



Horizon Ridge | Nampa, Idaho

DETAILS & TIMELINE

- 40 acres of 1 acre view lots near the corner of Lone Star Road and Indiana Avenue in Nampa, ID 83651
- Community streets are now paved & the Plat & CC&Rs are recorded as of 3/13/23! Individual Parcel numbers are available!

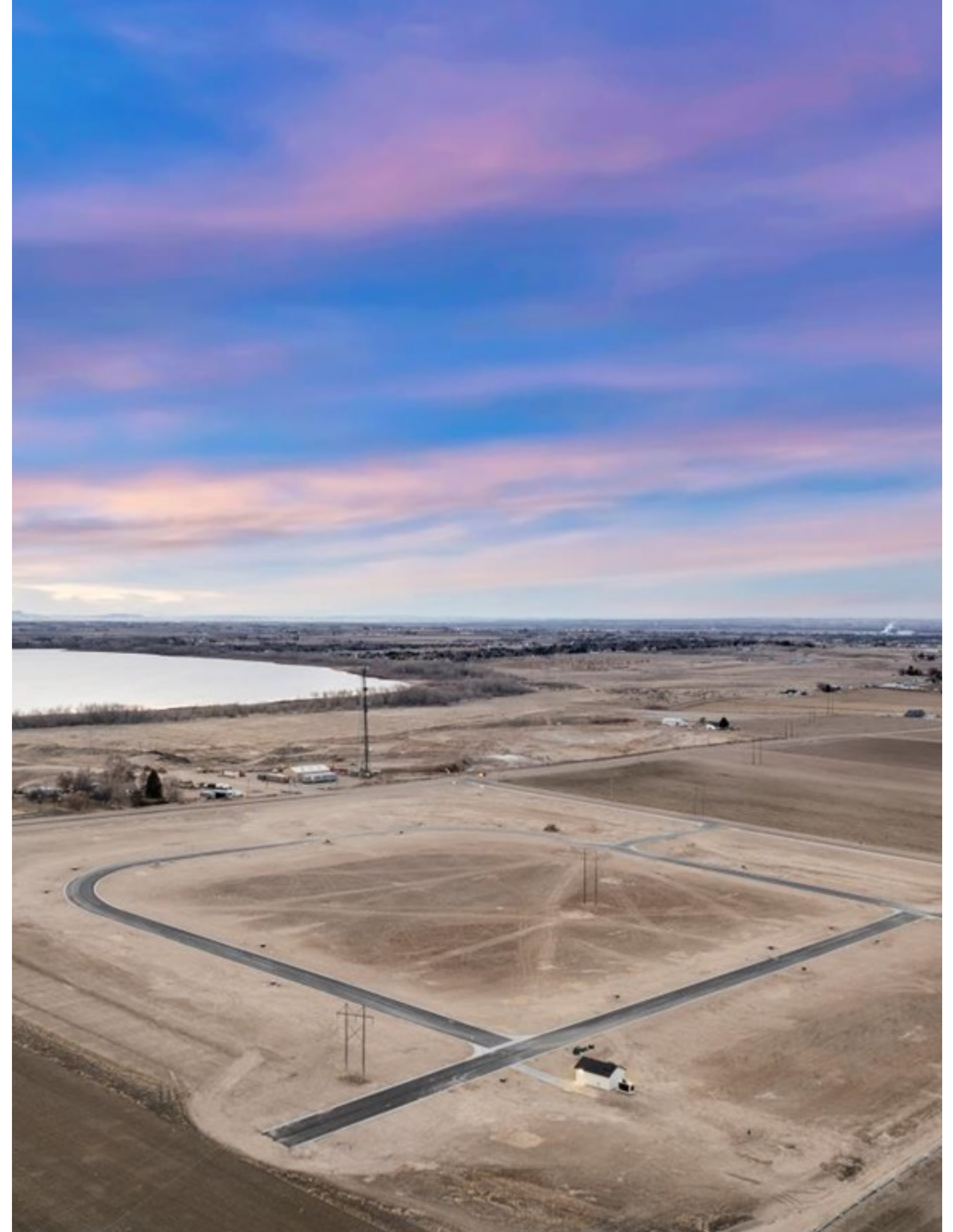
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COMMUNITY WELL SYSTEM

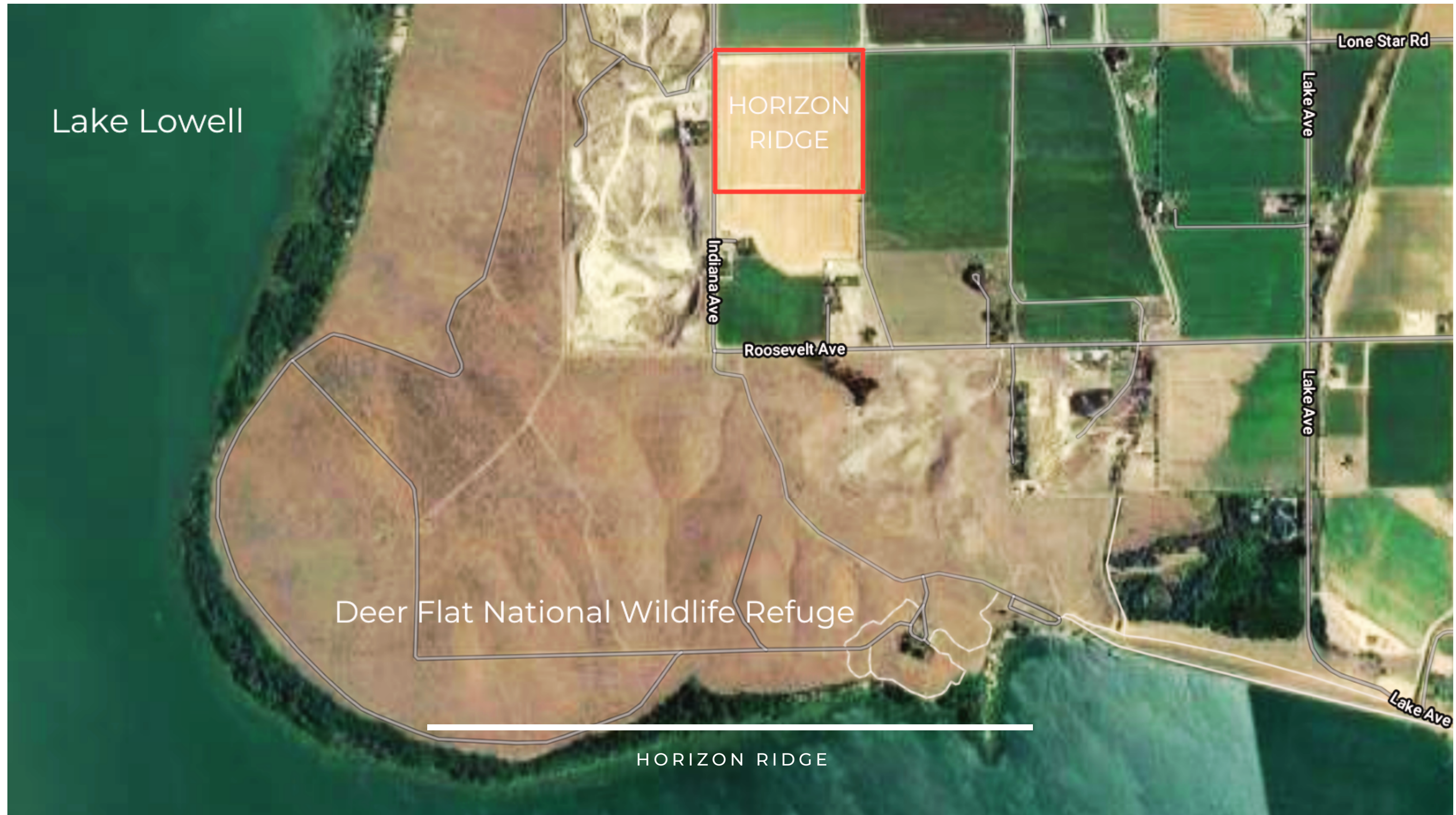
- Developer has installed a high quality community well and pump system to supply water to each lot
- HOA to cover maintenance & monthly testing
- The community well will provide domestic water, irrigation & fire hydrants
- Each parcel to supply its own septic
- Soil samples are available & standard septic systems have been approved for this community

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LOCATION

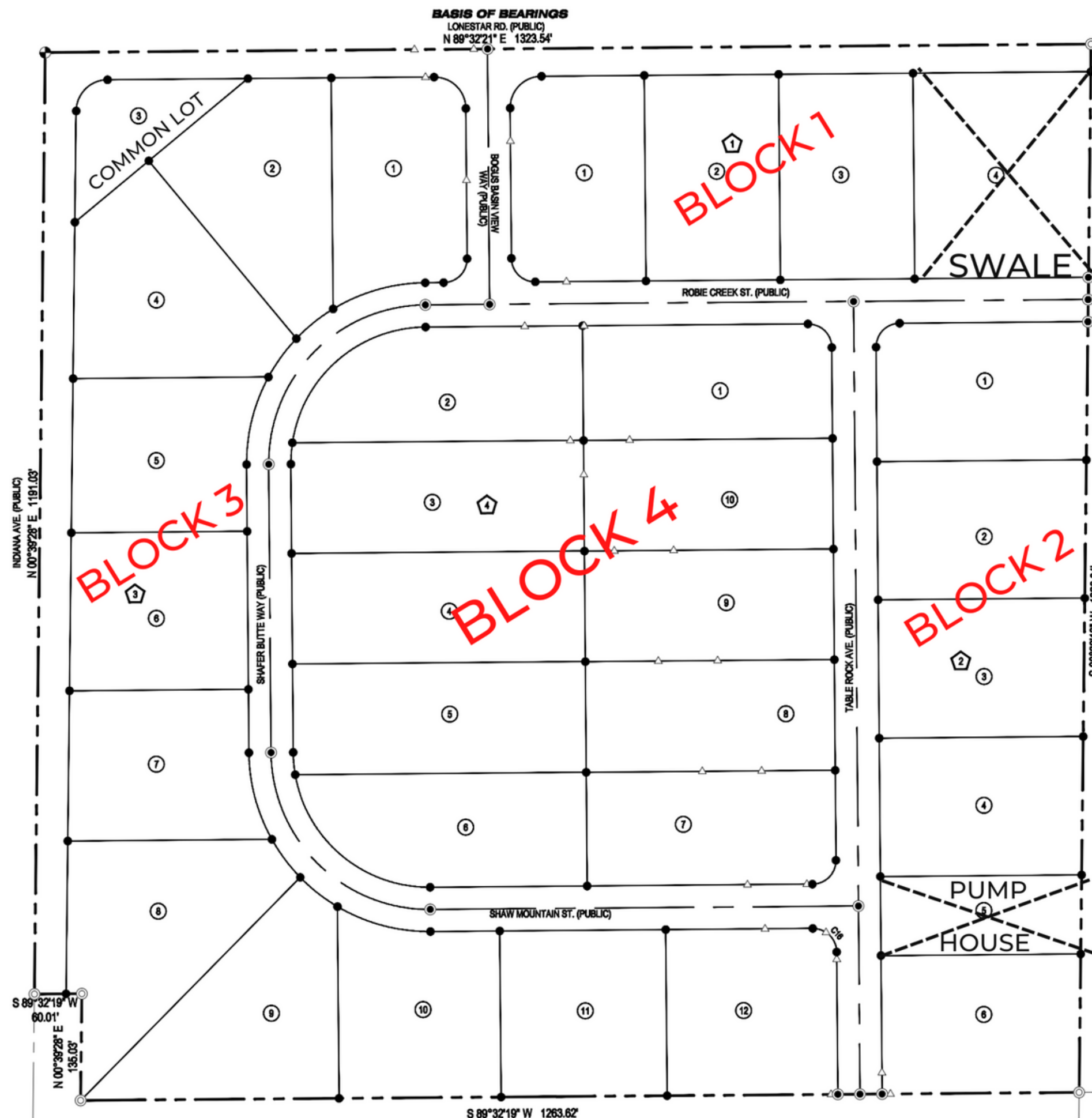
CORNER OF LONE STAR RD & INDIANA AVE - NAMPA, IDAHO 83651



PLAT MAP & SERVICES INSTALLED

- +/- 1 acre
- Power, water, gas and fiber optic has been delivered to each lot

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FUTURE COMMUNITY ENTRANCE

EXPECTED TO START IN SPRING OF 2023!



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ENTRANCE DESIGN SIMILAR TO DRY CREEK RANCH



SURROUNDING DEVELOPMENT

- Adjacent to the luxurious Lone Star Ranch Community with custom homes starting at \$1M.

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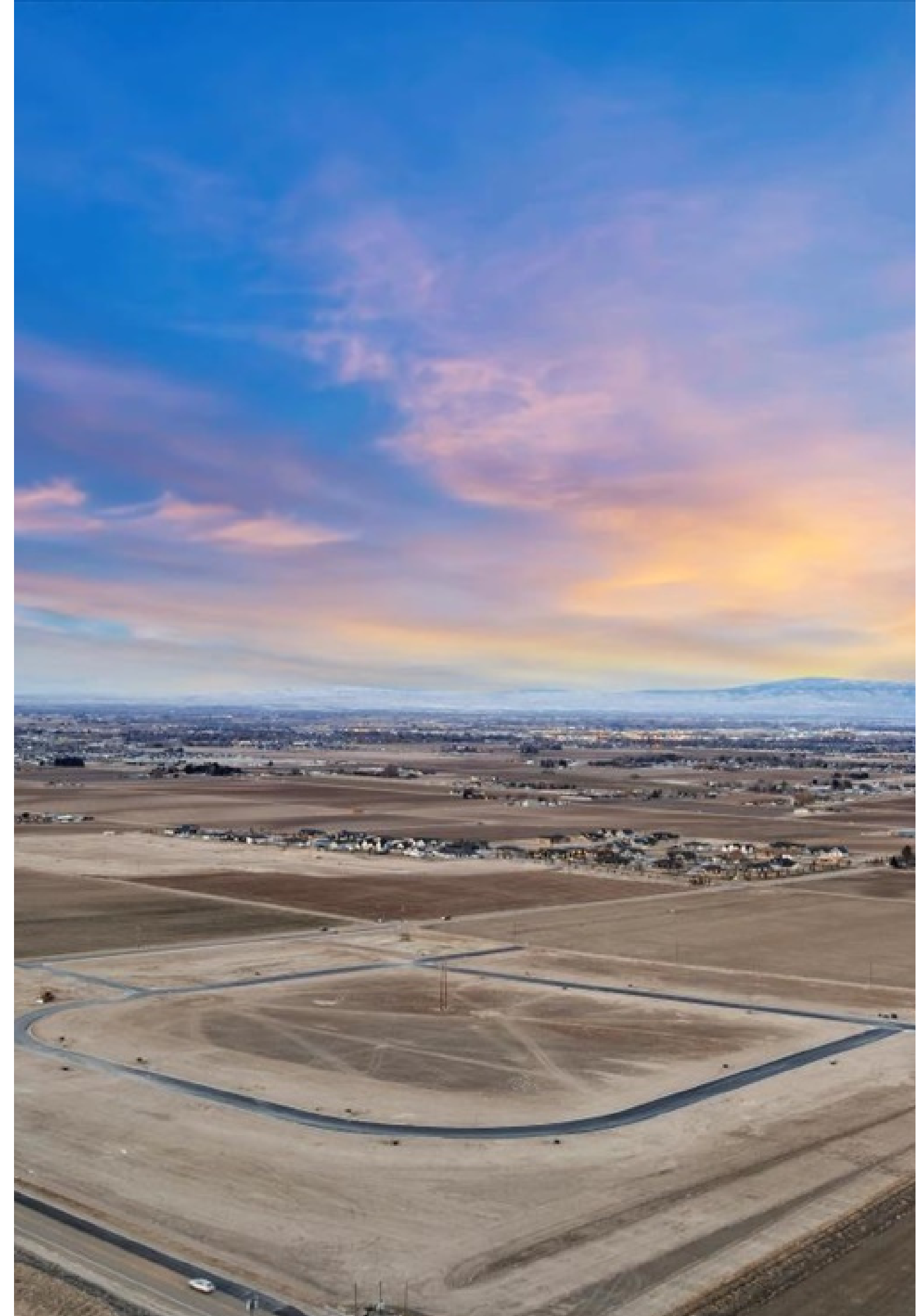
BUILDER TEAM

- Current Builder Team includes:
 - Pioneer Homes
 - Heritage Homes
- OR BRING YOUR OWN BUILDER!

Pioneer Homes
Consistent Quality ... Always

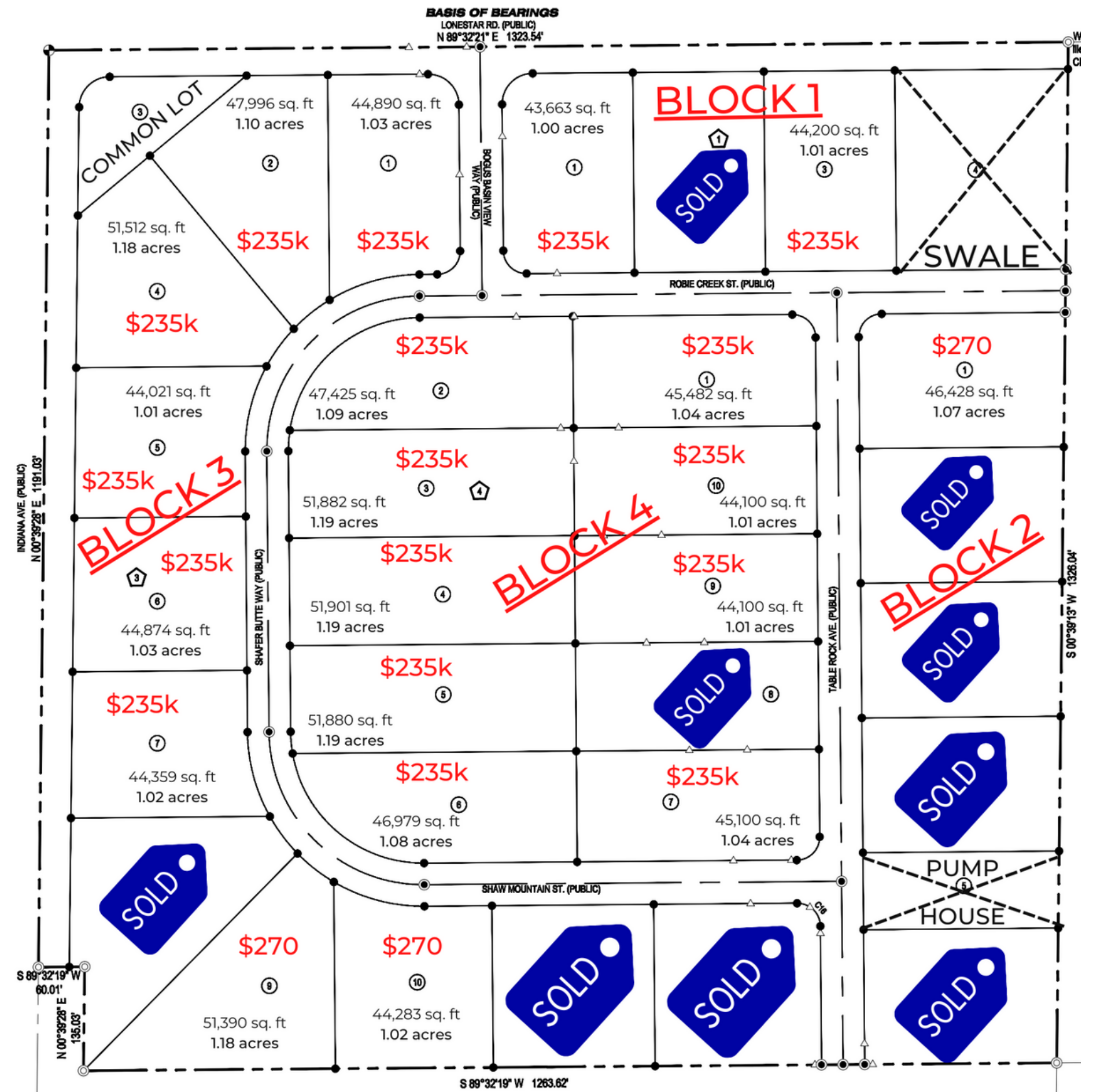


HORIZON RIDGE



LOT SIZES & PRICING

***UPDATED PRICING &
AVAILABILITY AS OF 3/13/2023***



HORIZON RIDGE

MEET THE DEVELOPER

Wolf Building Company is a locally owned business based in Nampa, Idaho. Blake Wolf has been building custom residential homes, multifamily units & commercial buildings for 20+ years in the Treasure Valley.



HORIZON RIDGE

MEET THE SALES TEAM

Our philosophy is simple: clients come first. We pledge to be in constant communication with our clients, keeping them fully informed throughout the entire transaction. We believe that if you're not left with an amazing experience, we haven't done our job. We don't measure success through achievements or awards, but through the satisfaction of our clients.

VAN STATES & SARAH LETT



TEXT OR
CALL  208.391.5331

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KELLERWILLIAMS® REALTY BOISE