

LAND FOR SALE

11246 Hwy 20 26, Caldwell, ID 83607



SALE PRICE:	\$455,000
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PRICE PER ACRE:	\$60,910
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PRICE PER SF:	\$1.40
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LOT SIZE:	7.47 Acres
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ZONING:	R-1
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PROPERTY OVERVIEW

Residential or commercial development land located on Hwy 20/26 in Caldwell.

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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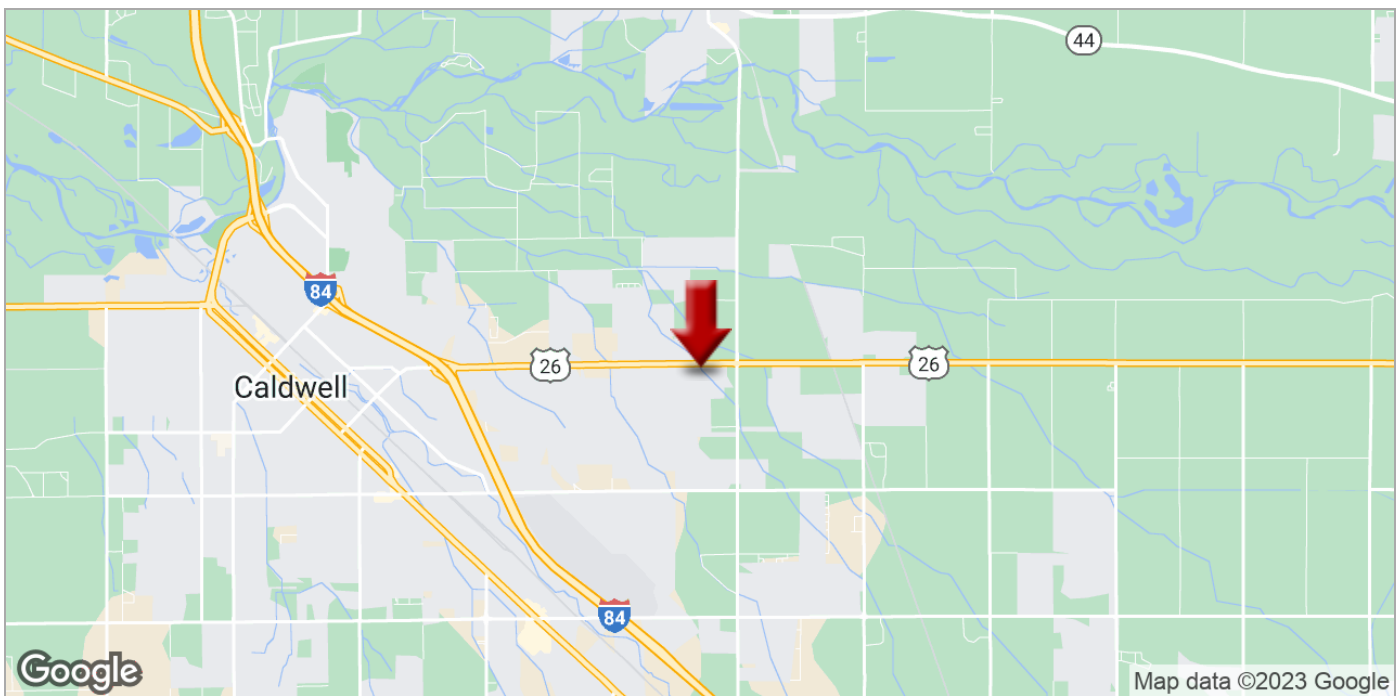
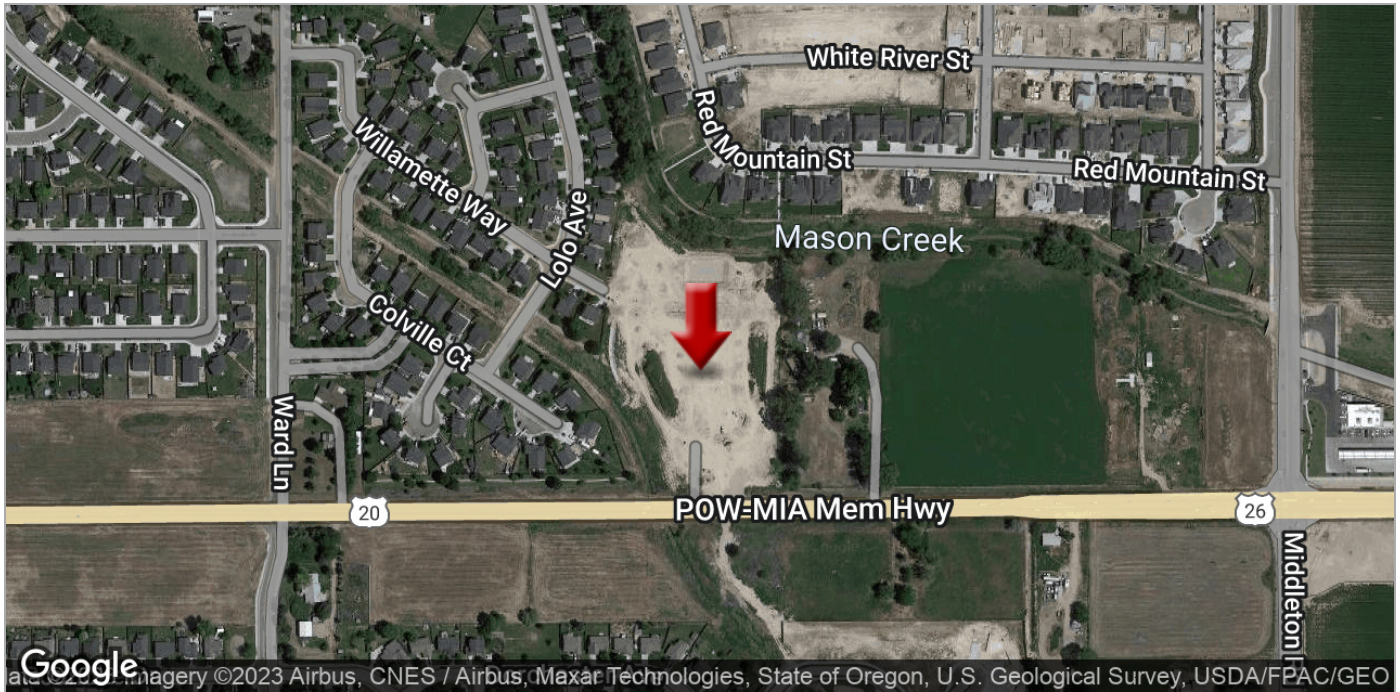
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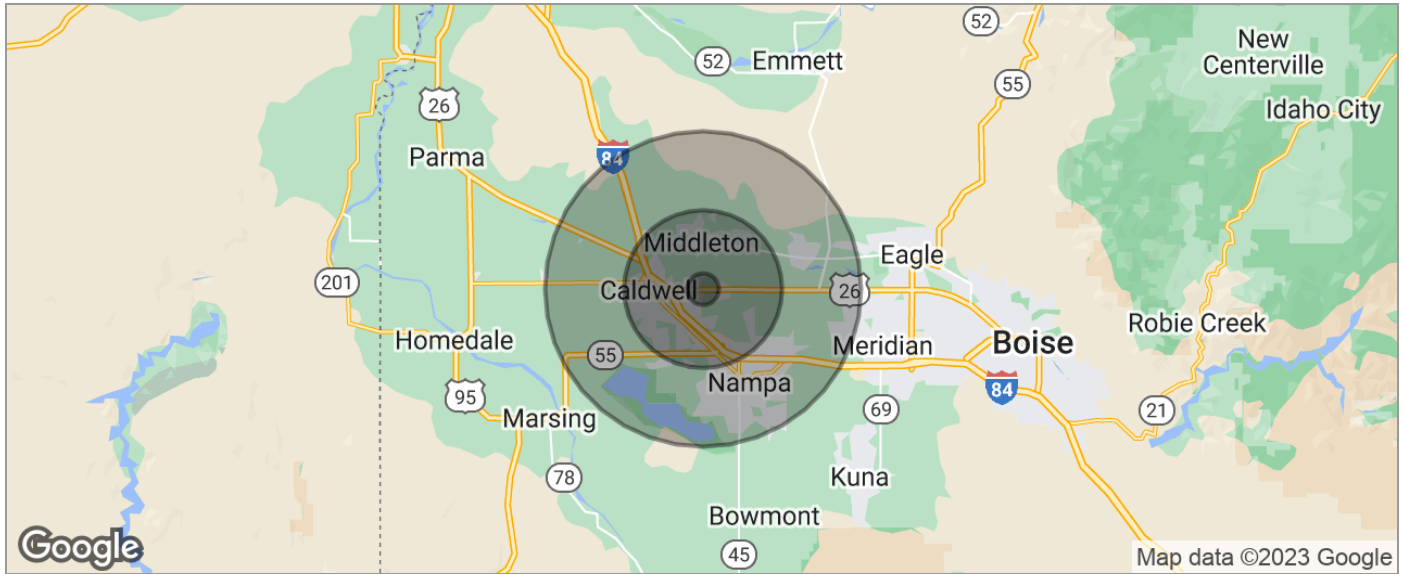
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,380	68,632	207,624
MEDIAN AGE	26.5	29.6	30.7
MEDIAN AGE (MALE)	26.5	29.1	30.0
MEDIAN AGE (FEMALE)	26.5	30.7	31.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	406	23,138	70,715
# OF PERSONS PER HH	3.4	3.0	2.9
AVERAGE HH INCOME	\$60,317	\$47,755	\$51,950
AVERAGE HOUSE VALUE	\$193,062	\$153,368	\$178,937
RACE	1 MILE	5 MILES	10 MILES
% WHITE	89.5%	90.3%	90.7%
% BLACK	0.4%	0.2%	0.5%
% ASIAN	0.7%	0.7%	0.8%
% HAWAIIAN	0.3%	0.1%	0.2%
% INDIAN	0.4%	0.6%	0.7%
% OTHER	3.1%	4.2%	3.9%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	19.4%	28.7%	23.8%

* Demographic data derived from 2020 ACS - US Census

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