

LAND FOR SALE | PRICE REDUCED CALDWELL DEVELOPMENT LAND | 1.92 ACRES

4012 S. 10th Ave., Caldwell, ID 83605



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

SALE PRICE: \$290,000
PRICE/ACRE \$151,041.66
ACRES: 1.92 Acres

PROPERTY INFORMATION

COUNTY: Canyon County
MARKET: Boise City / Namnpa
SUBMARKET: Caldwell

LISTING DATA

LAND TYPE: Commercial Development
PARCEL: Portion of R356660600
UTILITIES: Electricity, Phone, Gas, Irrigation
ZONING: R-1, Annexable to City With Commercial Usage
FRONTAGE: 294' on E. Ustick Rd.



PROPERTY OVERVIEW

Lee & Associates is pleased to present this 1.92 acre parcel for sale. This parcel is being split off from the Caldwell Church of Christ property, west of the building.

Located a few miles from I-84, and Cleveland Blvd., this 1.92 Acre lot has great drive by exposure and is adjacent to Walgreens, Maverik and Walmart.

Russ Vawter | Principal
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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.

BRANDT AGENCY

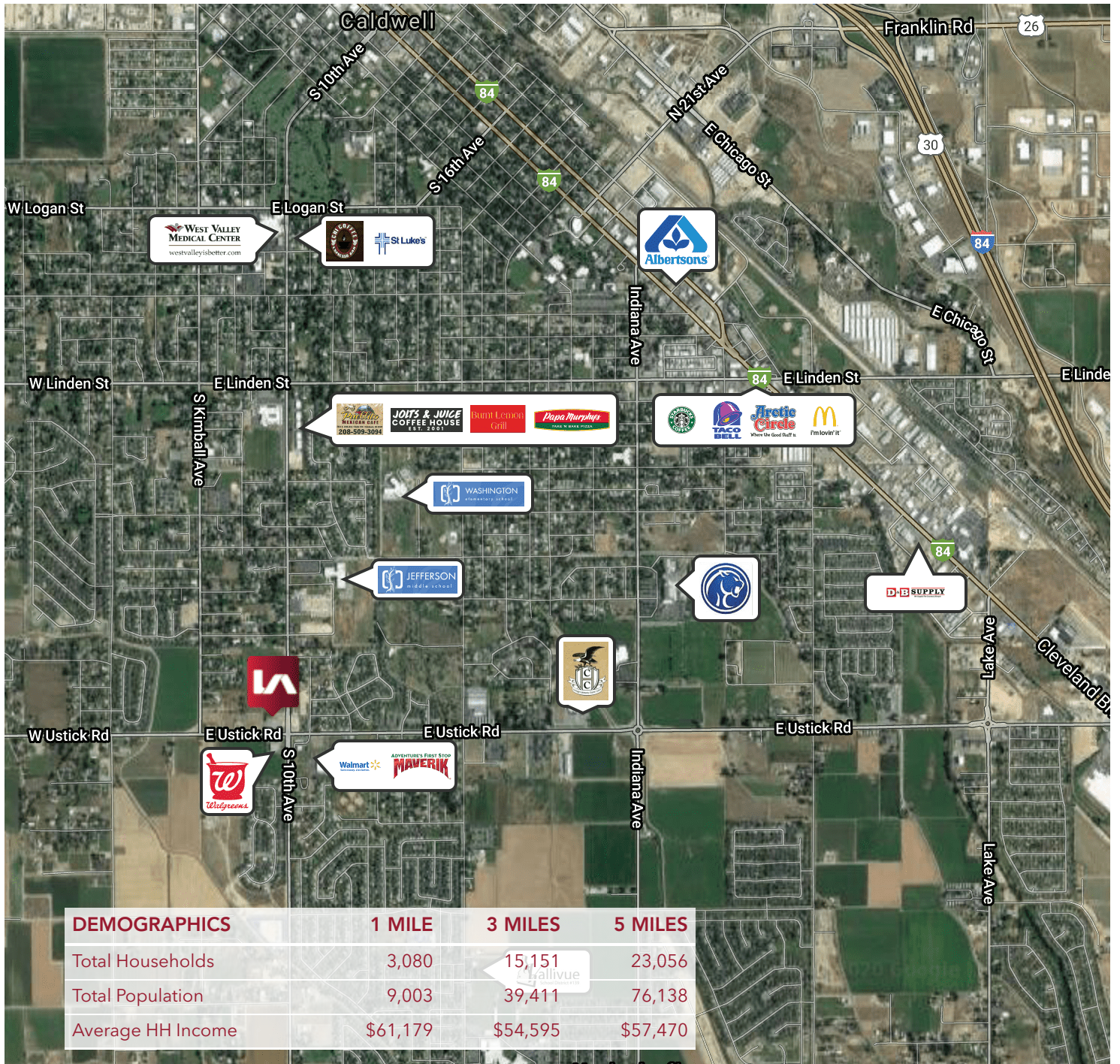


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Google

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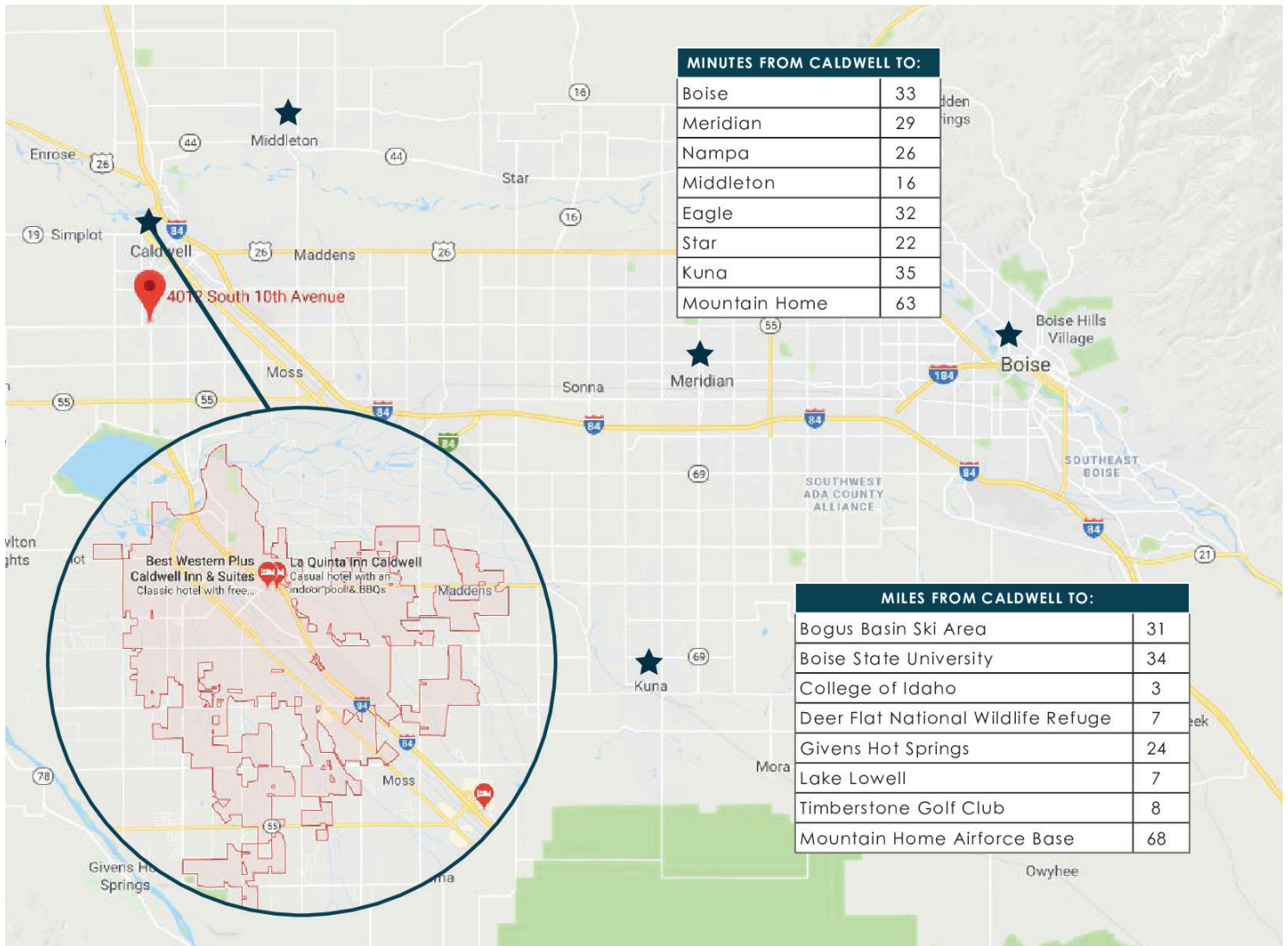


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The City of Caldwell is located northwest of Nampa in the Treasure Valley and just 26 miles from Boise. Home to College of Idaho and Treasure Valley Community College.

Caldwell has a growing population of over 50k residents, making it one of the larger cities in the state. With manufacturing and industrial businesses rapidly growing, Caldwell has been expanding opportunities for locals and visitors alike. The City

recently completed the Indian Creek Plaza located downtown as part of the Business Improvement District.

The state of Idaho has made a huge investment in transportation infrastructure in the Caldwell community. Over 100 million dollars will be spent on expanding the interstate between Nampa and Caldwell over the next few years as part of a larger, ongoing, \$820 million I-84 corridor project that began in 2008 and spans from Boise to Caldwell.

Caldwell is focused on business and community. With discretionary incentives, exemptions, grants and tax credits, the city has made it easier than ever for large or small business to move to the area.



MARKET HIGHLIGHTS | CALDWELL

- Located 2 miles from I-84, Highway 20/26, Highway 19, Union Pacific Railroad, The College of Idaho
- Caldwell events attract over 100,000 visitors annually
- In 2018, more than 200,000 square feet of industrial businesses moved to Sky Ranch, bringing hundreds of jobs to Caldwell.
- Caldwell has an established Foreign-Trade Zone #280
- 14% less expensive than the average US city
- Total crime is 20% lower than US average
- Caldwell housing is 39% lower than US average
- Surrounded by natural attractions such as the Snake River

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