

#32.537 ACRES AT W. DEER FLAT RD

Subject

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EXECUTIVE SUMMARY



4086 W Deer Flat Rd



±32.758 Acres



\$1,637,900



S1316346900 (por), S1316346600 (por)



RR - Rural Residential

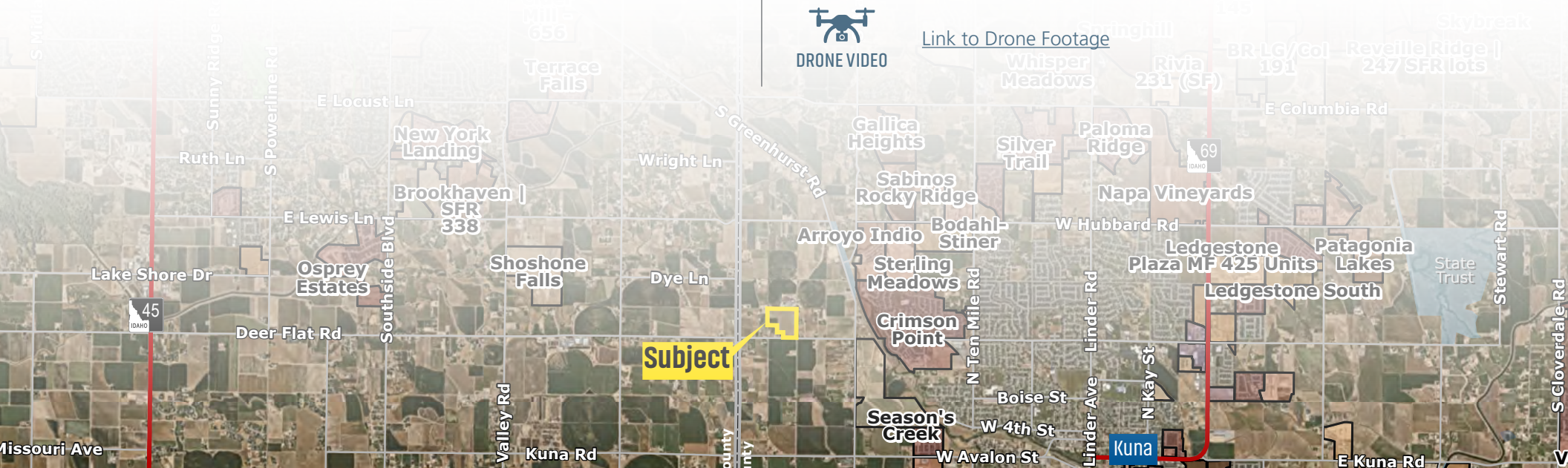


COMMENTS

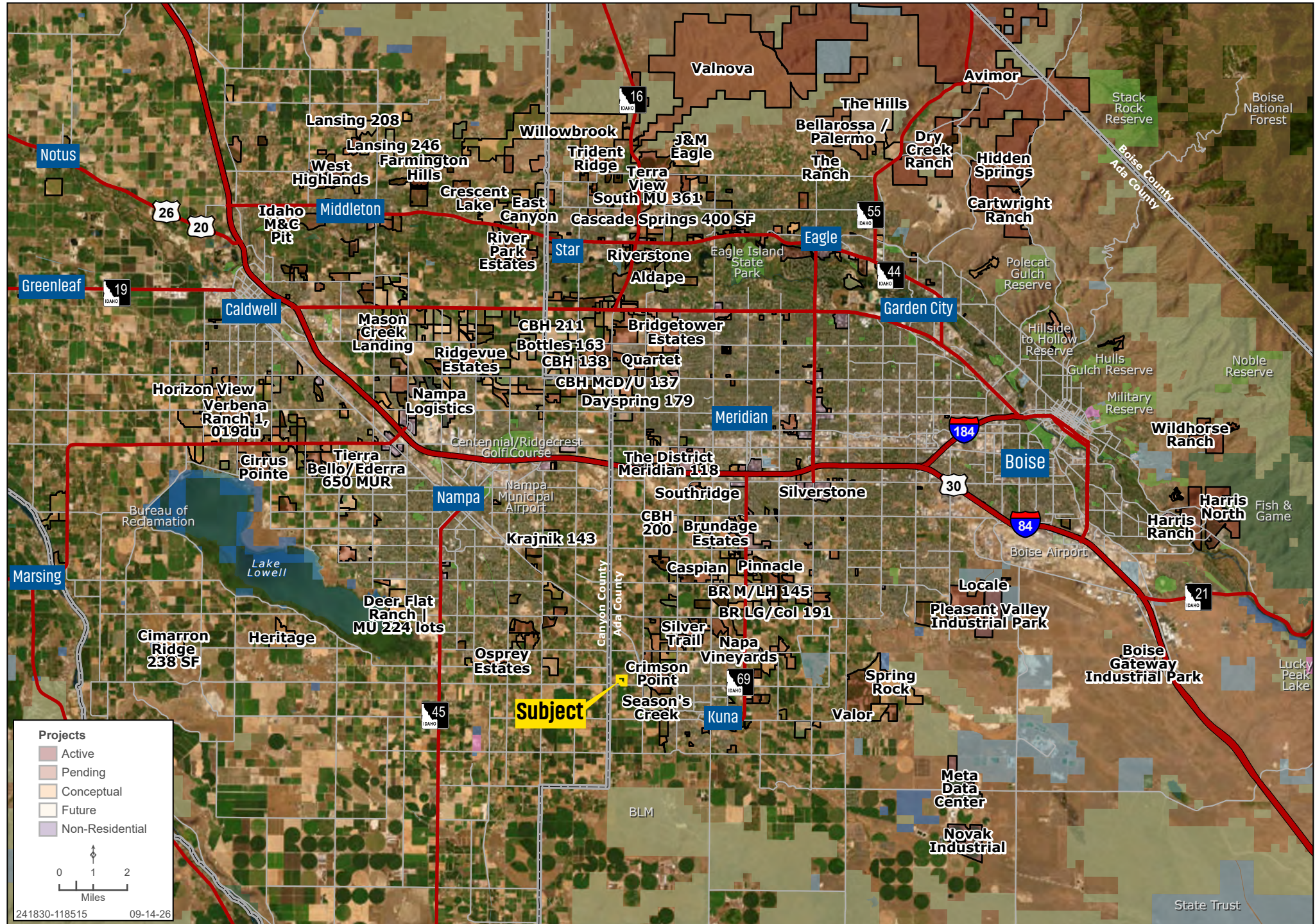
- **Building Permit Eligible** - Property is currently eligible for a building permit, providing an opportunity to build now while preserving future upside.
- **Ideal Estate Property** - Excellent setting for a custom home, estate, or acreage lifestyle, with room to create a truly unique property.
- **Positioned in the Path of Growth** - Strategically located between Kuna and Nampa, two growing communities that continue to expand toward one another.
- **Compelling Long-Term Investment** - An attractive medium- to long-term hold with the potential to benefit from continued residential growth and development in the surrounding area.



[Link to Drone Footage](#)



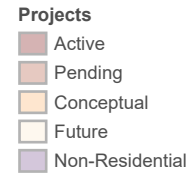
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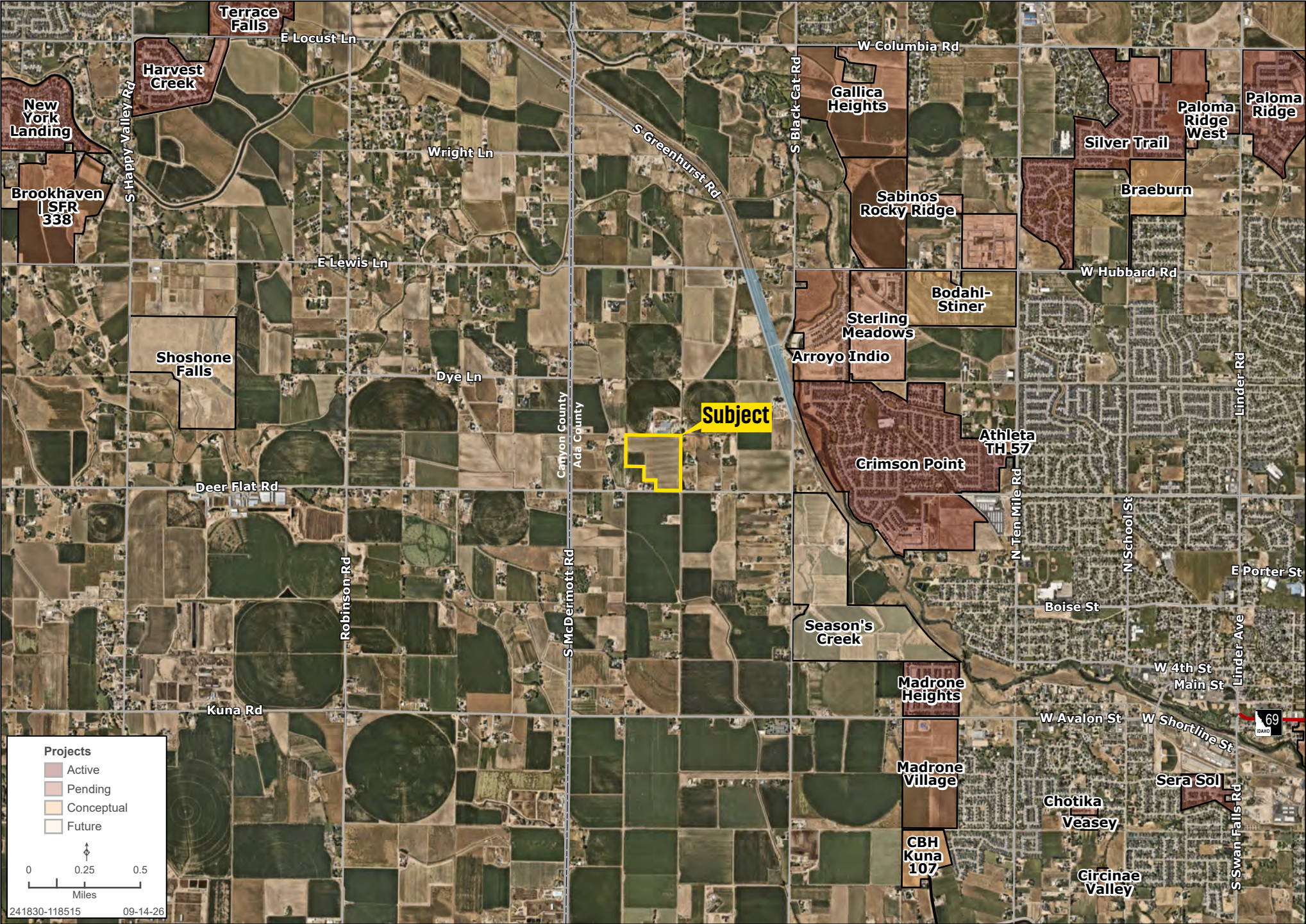


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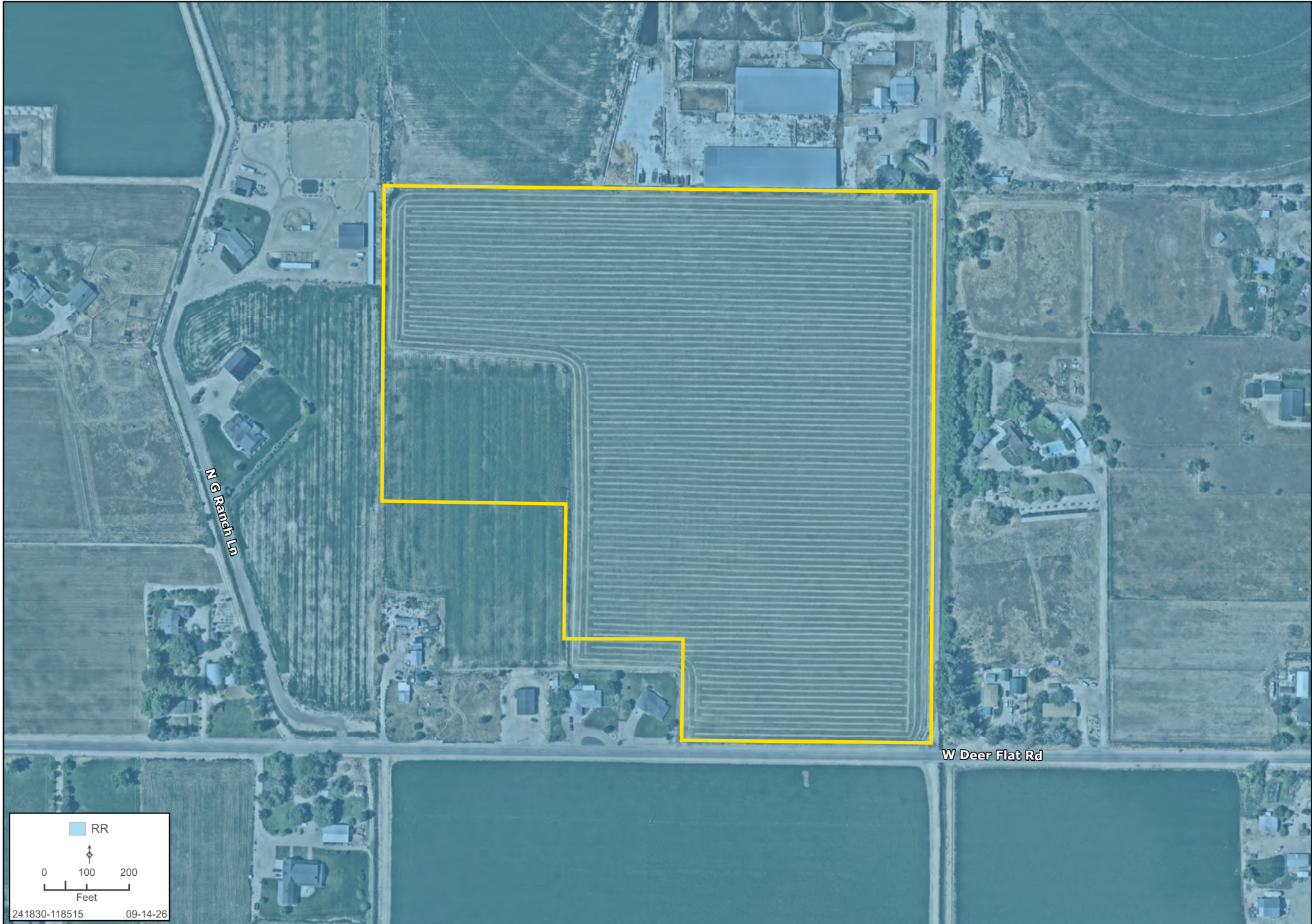
AREA | DEER FLAT

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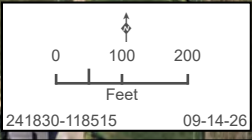
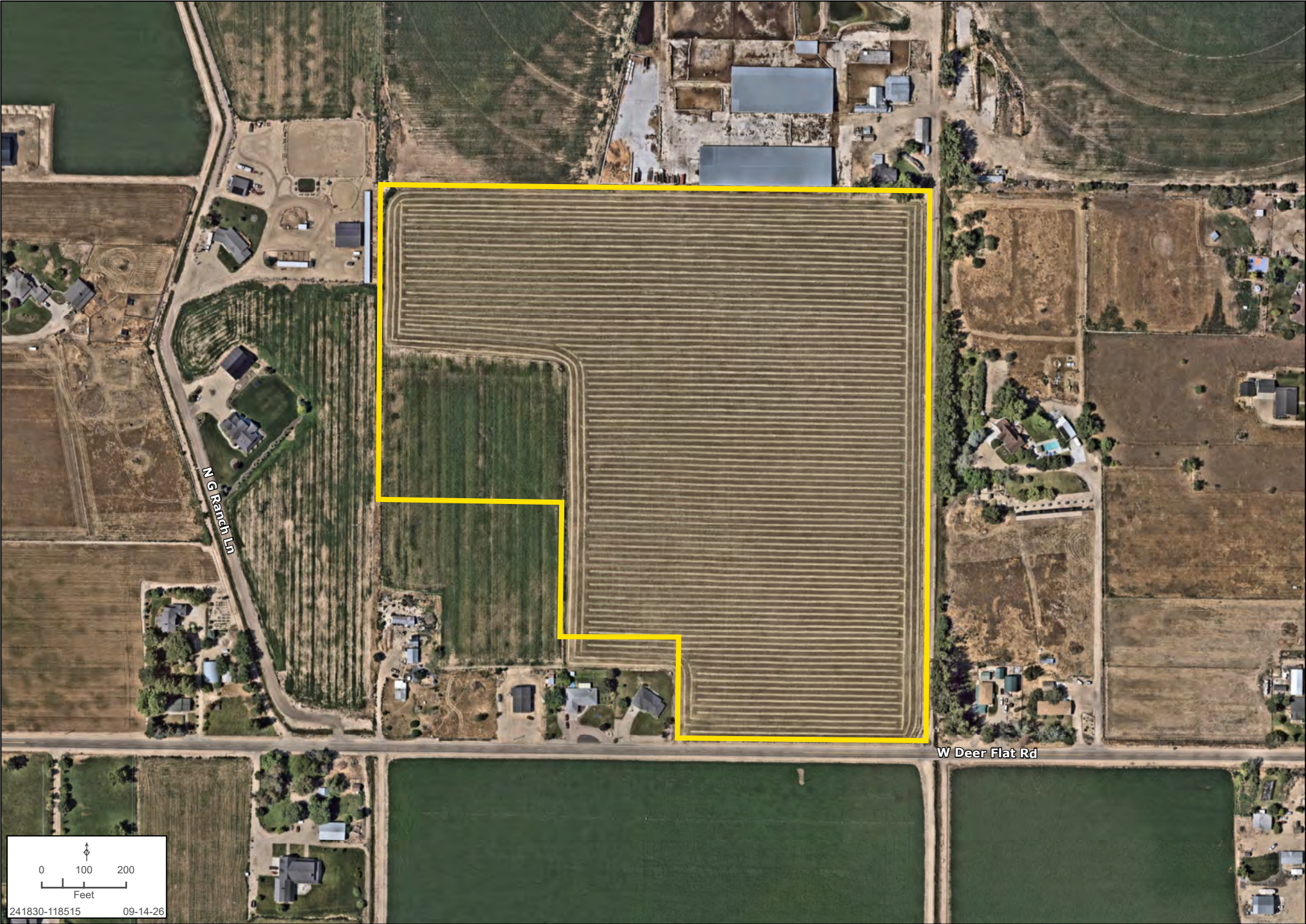
ZONING | DEER FLAT

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DETAIL | DEER FLAT

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