WHITE BARN REAL ESTATE

Mills & Co. Realty Inc.

Potential Development - 38.92 Acres

17672 Can-Ada- Nampa, Idaho 83687

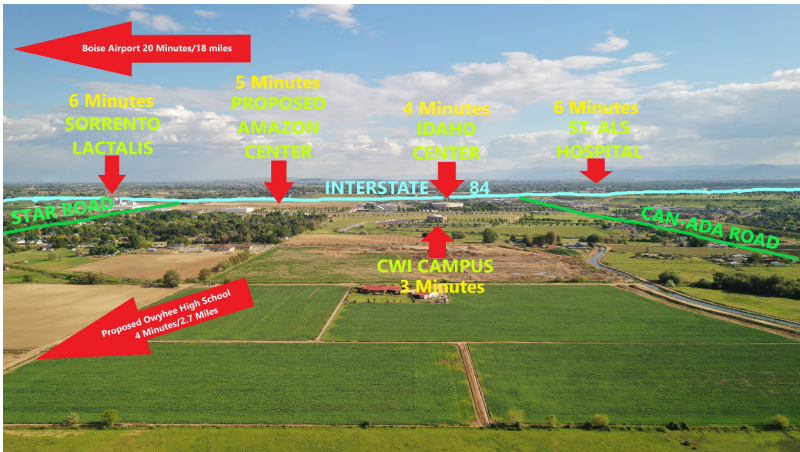
Location: From exit 38 I-84 Head North on Idaho Center Blvd. Property is on East side of road.

Asking Price: $2,250,000 **Size:** 38.92 Acres

Property Description: Excellent Development Opportunity!!! Just minutes from the CWI campus, Idaho Center, Walmart and the New Amazon fulfillment center. 1800 student Owyhee High School being built just 4 minutes away. Adjacent to City of Nampa. Property is in City of Nampa Medium Density Residential Zone on the Future Land Use Map. Up to 8 Dwellings per gross acre possible. Property also has potential for large Estate lots with R1 zoning in Canyon County. County Estate lots have huge demand in area!! BTVAI.

Property Details:

- Type: Potential Development
- Area: Nampa, Idaho
- County: Canyon County
- Acres: 38.92 Acres
- Purchase Price: $2,250,000
- Owner Carry Available
- Irrigation District: Yes
- Irrigation Name: Nampa & Meridian



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