

LAND FOR SALE

206 W Kearney St, Caldwell, ID 83605



OFFERING SUMMARY

SALE PRICE:	\$155,000
AVAILABLE SF:	
LOT SIZE:	1.99 Acres
ZONING:	C-2
PRICE / SF:	\$1.79

PROPERTY OVERVIEW

1.99 acres of land in north Caldwell immediately off the interstate with convenient access.

PROPERTY HIGHLIGHTS

- 1.99 acres of land
- 1/4 mile from exit 27 in Caldwell off I-84
- Potential rezone to M-1

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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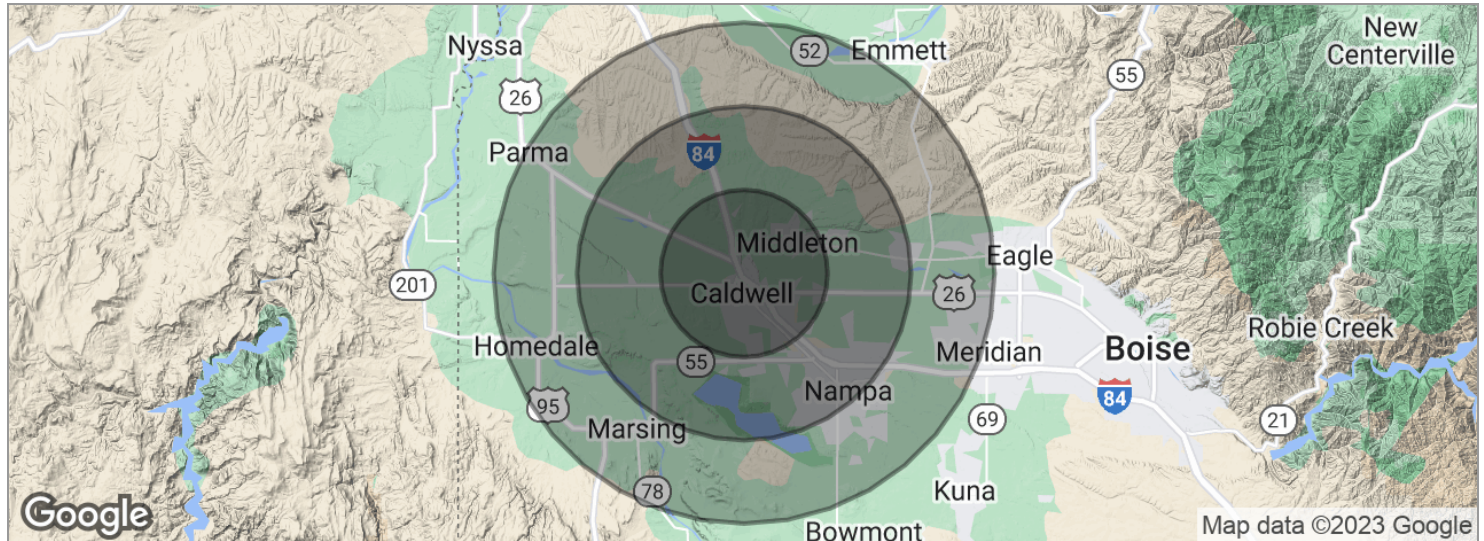
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	61,626	136,065	245,632
Median age	30.8	31.5	31.7
Median age (male)	30.3	30.7	30.9
Median age (Female)	32.3	32.8	32.8
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	21,545	46,273	83,745
# of persons per HH	2.9	2.9	2.9
Average HH income	\$45,949	\$51,461	\$53,681
Average house value	\$166,680	\$176,023	\$187,348

* Demographic data derived from 2020 ACS - US Census

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