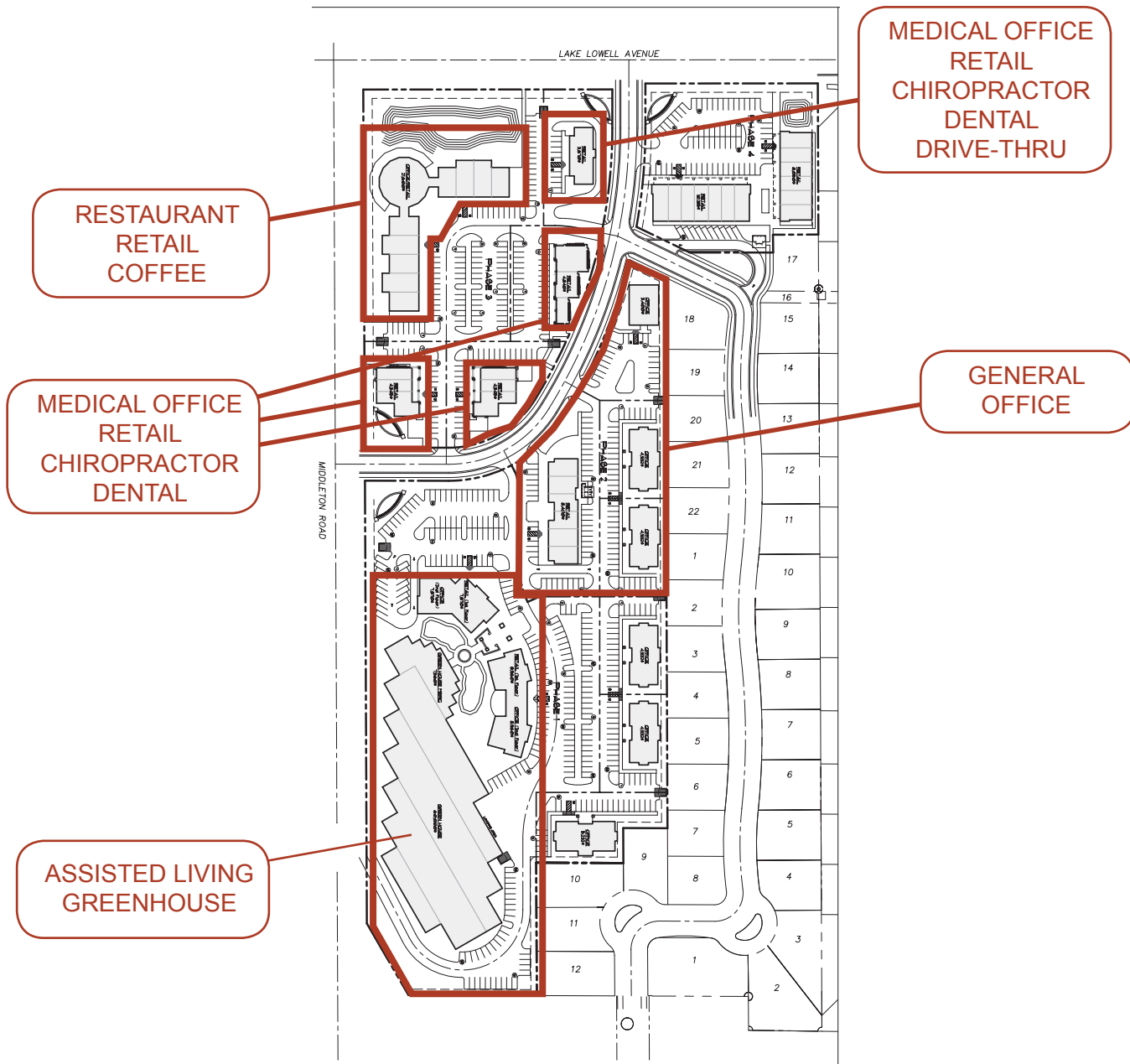
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Fall River Business Park

SE Corner of Lake Lowell & Middleton - Nampa, ID

LAND FOR SALE

SUGGESTED USES



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