+2.9 ACRES ∘ PERMIT-READY HOTEL SITE ∘ STAMM LANE, NAMPA, IDAHO

NAMPA HOTEL DEVELOPMENT SITE

TOK COMMERCIAL REAL ESTATE

CLICK TO VIEW 360 ° AERIAL 360° TOUR



CONTACT

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OFFERING DETAILS

Submarket:	Nampa
Property Type:	Hospitality Development Land
Parcel No:	R3050101100
Total Acreage:	±2.925 Acres
Zoning:	BC – Community Business
Utilities:	All to Site
Development Status:	Fully Approved, Permit-Ready
Proposed Development:	Four-Story, 98-Room Hotel

SALE PRICE: **$1,500,000 ($11.77/SF)**

98-ROOM HOTEL DEVELOPMENT OPPORTUNITY IN A GROWING COMMERCIAL CORRIDOR!

- **PERMIT-READY DEVELOPMENT:** Fully approved, permit-ready hotel development opportunity on ±2.925 acres in Nampa, Idaho.
- **APPROVED HOTEL PLANS:** Proposed four-story, 98-room hotel with site due diligence and feasibility studies available.
- **INTERSTATE VISIBILITY:** Strategically positioned along I-84 with prominent freeway visibility and signage exposure.
- **SURROUNDING AMENITIES**: Near established retail, dining, healthcare facilities, and everyday services supporting hospitality demand.
- **GROWING EMPLOYMENT BASE:** Located within an expanding commercial and industrial corridor, surrounded by employment centers and residential growth.
- **MAJOR EMPLOYER EXPANSION:** Nearby Schweitzer Engineering Laboratories (SEL) is investing over $150 million in a manufacturing facility expected to create approximately 250 jobs and begin operations in 2027.
- **DEVELOPMENT INFRASTRUCTURE:** Utilities available to the site, with an existing cell tower easement in place.

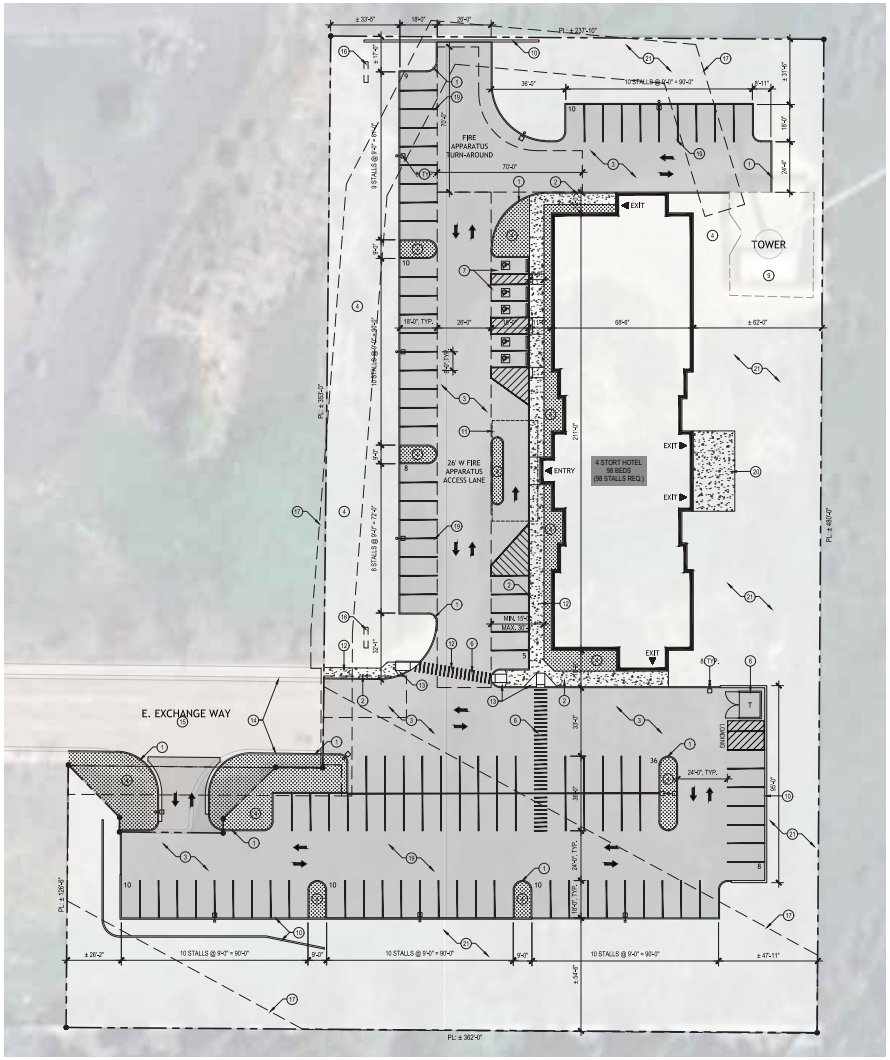
CONCEPTUAL SITE PLANS FOR 98-ROOM HOTEL | FULL PLAN SET & FEASIBILITY STUDY



VIEW LOOKING NW



VIEW LOOKING SE



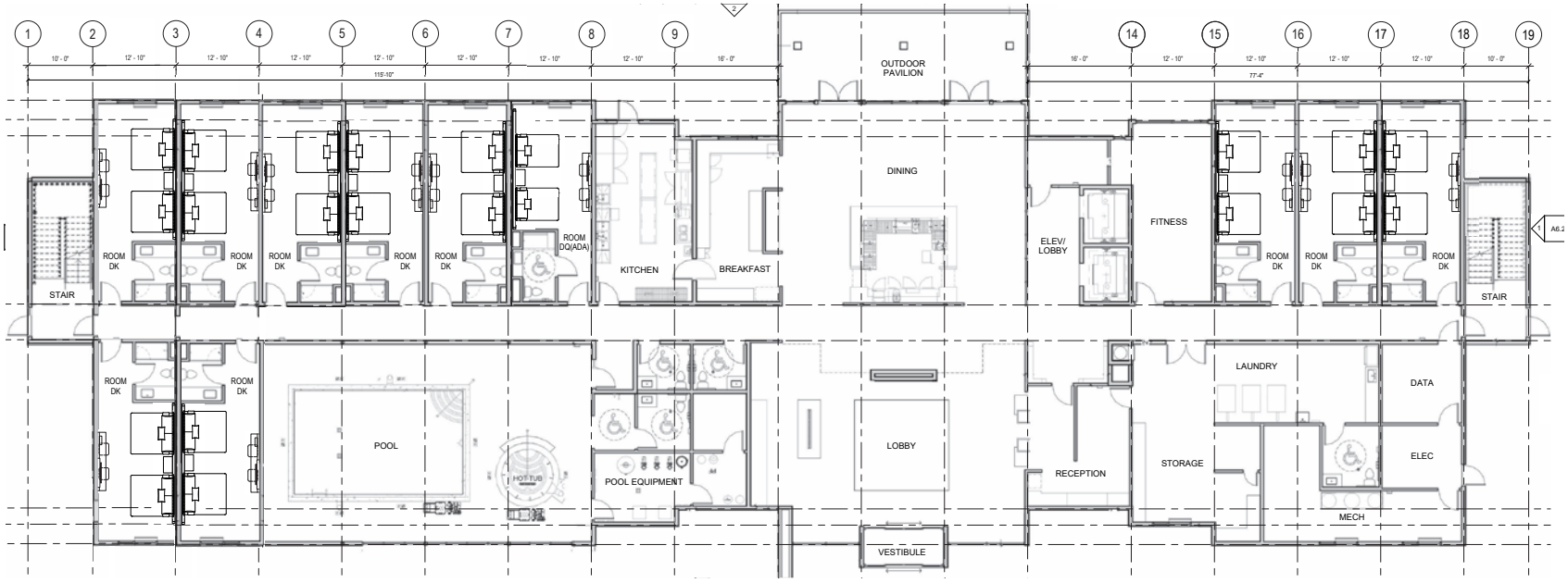
CLICK FOR FULL PLAN SET, FEASIBILITY STUDY, AND MORE | CA EXECUTION REQUIRED

UPDATED: 10.19.2026

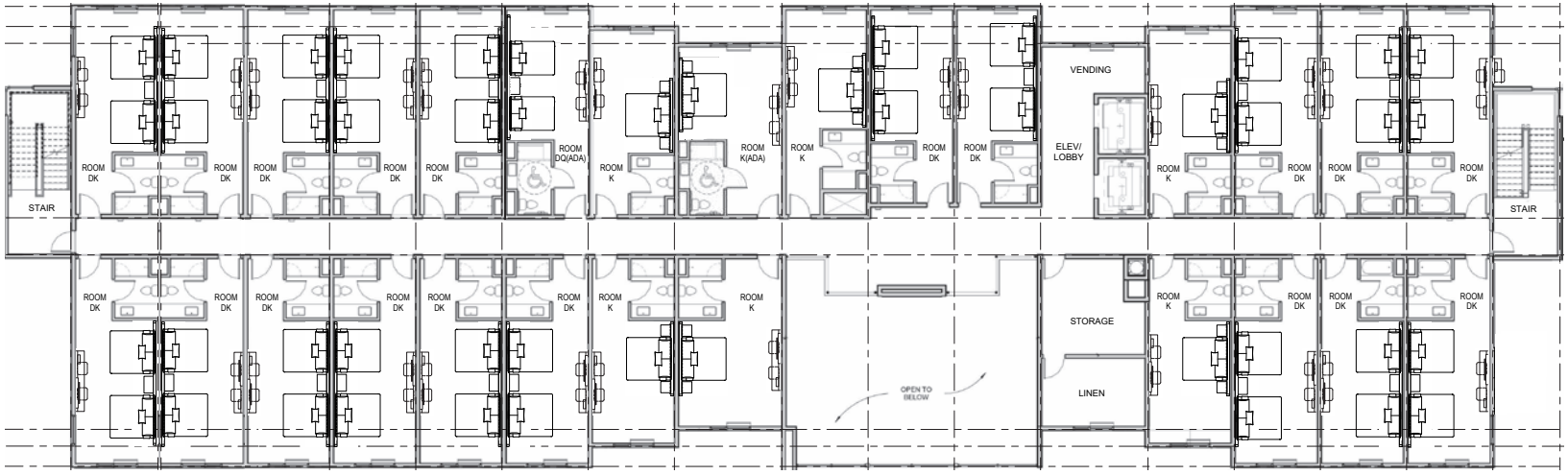
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CONCEPTUAL SITE PLANS FOR 98-ROOM HOTEL | FULL PLAN SET & FEASIBILITY STUDY

MAIN FLOOR



SECOND FLOOR



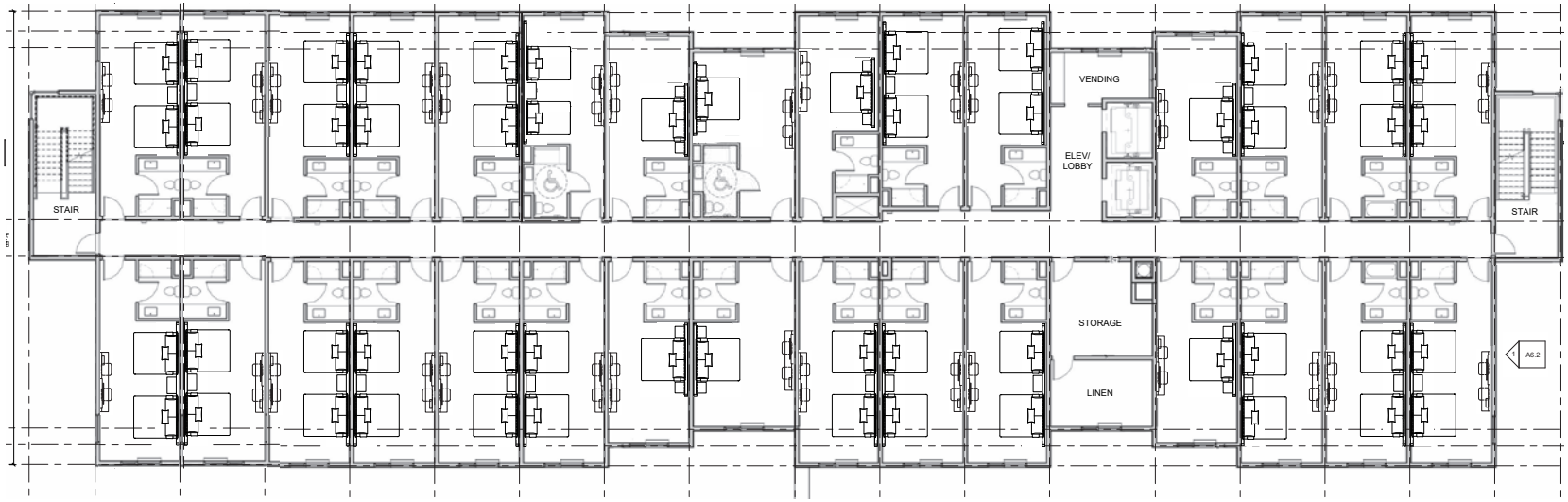
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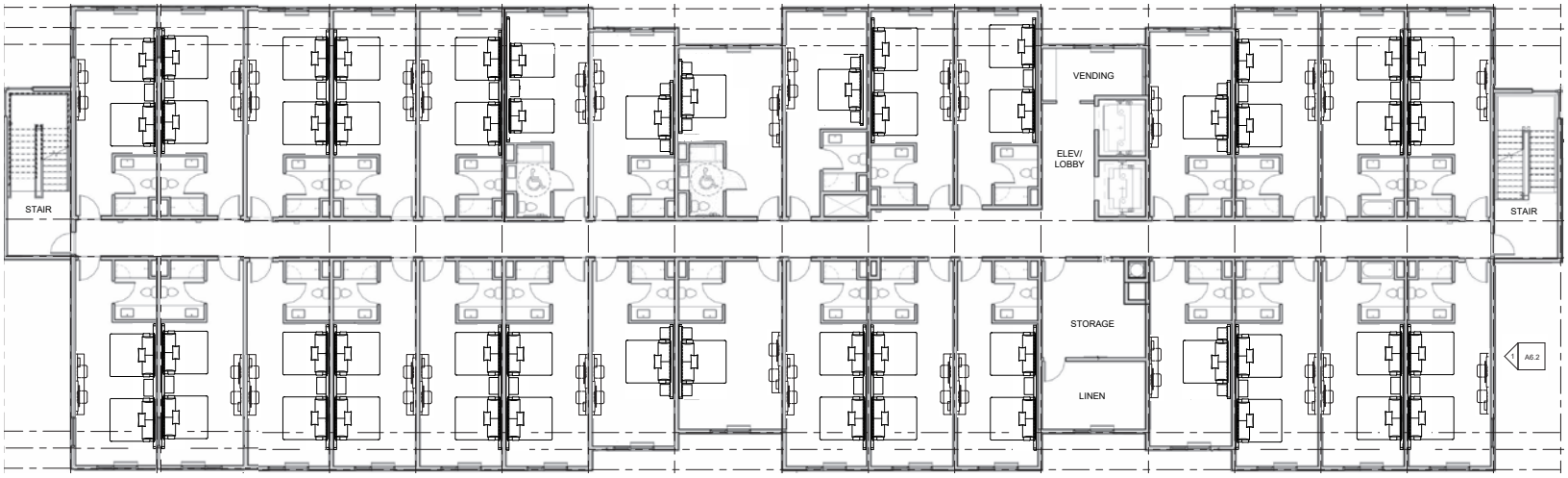
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CONCEPTUAL SITE PLANS FOR 98-ROOM HOTEL | FULL PLAN SET & FEASIBILITY STUDY

THIRD FLOOR



FOURTH FLOOR



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NAMPA HOTEL DEVELOPMENT SITE

$150M+ SEL INVESTMENT | +250 NEW JOBS PLANNED NEARBY



MAJOR INVESTMENT & RESIDENTIAL GROWTH NEARBY

With SEL's planned $150M+ manufacturing investment and a 361-unit apartment and townhome development scheduled to break ground in December 2026, the surrounding Sugar District is experiencing significant commercial and residential expansion, reinforcing the area's potential for future hospitality demand.

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1 MILE RADIUS

POPULATION	HISTORIC ANN. GROWTH	AVG. HOUSEHOLD INC.
4,068	2.8%	$90,227
1 MI. RADIUS	1 MI. RADIUS	1 MI. RADIUS

3 MILE RADIUS

POPULATION	HISTORIC ANN. GROWTH	AVG. HOUSEHOLD INC.
39,365	3.4%	$98,527
3 MI. RADIUS	3 MI. RADIUS	3 MI. RADIUS

5 MILE RADIUS

POPULATION	HISTORIC ANN. GROWTH	AVG. HOUSEHOLD INC.
136,658	2.6%	$110,488
5 MI. RADIUS	5 MI. RADIUS	5 MI. RADIUS