

AN EXCLUSIVE LISTING IN NAMPA, IDAHO

# CANYON COUNTY LAKE ESTATES



**PRICE  
REDUCTION**

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**RALLENS REALTY**  
CONSULTANTS

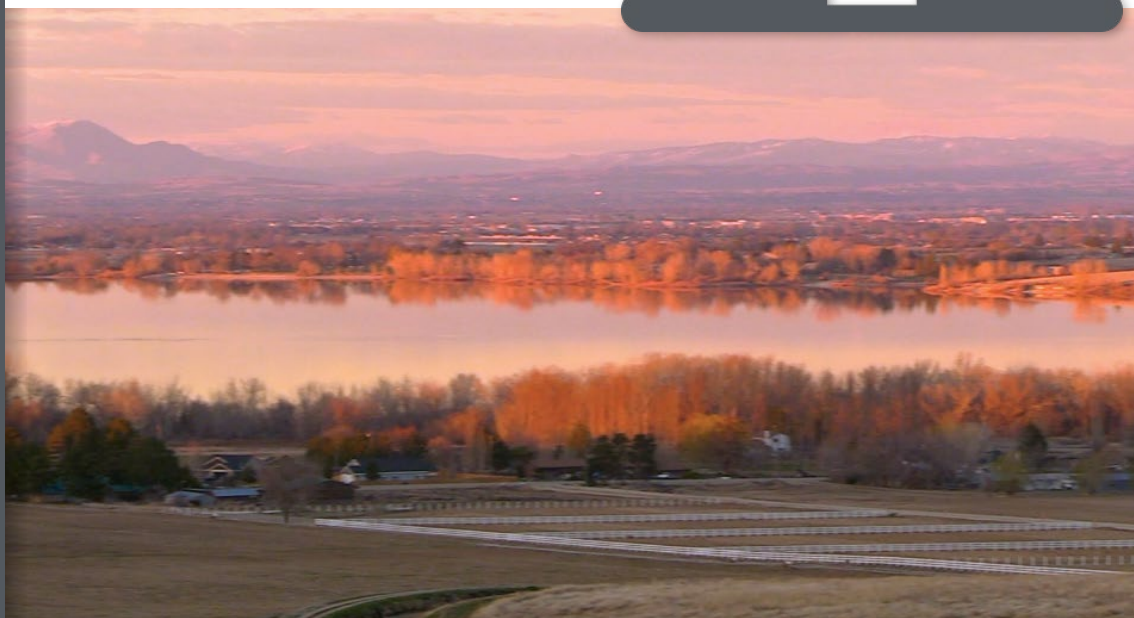


# CANYON COUNTY LAKE ESTATES

Canyon County Development Land

**PRICE  
REDUCTION**

VIEW THE VIDEO  
**HERE!**



**Seller open to terms/owner carry**

## PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Development Land
<b>ZONING</b>	Rural Residential
<b>LAND SIZE</b>	±206.93 acres
<b>NEW PRICE</b>	<b>\$4,299,000</b>
<b>UTILITIES</b>	Power, Water
<b>SCHOOL DISTRICT</b>	Vallivue

## HIGHLIGHTS

- Incredible development opportunity for view estate lots
- Highest point on the south side of Lake Lowell
- Already zoned Rural Residential in Canyon County
- Gentle sloping topography with pristine views of Lake Lowell, the Boise Front, and Owyhee Mountains
- Within minutes of Recreation at Lake Lowell and the Snake River
- In the heart of the Snake River Valley Wine Region
- Less than 10 minutes from Nampa City amenities, including grocery, schools, medical, etc.
- Preliminary Plat was approved in 2006 for 101 residential lots on community septic system. Options for individual septic available
- Water rights already in place for full 207 acres, more than sufficient to develop the entire property

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**BRIAN RALLENS**

208.761.0924 | [brian@rallensrealty.com](mailto:brian@rallensrealty.com)

**JP SACTH**

208.283.0193 | [jp@rallensrealty.com](mailto:jp@rallensrealty.com)

**rallensrealty.com**

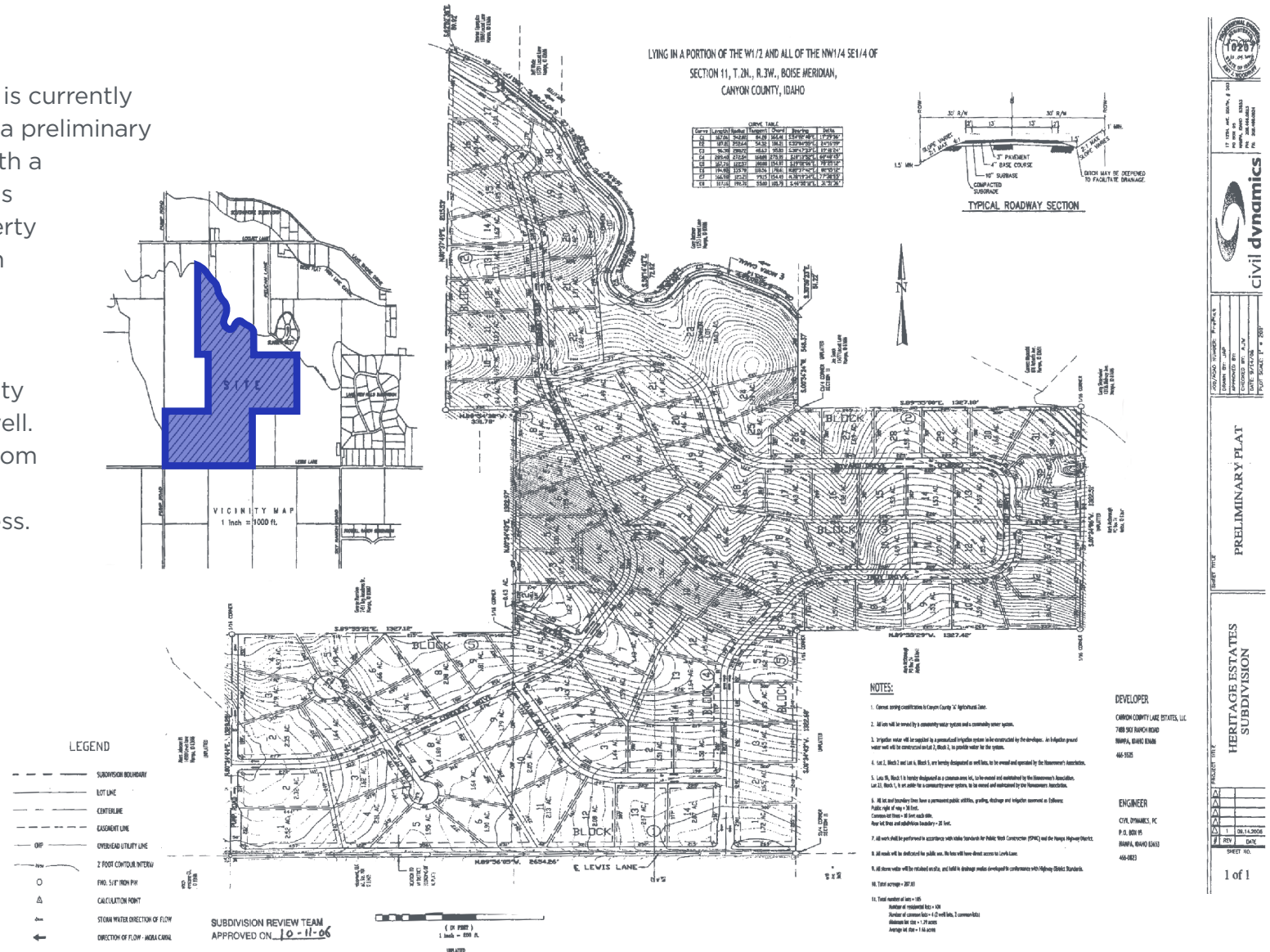
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## PREVIOUS APPROVALS/ PLAT OPTIONS

Canyon County Lake Estates is currently zoned Rural Residential, and a preliminary plat for 101 residential lots with a community septic system was approved in 2006. The property could also be developed with individual septic systems if desired. Surrounding parcels have been able to obtain R-1 zoning to allow greater density which could be pursued as well. With unprecedented views from the highest point around the lake, the opportunity is endless.



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**JP SACHT**  
208.283.0193 | jp@rallensrealty.com

**rallensrealty.com**

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## WATER RIGHTS

With ample water rights already secured for the entire 207 acres, Canyon County Lake Estates is ready for development. Water right #63-32244 allows for 13,000 gallons per day for the contemplated 101 residences under the previous plat. Water rights #63-3597H, #63-31535, #63-31800, and #63-31802 all provide additional irrigation rights for the property and ample ability to provide the needed resources for a successful community. The property is also **outside** of the Nitrate Priority Area, making this the preferred development area in the region.

With entitlements already in place, water rights already obtained, and favorable conditions in the area, Canyon County Lake Estates is a prime opportunity for a one of a kind, turn key development on one of the most unique pieces of property available in the region.

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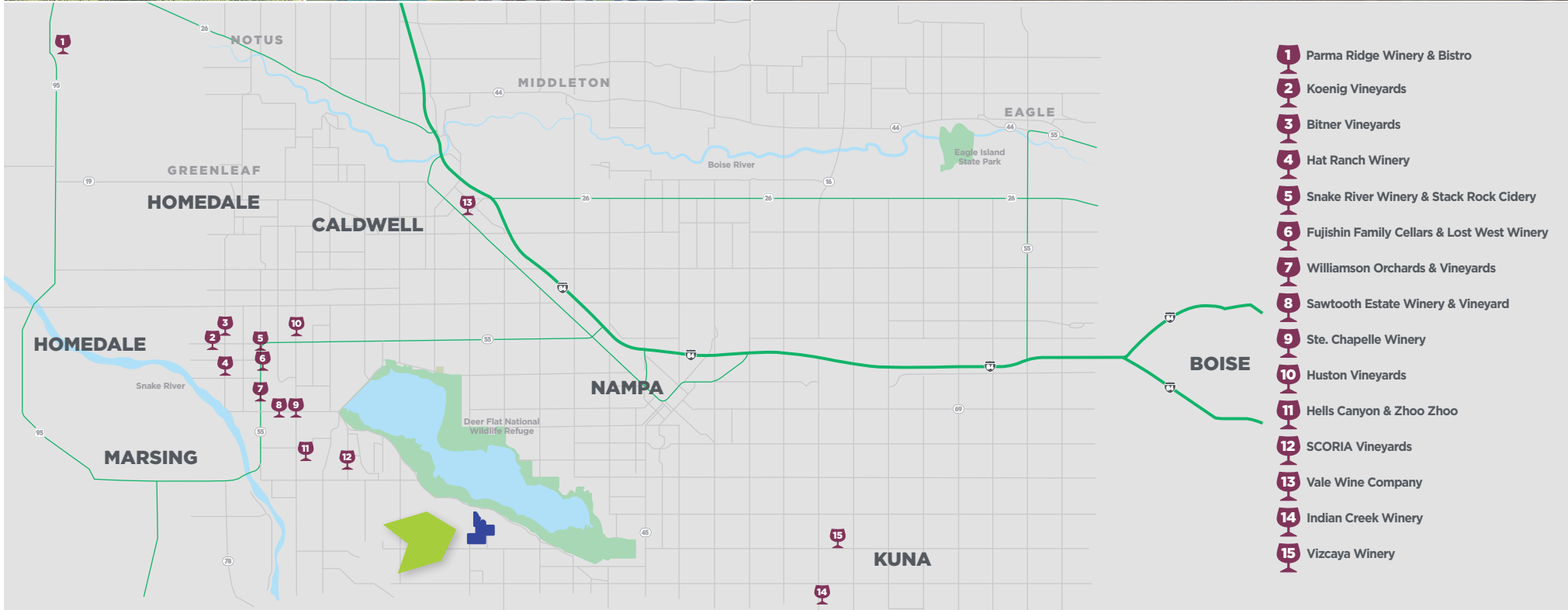


# CANYON COUNTY LAKE ESTATES



## IDAHO'S WINE REGION

Canyon County Lake Estates is nestled right in the heart of the **Snake River Valley Wine Region**, one of the preeminent up and coming wine regions in the nation. Endless activities including summer concerts, tastings of all kinds, biking tours, and other social gatherings make the Snake River Valley Wine Region a thriving and vibrant area to live, and will provide an incredible lifestyle for the future residents of this unique development.



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## LAKE LIFE

**Lake Lowell** and the **Deer Flat National Wildlife Refuge** provide year round recreation for outdoor activities of all kinds. Boating and waterskiing can be enjoyed in the summer along with the abundant picnic areas, parks, and swimming. Fishing, waterfowl and upland hunting, and wildlife observation can be enjoyed year round as permitted.



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## OUTDOOR RECREATION

The **Snake River Canyon** is one of the true treasures of the western United States and only a 15 minute drive from Canyon County Lake Estates. Recreation opportunities abound, and the breathtaking scenery does not disappoint with wildlife of all kinds in the Canyon and skies above. Hiking, fishing, hunting, camping, trail riding, jet boating and rock climbing are just a few of the exciting adventures afforded by this incredible feature of Southern Idaho, and add greatly to the allure of living in the future Canyon County Lake Estates development.



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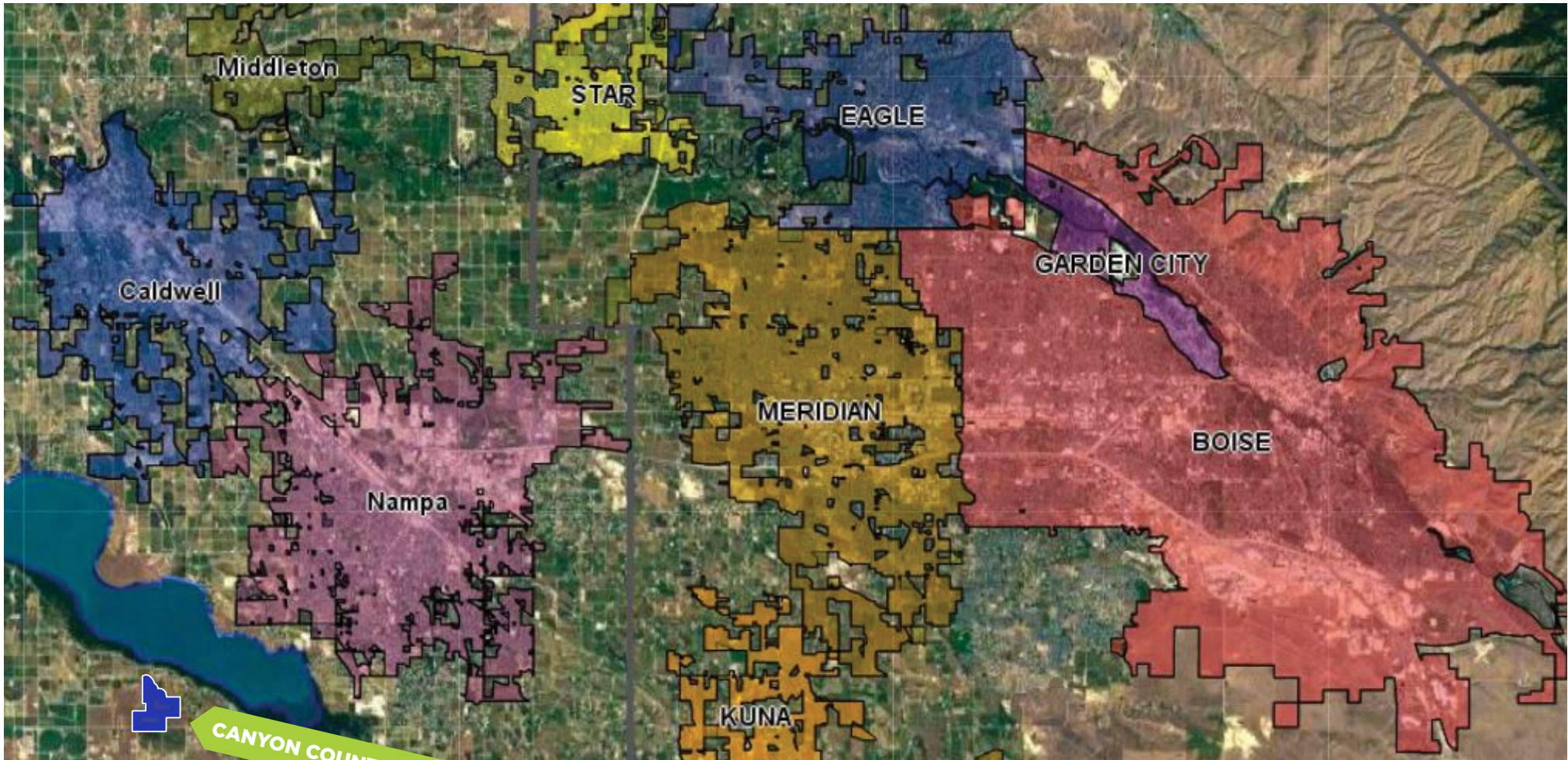
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## WIDE VALLEY AERIAL



CANYON COUNTY LAKE ESTATES

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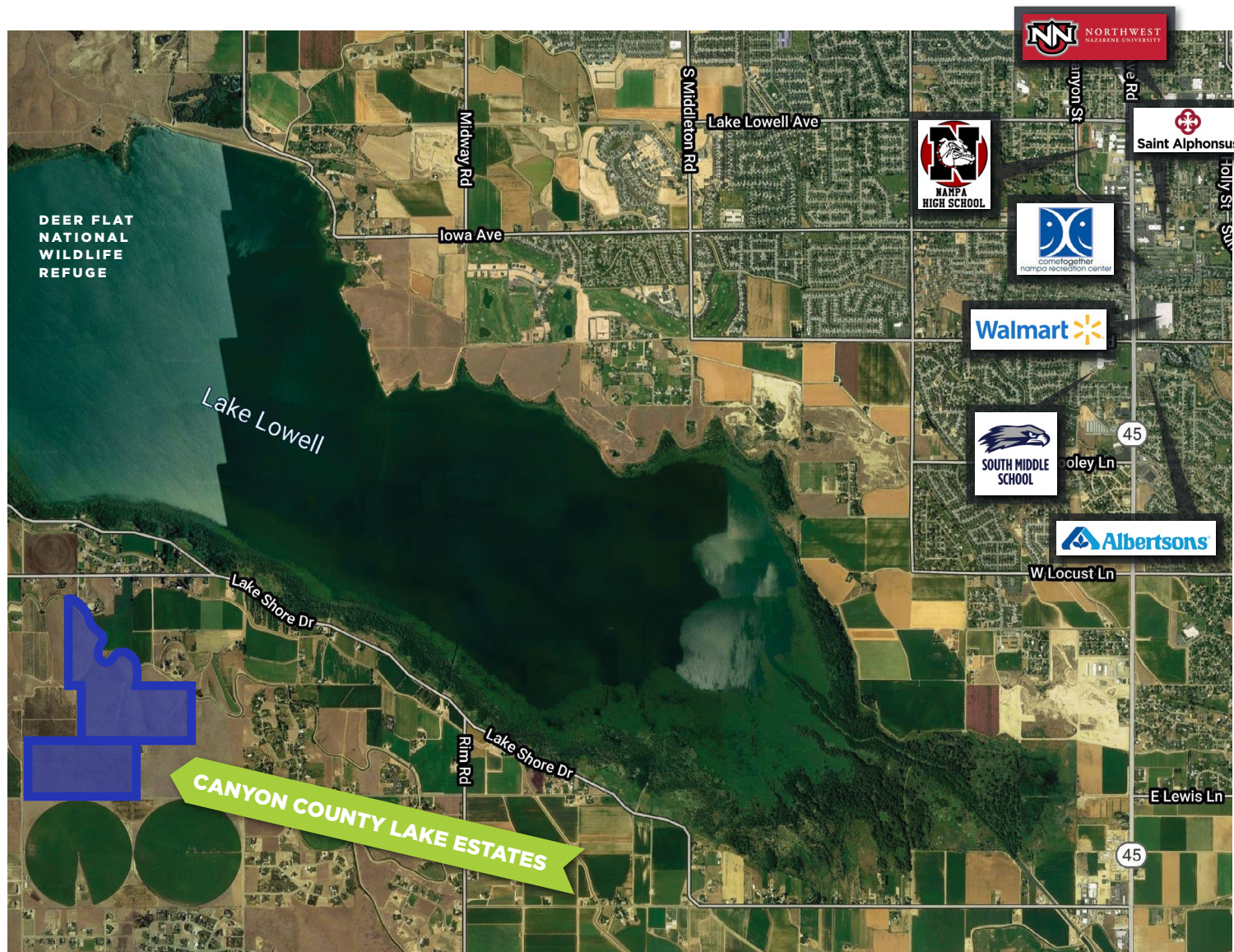


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## NAMPA

Only a ten minute drive from the heart of Nampa's retail district, hospitals, and schools, Canyon County Lake Estates provides all of the amenities and conveniences of urban living while maintaining an extremely picturesque and rural feel. With nearly 100,000 citizens, Nampa is the largest city in Canyon County and the third largest in the State of Idaho. Not only does Nampa provide amenities, arts, culture, healthcare and schools, but Downtown Boise is only 30 miles from Canyon County Lake Estates. All of the civic and recreational opportunities available in the burgeoning Treasure Valley are just a short drive from the development. It is truly this intersection of urban and rural living that sets Canyon County Lake Estates apart as a premier development opportunity.



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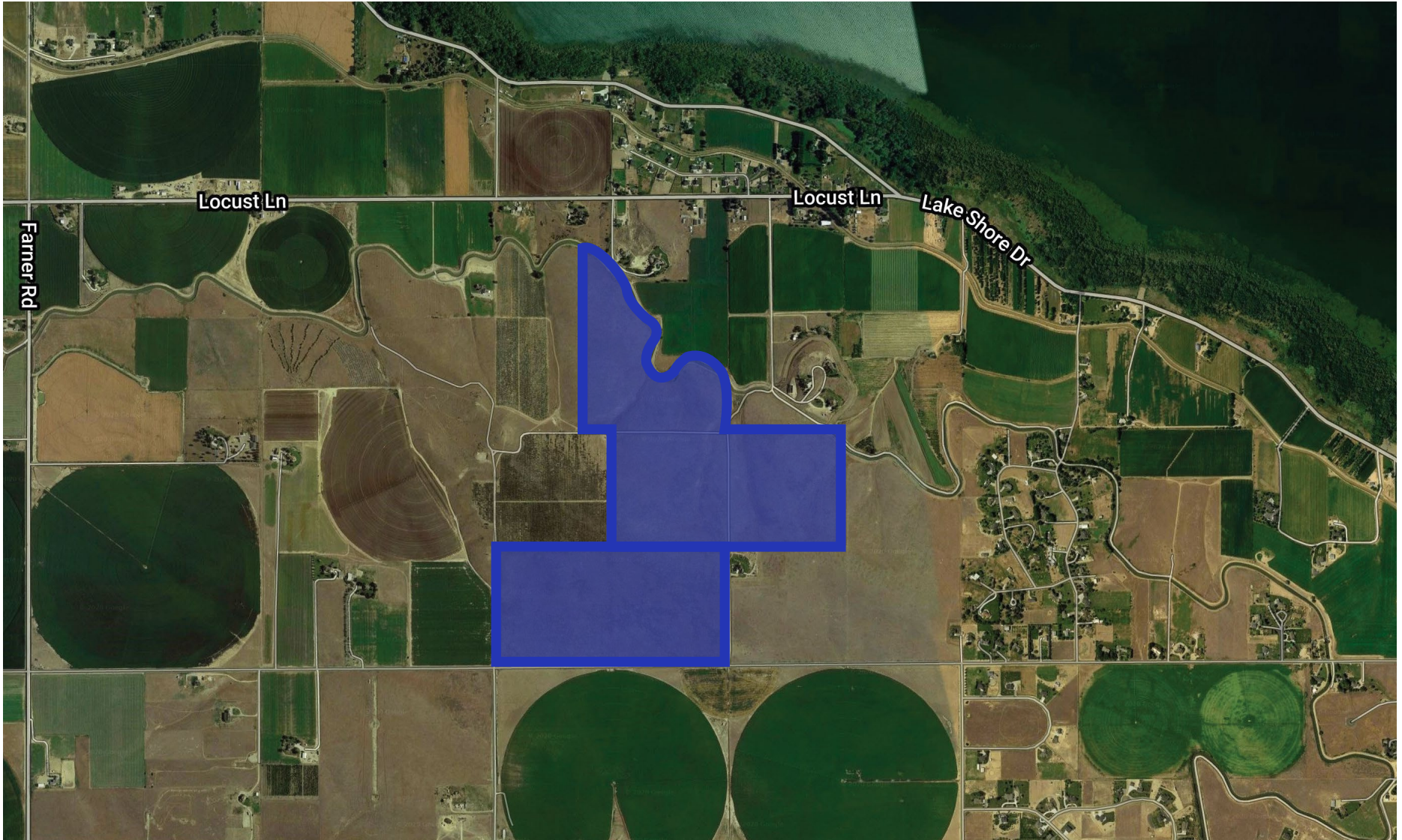
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## WHY THE TREASURE VALLEY\*

Canyon County Lake Estates benefits from the vibrant economy and booming real estate market in the greater Boise metropolitan area known as The Treasure Valley. Lifestyle, family oriented values, thriving business culture, and the boundless recreational opportunities of Idaho are all reasons that people are moving here in droves. Please see the following information to help tell the incredible story of our uniquely wonderful Valley, sourced from the Boise Valley Economic Partnership. Canyon County Lake Estates is an amazing opportunity to participate in our thriving market.

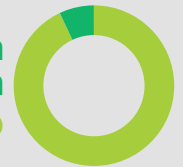
# 730K

### Population Growth

Over 730,000 people live in the Boise Metro and we're welcoming more every day. In fact, we're the second-fastest growing metro in the nation\* with a population growing three times faster than the national average.

This rapid growth — both from in-migration, and retention — is fueled by the draw of recreational and cultural amenities occurring simultaneously with the economic pull of strong jobs.

**93% of the migration  
is arriving from  
outside of Idaho**



### Net Migration

Net migration measures the migration both into and out-of the Boise Metro. The Boise Metro has the fastest net migration rate of any US Metro\* outside of Florida. Ninety-three percent of the migration, on net, is arriving from outside of Idaho. Of these out-of-state movers, over 60 percent, on net, are made up of people under 50 years old, and **one in three new residents, on net, is between 20 and 49 years old.**

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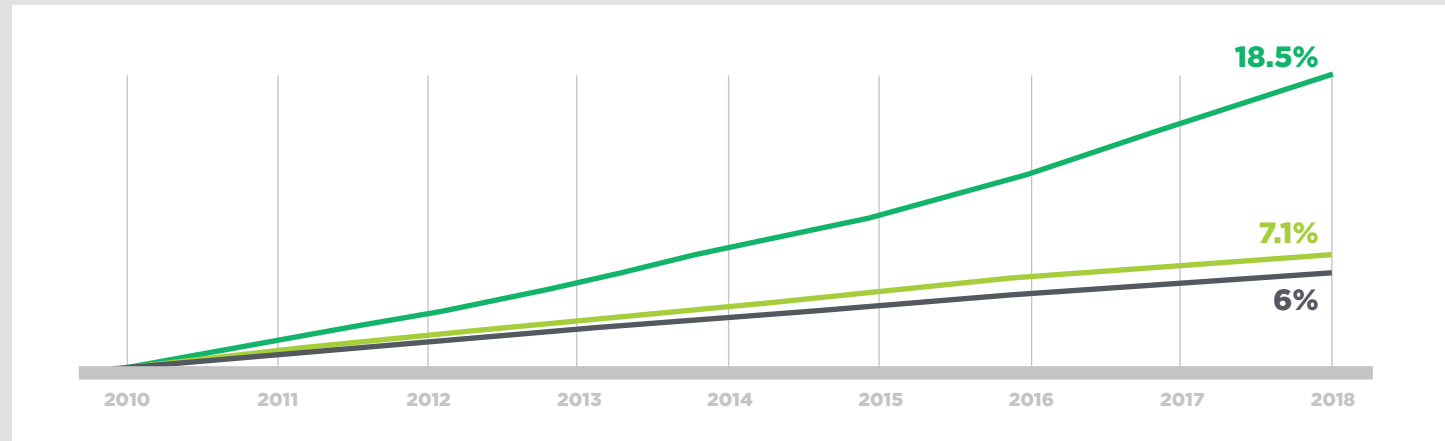
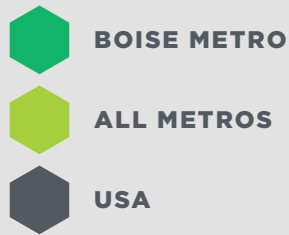
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## Population Growth 2010-2018



## Largest Private Sector Employers

From corporate headquarters to flourishing startups, the Boise Metro has proven to be a place where companies can put down roots and prosper.



**Saint Alphonsus Health System**  
Idaho-based, not-for-profit health system.  
**7,000-7,999 employees**



**Micron Technology, Inc.**  
Manufacturing & Technology.  
**5,000-5,999 employees**



**Saint Alphonsus**

**Saint Alphonsus Health System**  
A four-hospital regional, faith-based Catholic ministry providing award winning cardiac care, ER, urgent care, women's health, orthopedic care and clinics.  
**5,000-5,999 employees**



**Albertsons**  
Headquarters for a national grocery chain.  
**3,000-3,999 employees**



**Walmart**  
Retail trade.  
**3,000-3,999 employees**



**J.R. Simplot Company**  
Headquarters and processing plant for national food processor  
**2,000-2,999 employees**



**HP Inc**  
The world's largest technology company, HP established its printer division in Boise in 1973. HP Inc. & HP Enterprise both of which are located here.  
**1,000-1,999 employees**

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