

AG-VINEYARD LAND FOR SALE

19883 KARCHER ROAD

Caldwell, ID 83607



ECONOMIC DATA

SALE PRICE:	\$800,000
LOT SIZE:	7.38 AC
PRICE PER ACES:	\$108,401

PROPERTY INFORMATION

COUNTY:	Canyon
MARKET:	Nampa
SUBMARKET:	Caldwell
PARCEL:	R3338300000
ZONING:	Rural Residential
POWER:	200 Amp panel with 50 Amp sub panel
WATER/SEWER:	Individual well and septic
SHOWING INSTRUCTIONS:	Contact Agent

PROPERTY OVERVIEW

Lee & Associates is pleased to present this unique hilltop property in the heart of Idaho Wine Country with fantastic views across the Snake River Valley for sale. Perfect home site for a small vineyard and/or a tasting room. Utilities and irrigation are on site. There are two access points off HWY 55 and 850+/- ft of HWY 55 frontage for excellent signage options.

PROPERTY HIGHLIGHTS

- Ag-vineyard-home site, view property only 30 miles from Downtown Boise
- Ideal for a small vineyard, tasting room, and/or a homesite
- Two access points off HWY 55
- 850+/- ft of frontage on HWY 55
- Utilities and irrigation on site
- Water Rights for 3.38 acres included

Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

Garrison Parcels | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



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Caldwell, Idaho

Caldwell is the county seat of Canyon County and a growing part of the Boise Metropolitan area. Located on the Boise River and Interstate 84, Caldwell lies approximately 30 miles west of Boise, towards the Snake River. It is roughly 20 minutes north of Lake Lowell and the Deer Flat National Wildlife Refuge and is considered a gateway to the Snake River Recreation Area. It is home to the College of Idaho and becoming known as a prominent wine-growing region in addition to hosting many outdoor recreational opportunities.

Caldwell is increasingly desirable as a business center, citing ease of establishing a business, a highly motivated workforce, and a Pro-business city administration. In 2012 the US Department of Commerce granted the Caldwell Economic Development Council (CEDC) the authority to establish and administer Foreign Trade Zone #280. The FTZ stimulates economic growth and development through job retention and creation by providing incentives for companies to establish or expand operations. Currently, the City has a number of special Discretionary Incentives available to assist and encourage business development in Caldwell. For more information visit www.cityofcaldwell.com.

URBAN RENEWAL

From 1998-2018 (currently) the Caldwell Urban Renewal Agency has completed many projects including the development and/or reconstruction of, The Caldwell Train Depot, Caldwell Wastewater Treatment Plant, Indian Creek Development, Airport Terminal Project, Centennial Boulevard & Exit 29 Enhancement Project, Reel Theater, Serenity Park, Caldwell YMCA, Treasure Valley Community College Building, Affordable Housing, Caldwell Night Rodeo Grounds & Simplot Stadium, Rotary Pond Improvements, Pipe Dream Park, Wolfe Field, and The Sky Ranch Business Center.

IN THE NEWS

Estimated Economic Impact Projections for the newly finished Indian Creek Plaza are 330,000 Patrons and a \$2.7 Million Economic Impact to the Caldwell Community in the first year of operation. More information on this project can be found at www.destinationcaldwell.com.

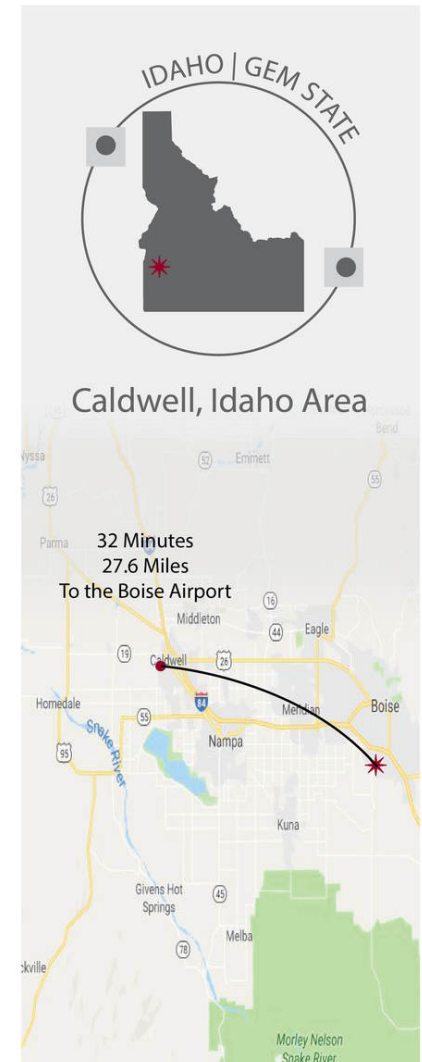


HOUSEHOLD INCOMES

	2-Miles	5-Miles
Median	\$49,129	\$65,014
Average	\$126,600	\$89,023

POPULATIONS

	2-Miles	5-Miles
2020	1,219	10,946
2025	1,418	12,363
Growth	3.3%	2.6%



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THE SUNNYSLOPE PROPERTY INCLUDES A SPECTACULAR 360-DEGREE VIEW AT THE TOP OF A RISE, OVERLOOKING THE VALLEY.

The Sunnyslope Wine Trail nestled along the Snake River only a short drive from anywhere in the region is the Sunnyslope Wine Trail. Featuring some of the Northwest's finest wineries and wines, the Sunnyslope Wine trail includes 7 of the Snake River Valley's wineries in a picturesque setting

Take the short drive to the Snake River Valley's premier wine destination and spend the day with your friends and family tasting wines and enjoying the breathtaking views of the Owyhee Mountain range and the Snake River.

The Sunnyslope Wine Trail is located within the Snake River Valley American Viticultural Area (AVA) and has the highest concentration of wineries and vineyards in Idaho. Why? The Sunnyslope is an ideal place for growing *Vitis vinifera*, wine grapes, because of its growing environment, terroir. The unique Sunnyslope region can be tasted in every glass of wine produced in our region.



The Sunnyslope landscape is composed of dry, rolling hills that lead to the Owyhee Mountains and is best described as a 'high desert' climate. The region experiences less than ten inches of precipitation between November and March which is great for preventing mold and disease of the vines, but not so great for getting them the water they need to produce grapes.

Luckily, early settlers of the area tapped into the Snake River and created reservoirs to save the melt off from the mountains for irrigation. This situation is actually advantageous for growing grapes as it gives farmers an enormous degree of control over how much water the plants receive, helping craft the sweetness of the wine before the fruit is even harvested.

This Sunnyslope property includes a spectacular 360-degree view at the top of a rise, overlooking the valley, perfect for a unique home, compound, or tasting room.

This industry opens the door to many associated commercial enterprises that accompany the wine industry, including retreats, tours, destination travel and other hospitality. Proximity to Boise and its suburbs, and the growing population, create a growing market.

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