



# HIGH DENSITY RESIDENTIAL DEVELOPMENT OPPORTUNITY

## TBD CAN-ADA ROAD, NAMPA, ID 83687



### THE PROPERTY

2 story, 2760ft<sup>2</sup> Home with Large Shop, built in 1999, 3 beds and 2 baths. Multiple out buildings. The property consists of 2 parcels. Both parcels together are approximately 14.66 acres. 2023 Taxes \$4,866.89.

**+/- 14.7 ACRES | \$6,403,000**  
**2 STORY HOME, 2760FT<sup>2</sup>**

### PROPERTY FEATURES

Excellent High Density Residential Development Potential in the City of Nampa. Just minutes from the CWI campus, Idaho Center, Wal-Mart and the Amazon fulfillment center. Adjacent to City of Nampa Sewer and Water. Surface and supplemental Irrigation Water Rights available.

Property is currently zoned Ag in Canyon County but contiguous to the City of Nampa on 3 sides. The property is in High Density Residential area on the City of Nampa future land use map and has the potential for apartments. Cherry and Can-Ada Round-About just completed in the fall of 2023.

13.76 Acre surface water right from Nampa Meridian Irrigation District. Supplemental ground-water right for irrigation from 3/1 to 11/15 via Irrigation well. BTVAI.



### WHITE BARN REAL ESTATE

Matt Wilke  
Broker  
208.412.9803  
matt@mywhitebarn.com

April Wilke  
Realtor®  
208.412.9803  
april@mywhitebarn.com