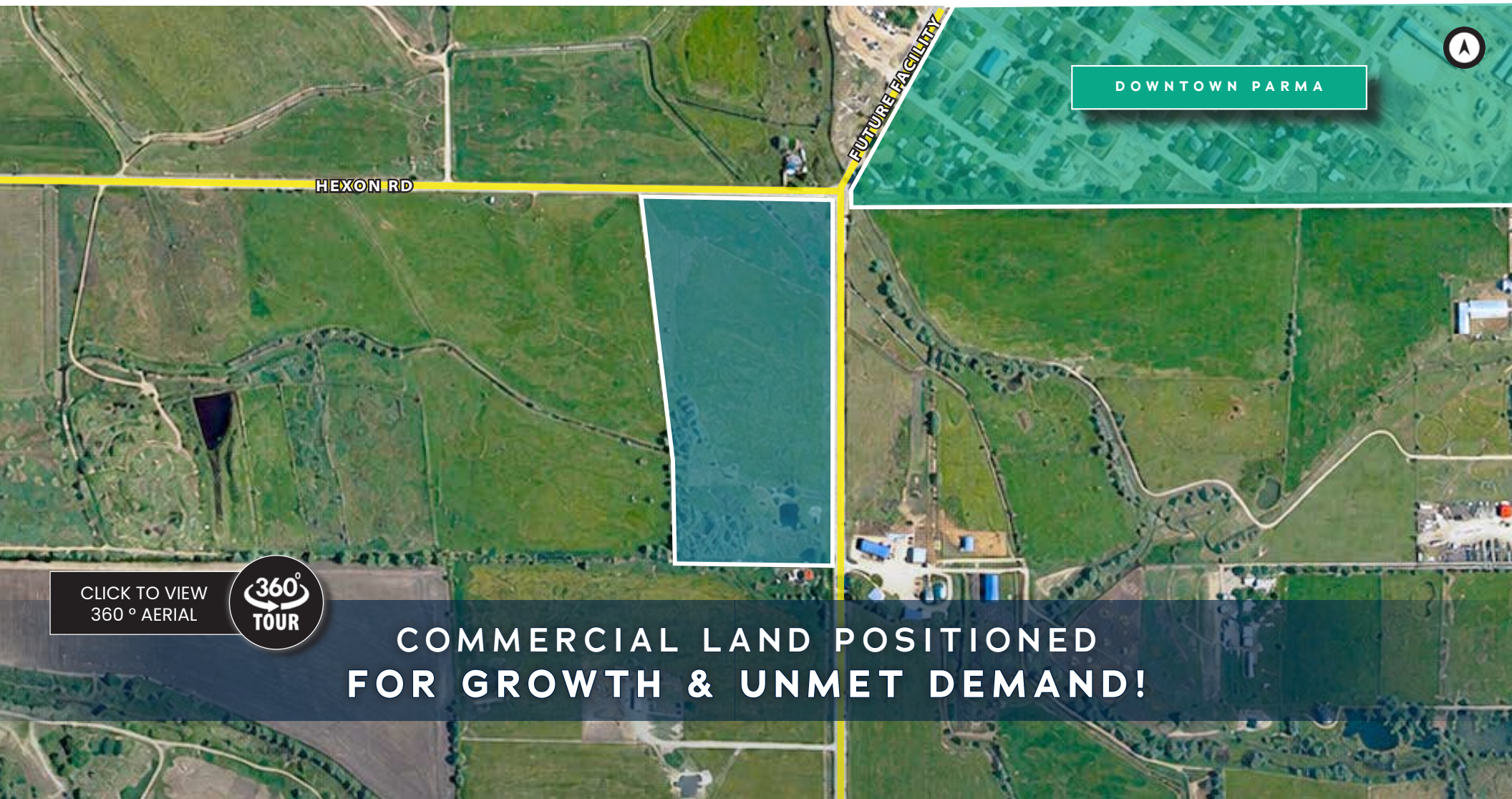


COMMERCIAL DEVELOPMENT LAND FOR SALE ◦ 28403 WAMSTAD ROAD, PARMA 83660

PARMA DEVELOPMENT LAND



MICHAEL BALLANTYNE, SIOR, CCIM ◦ 208.947.0831 ◦ mjb@tokcommercial.com
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CLICK TO VIEW
360 ° AERIAL



COMMERCIAL LAND POSITIONED
FOR GROWTH & UNMET DEMAND!



HIGHWAY 26

FUTURE FACILITY

DOWNTOWN PARMA

HEXON RD



OFFERING DETAILS

Submarket:	Parma
Property Type:	Commercial Development Land
Parcel Nos:	R3873700000
Acreage:	18.76 Acres
Utilities:	All to Site - Recently Annexed

SALE PRICE : \$1,634,000 (\$/SF)



LISTING HIGHLIGHTS

- ±18.76-acre commercial development opportunity adjacent downtown Parma with frontage along Roswell Boulevard and convenient access to Highway 20/26.
- Prime opportunity for a grocery store, farm and ranch retailer, or other essential-service user, supported by \$44.2 million in annual grocery spending within a 10 mile radius.
- Recently annexed into the City of Parma, further positioning the site for future commercial and employment-focused development.
- Opportunity to bring needed retail and everyday services closer to Parma residents, with households within 10 miles projected to grow 5.5% by 2031.
- Strategic location offers the potential to draw customers from throughout Western Canyon County and Eastern Oregon, extending the site's reach beyond the immediate Parma market.
- Site uniquely positioned to provide ample flexibility for a larger-format retail destination, complementary commercial users, or phased mixed-use development.

+18 ACRES OF COMMERCIAL LAND

WELL-POSITIONED TO SERVE A GROWING, UNDERSERVED MARKET

UPDATED: 9.2.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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360° AERIAL



20 MINUTES | 18 MILES
FROM ONTARIO

MAXINE JOHNSON ELEMENTARY

PARMA HIGH SCHOOL

PARMA MIDDLE SCHOOL

PARMA RETAIL



RIVERSIDE INC

DOWNTOWN PARMA

HIGHWAY 26

SITE

20 MINUTES | 17 MILES
FROM CALDWELL

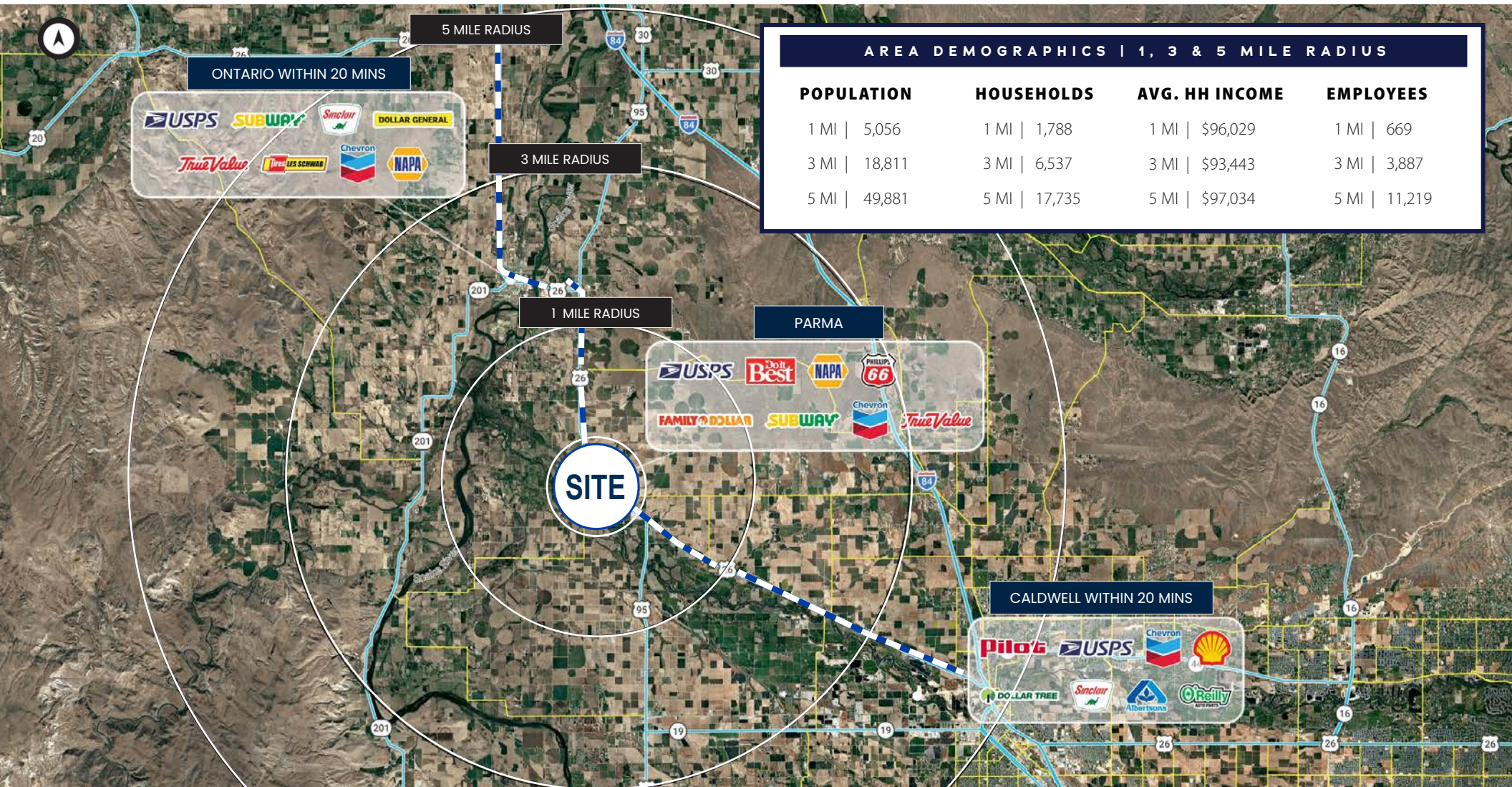
PARMA MUNICIPAL AIRPORT



6,500+ HOUSEHOLDS WITH \$44M+ IN ANNUAL GROCERY SPENDING
HOUSEHOLDS PROJECTED TO GROW 5.5% BY 2031!

PARMA DEVELOPMENT LAND

THE CENTERPOINT BETWEEN MULTIPLE SPRAWLING METROS



AREA DEMOGRAPHICS | 1, 3 & 5 MILE RADIUS

POPULATION	HOUSEHOLDS	AVG. HH INCOME	EMPLOYEES
1 MI 5,056	1 MI 1,788	1 MI \$96,029	1 MI 669
3 MI 18,811	3 MI 6,537	3 MI \$93,443	3 MI 3,887
5 MI 49,881	5 MI 17,735	5 MI \$97,034	5 MI 11,219