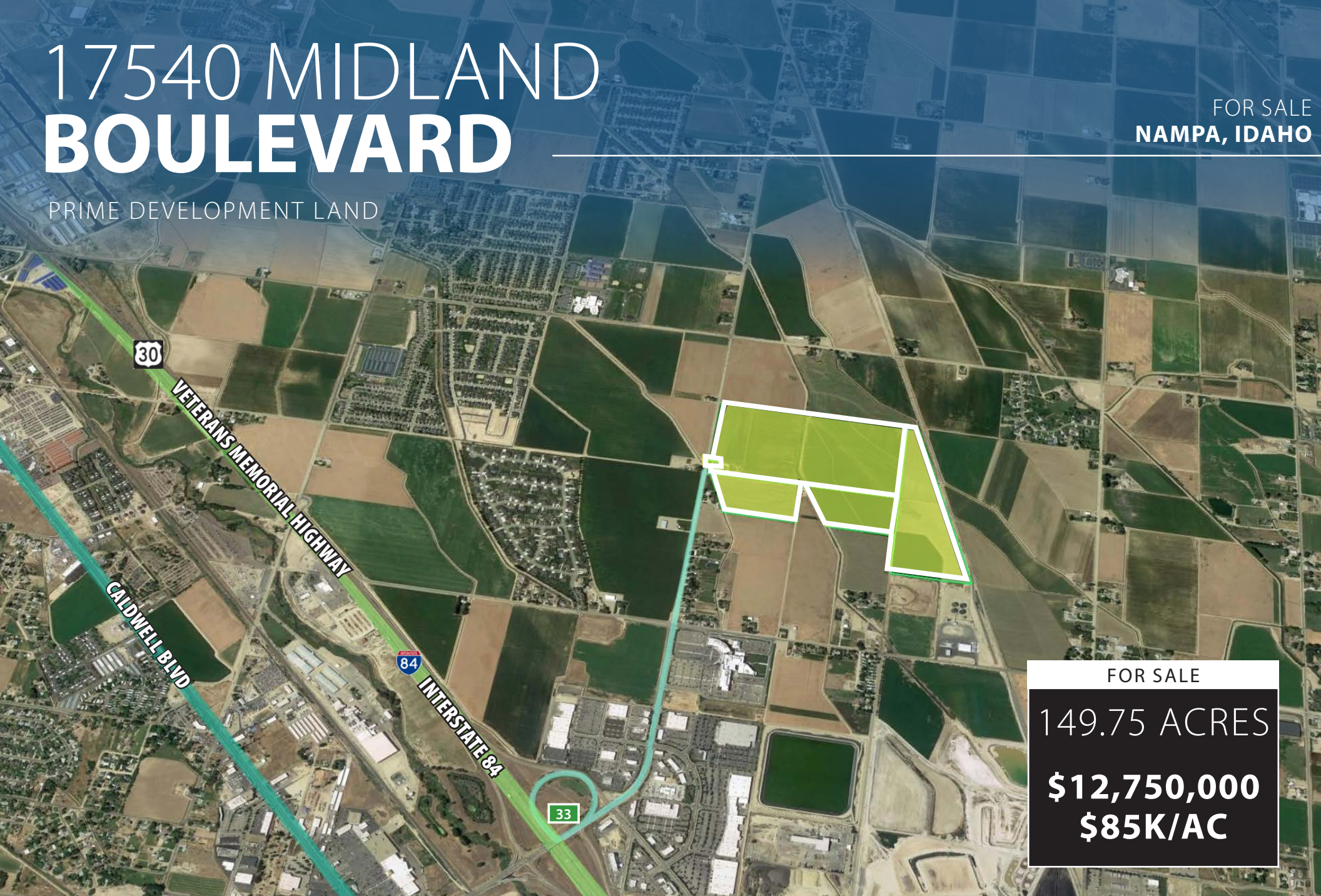


17540 MIDLAND BOULEVARD

PRIME DEVELOPMENT LAND

FOR SALE
NAMPA, IDAHO



FOR SALE

149.75 ACRES

\$12,750,000

\$85K/AC

TOK COMMERCIAL
REAL ESTATE

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THE OFFERING

The next industrial park in the Valley, this North Nampa site is ready for light industrial with close access to Union Pacific, and sits in the Nampa Urban Renewal District. This provides the incentive of city help for infrastructure, making it ready for development.

Situated in North Nampa approximately 1 ½ miles from the Midland/Interstate-84 interchange, 17540 Midland Blvd offers quick freeway access. The property is zoned for light industrial use allowing for a variety of industrial options, including processing, warehousing, manufacturing of goods, research and development, high-tech business, machine shops, and flex (office/warehouse) usage.

17540 Midland Blvd offers an ideal location for industrial development in a community that supports and welcomes industrial use. Nampa is home to a variety of large industrial users, like Amalgamated Sugar, Materne North American (GoGo Squeeze), Plexus Corporation, and Sorrento Lactalis, with a future development planned for an Amazon warehouse and distribution hub.

17540 Midland Blvd is competitively priced at \$85,000/acre.

OFFERING OVERVIEW

- Offering Price:** \$12,750,000 | \$85,000/AC
- Parcel ID:** R3086200000, R3086300000, R3085500000, R3086301000, R3083601200
- Parcel Size:** 149.75 AC
- Current Zoning:** Nampa Light Industrial
- Sewer:** Contact agent for sewer incentive and city cooperation

OFFERING HIGHLIGHTS

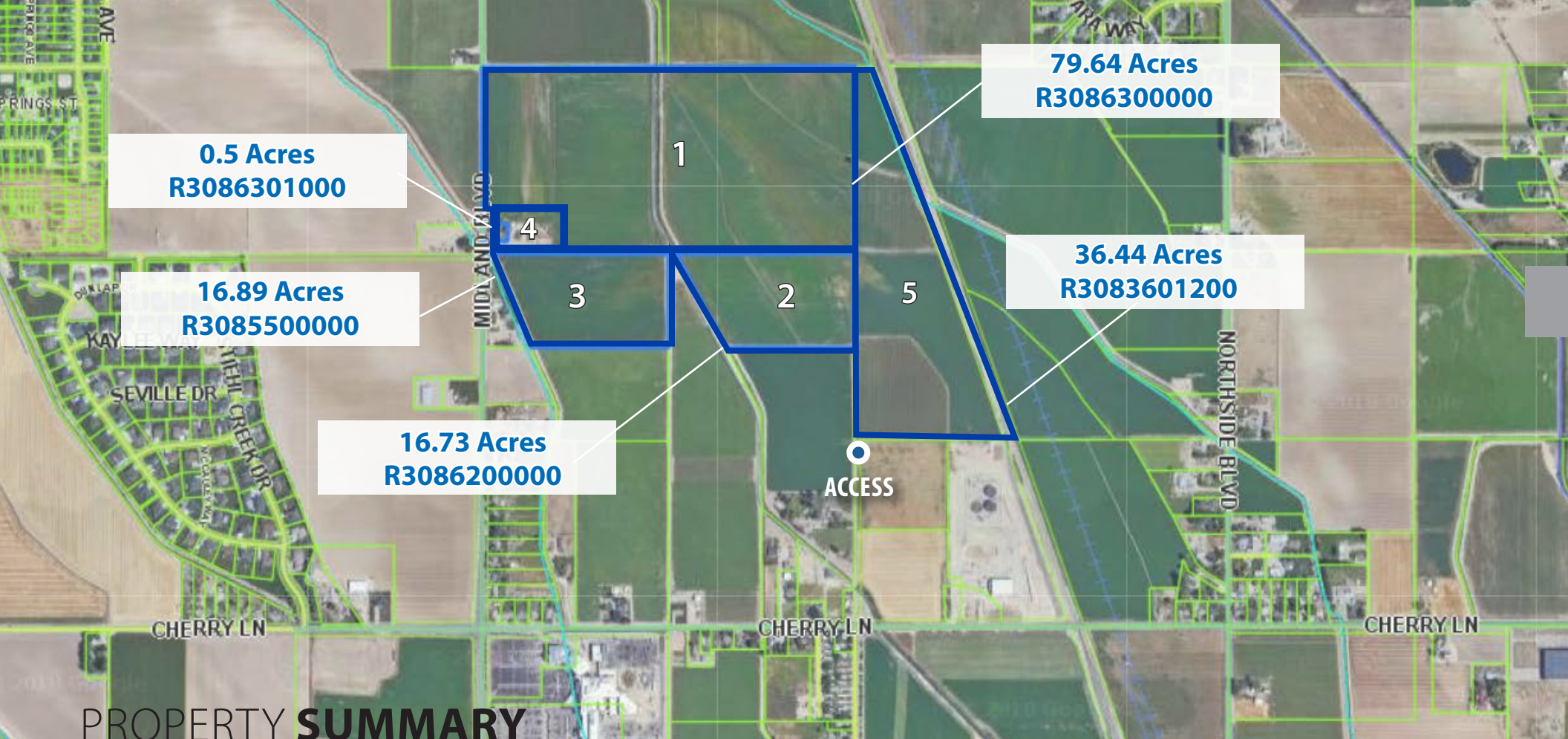
- Located in the Nampa Urban Renewal District
- Infrastructure to come
- Close proximity to freeway access
- Annexed and zoned

17450 Midland Blvd



DRONE VIDEO
17540 MIDLAND





PROPERTY SUMMARY

PARCEL OVERVIEW

1	R3086300000	79.64 Acres
2	R3086200000	16.73 Acres
3	R3085500000	16.89 Acres
4	R3086301000	0.5 Acres
5	R3083601200	36.44 Acres
Total		149.75 Acres

UTILITIES OVERVIEW

- Electricity:** At or Near Site
- Natural Gas:** At or Near Site
- Water:** Located off Cherry Lane
- Sewer:** In Ustick
- Irrigation:** Pioneer Irrigation District



DEVELOPMENT MAP



NAMPA CALDWELL RETAILER MAP



17540
MIDLAND

PET SMART
HOBBY LOBBY
SPORTSMAN'S WAREHOUSE
Burlington

Panera BREAD
BLAZE PIZZA
Olive Garden

Treasure Valley Marketplace
Target **petco** **KOHL'S**
BED BATH & BEYOND **ULTA**
COSTCO WHOLESALE **AT&T**

Red Robin
BOUTIQUE BURGERS ON BUNS

STARBUCKS COFFEE

IHOP

LOWE'S
Home Improvement Warehouse

Karcher Crossing
Mor ROSS DRESS FOR LESS
BIG 5 SPORTING GOODS
GNC
Sprint
verizon
HARBOR FREIGHT QUALITY TOOLS. LOWEST PRICES.
REGAL CINEMAS
TIFFANY & Co.
Applebees
smashburger

I-84

COLD STONE CREAMERY

Papa Murphy's
TAKE 'N BAKE PIZZA

Wendy's
OLD FASHIONED HAMBURGERS

COURTESY OF CITY OF NAMPA

ID-NAMPA.CIVICPLUS.COM/711/THE-FACTS

OUR CITY

Nampa has it all ... culture, recreational opportunities, friendly down-to-earth people, mild climate, good jobs, an educated and motivated workforce, affordable cost of living, low cost of doing business, many options for post-secondary education, and a quality of life that can't be beat.

Ranked #8 Best Affordable Places to Live by Livability.

#1 Region for "Getting it Right"
TIME Magazine, 2014

#5 "Most Fair State Tax Systems"
Wallethub, September 2014

#1 Lowest Cost Metro in Pacific U.S.
KPMG's Competitive Alternatives, April 2012, 2014 & 2016

#1 Best "Under the Radar Tech Hub"
Sparefoot, May 2014

Top State for Job Growth
Forbes, February 2016

#1 in Nation for Employment Growth
U.S. Bureau of Labor Stat., May 2016

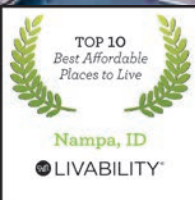
#2 Top Up-And-Coming Cities for College Grads
Forbes, June 2015

#10 Best Place to Invest in Housing
Forbes, February 2014

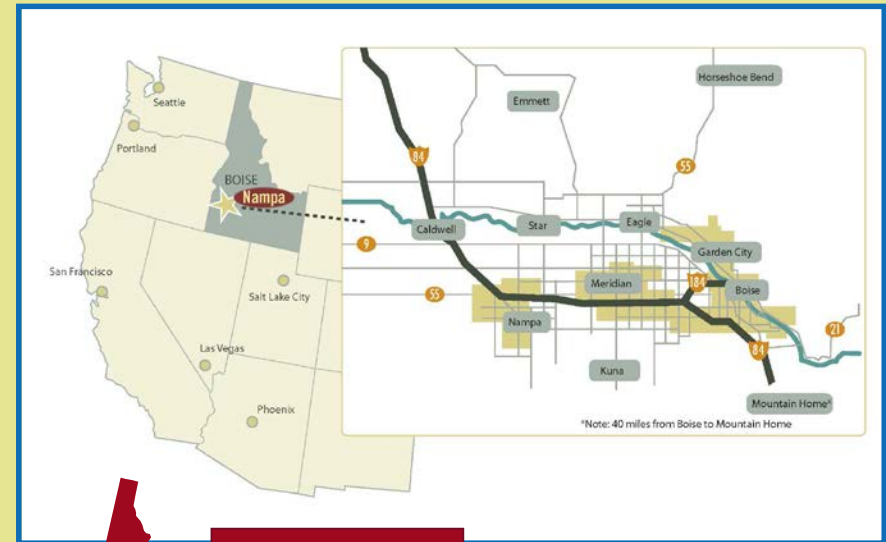
#2 State for Tech Sector Growth
Comptia Cyberstates, 2016

#4 Best Midsize Real Estate Market
WalletHub, August 2016

Running list of these and others:
bvpep.org/facts/national-accolades.aspx



"Located in the heart of the Treasure Valley, Nampa, Idaho offers plenty to those looking for an affordable place to live and work. The range of entertainment options and jobs is as vast as the natural attractions that draw thousands of tourists to the area each year for camping, skiing, hiking and river adventures. Vineyards and wineries near Nampa provide romantic excursions throughout the year. Cheap housing and utility costs draw many young professionals and families to Nampa."



DEMOGRAPHICS & QUICK FACTS

Boise-Nampa MSA & Local Statistics:

POPULATION (MSA) 2015 EST 674,675

Nampa: 90,360 (2016 Estimate, Compass)

LABOR FORCE (MSA) 330,510

Nampa: 39,462

UNEMPLOYMENT RATE (MSA) MAY 2016 3.7%

Nampa: 3.8% (May 2016)

MEDIAN AGE (MSA) 33.49

Nampa: 30.8

EDUCATION (NAMPA)

Bachelors Degree or Higher: 18.41%

White Collar Workers: 35%

Blue Collar Workers: 64%

WAGE LEVELS (MSA)

Median Hourly: \$15.19

Mean Hourly: \$19.74

Median Annual: \$31,590

Mean Annual: \$41,070

Source: GemStateProspector.com

COST OF DOING BUSINESS

Nearly **1/3 Lower** than California & Washington. And, no tax on services

COST OF LIVING

94.7% of the national average.

Average cost of home is **86.5%** of the national average

NEED A CUSTOM REPORT?

Nampa Economic Development provides confidential and no-cost services to companies looking for information about Nampa. Let our team put together a detailed analysis of our labor pool and demographics, and help you find the resources you need.

Email us at: info@cityofnampa.us or call at: (208) 468-5430

COURTESY OF CITY OF NAMPA

ID-NAMPA.CIVICPLUS.COM/711/THE-FACTS

Mother Earth Brew Co.



WORLD CLASS COMPANIES

STRONG LEADERS

TALENTED AND SKILLED WORKFORCE

17450 Midland Blvd

Workforce Below is a snapshot of the workforce distribution in the Boise-Nampa MSA.
Source: Idaho Department of Labor

Industry Sector	MSA Avg. Employment	Nampa Avg. Employment	MSA Avg. Salary	Nampa Avg. Salary
Agriculture, Forestry, Fishing and Hunting	5,610	823	\$30,726	\$30,078
Mining, Quarrying, and Oil and Gas Extraction	195	---	\$69,736	---
Utilities	1,521	---	\$77,370	---
Construction	17,208	2,944	\$42,414	\$38,097
Manufacturing	24,836	5,054	\$69,339	\$40,748
Wholesale Trade	13,075	1,220	\$61,541	\$47,184
Retail Trade	34,663	5,537	\$30,998	\$29,734
Transportation and Warehousing	8,850	1,250	\$41,972	\$34,974
Information	4,642	661	\$46,938	\$38,809
Finance and Insurance	10,775	729	\$61,663	\$45,909
Real Estate and Rental and Leasing	3,502	262	\$35,994	\$38,580
Professional, Scientific, and Technical Services	13,532	931	\$55,489	\$40,057
Management of Companies and Enterprises	3,900	---	\$84,598	---
Administrative and Support and Waste Management and Remediation Services	21,887	1,626	\$30,312	\$24,922
Educational Services	21,781	3,511	\$33,046	\$29,173
Health Care and Social Assistance	42,073	4,754	\$45,119	\$29,572
Arts, Entertainment, and Recreation	4,296	163	\$18,381	\$11,771
Accommodation and Food Services	24,185	3,036	\$15,336	\$13,918
Other Services (except Public Administration)	7,852	1,025	\$27,807	\$33,621
Public Administration	18,910	---	\$51,329	---
TOTAL	283,293	34,850	\$42,414	\$32,659

*Annual County Wage used by the Idaho Department of Commerce for the Tax Reimbursement Incentive may differ from what is shown above

NAMPA LARGE EMPLOYERS

- Amalgamated Sugar
- Plexus Corp
- Materne North America
- ON Semiconductor
- Great American Appetizers
- Sorrento Lactalis
- Curious Media
- Image National Signs
- College of Western Idaho
- Northwest Nazarene University
- Saint Alphonsus
- Mission Aviation Fellowship
- Union Pacific Railroad
- Woodgrain Millwork Inc
- Packaging Corporation of America

SCIENTIFIC/TECHNICAL, ENGINEERING, ARCHITECTUR, LEGAL

- Idaho Power Company
- Global Spectrum LP
- Horrocks Engineers Inc
- Toothman-Orton
- Avitus Group
- Timberline Surveying PLLC
- CTI Corporation
- Houston - Bugatsch Architects
- Leavitt & Associates
- Peppershock Media
- Syngenta Seeds Inc
- Nexmatrix Telecom
- WMD Tech LLC
- Canam Logistics
- Inteframe Engineering
- Biomedical Consulting Inc
- Marketing Nomads
- Touch Point Digital
- Regtech
- Stutz Applied Technology

REC TECH

- Mirage Enterprises
- Pacific Coachworks
- Glaz Tech Industries
- Double R Trailer Mfg
- Northland Industries
- TEM Filter Company
- Thunder Mountain Tent & Canvas
- Carlisle Precision Machining
- Annekar Plastic Inc
- Tiny Idahomes LLC
- Brewers Haven

TARGET INDUSTRIES

- Manufacturing
- Food Processing & Agri-Business
- Technology

EMERGING INDUSTRIES

- Back Office/Shared Services
- RecTech



tokcommercial.com



INCENTIVES AND TAX ADVANTAGES

Local Incentives

Businesses in Nampa can take advantage of many incentives and programs to assist new and existing businesses.

COMMITTED CITY FUNDS

The City of Nampa has recently dedicated funds for local business incentives to match those offered by the State for qualifying investment and job creation.

PROPERTY TAX ABATEMENT

Businesses that invest in new manufacturing facilities may receive partial or full property tax exemptions from county commissioners. To qualify, businesses need to invest a minimum of \$3 million.

FOREIGN TRADE ZONE

The foreign trade zone enables companies to save money on imported merchandise by diminishing import duties, as well as streamline formal customs entry procedures.

OTHER LOCAL INCENTIVES

- Tax Increment Financing (TIF) Districts
- Building Permit and plan review fees
- Planning and Zoning permit fees
- Negotiated financing for wastewater and water connections
- Infrastructure Improvements
- Expedited plan review
- Community Development Block Grants

Rate Information

6% Sales Tax

7.4% Corporate Income Tax

1.91% State Unemployment Insurance (SUI) Rate

1.6% - 7.8% Personal Income Tax Rate. Idaho income tax is based on a bracketed system with different rates applicable to individuals with different income levels

First \$100,000 of Personal Property Tax is exempt from taxation

4.7% Union Membership in Idaho (Right-to-work state) National average is 11.3%

No Inventory Tax in Idaho