



COMMERCIAL DEVELOPMENT OPPORTUNITY

13087 Hwy 44 • Caldwell, ID 83607
16.06 Acres • Offered at \$2,621,500



Listed exclusively by:

**Steve
Cordell**

REALTOR®
208-941-7871



Co-listed by

**Sam
Fretwell**

REALTOR®
208-631-0188



Co-listed by

**Channing
Fretwell**

REALTOR®
208-861-3372





↑ Emmett: 29 min / 19.2 miles
via Emmett Road & HWY 52

TSC TRACTOR
SUPPLY CO

PerfecTion
and more products

Jack
In the box

Star: 14 min / 8.2 miles
via HWY 44

IDEAL HOME
RV resort

SUBJECT PROPERTY

DQ

ZAMZOWS

MIDDLETON

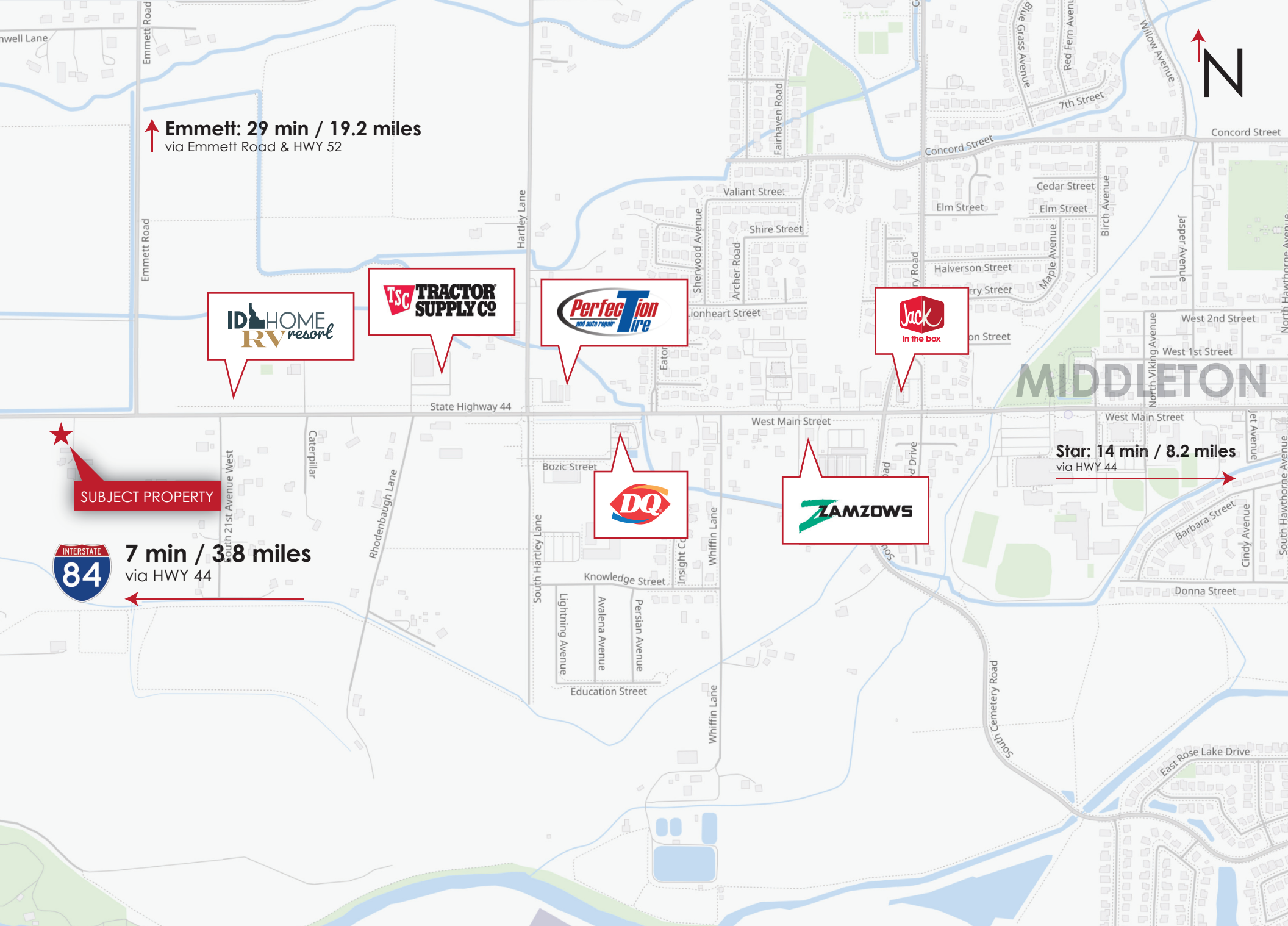


7 min / 3.8 miles
via HWY 44



teamrealty.com

Steve Cordell • REALTOR • 208-941-7871 • stevecordell@gmail.com



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via Emmett Road & HWY 52



MIDDLETON

★
SUBJECT PROPERTY

 **7 min / 3.8 miles**
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→ **Star: 14 min / 8.2 miles**
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PROPERTY OVERVIEW

Prime Visibility: Over 700 feet of Hwy 44 frontage—perfect for attracting high daily traffic volume.

Strategic Location: Just minutes to I-84, ensuring easy access for regional distribution and customer base.

Development Ready: Within Middleton's City Impact Area and slated for commercial zoning—positioned for near-term annexation and development.

Infrastructure Nearby: Only 0.5 miles from city services—utilities and public infrastructure are within reach.

Surging Local Investment: Directly across from a newly developed upscale RV park—proof of rising area value and consumer traffic.

Income Potential: Existing manufactured home and barn can offer interim rental income or be repurposed during planning stages.

Large Parcel Advantage: Over 16 acres, currently zoned for ag usage, allow for potential phased development, mixed-use potential, or build-to-suit opportunities.

Flexible Access: Multiple access points possible off Hwy 44 to support ingress/egress for high-volume commercial traffic.



HWY 44 Traffic: 14,677 Vehicles (Daily Average). SOURCE: COMPASSIDAHO



ABOUT CALDWELL, ID

Caldwell offers a compelling opportunity for commercial property investment—combining strong population growth, favorable development policies, diverse tenant demand, and improved quality of life. Whether you're evaluating ground-up retail developments, industrial facilities, mixed-use urban infill, or redevelopment opportunities, Caldwell presents a marketplace backed by momentum and long-term potential.

• Key Market Indicators:

Population & Growth: Caldwell's population has surged from ~60,000 in 2020 to an estimated ~68,300 by 2023, making it Idaho's 5th-largest city and a fast-growing urban hub.

Regional Influence: As part of the Boise–Nampa metro area, Caldwell sits within a major economic zone that held over 813,000 residents and saw more than 32% growth since 2010

■ Commercial Real Estate Outlook

Tenant Mix & Vacancy: Retail and industrial properties lead leasing activity, each making up roughly half of local inventory (~50% and ~45%, respectively).

Market Momentum: Canyon and Ada counties exhibit historically low industrial vacancy (~1.3%) and rising rents—signs of strong demand.

Retail Strength: Caldwell's downtown revitalization — notably Indian Creek Plaza — has spurred retail expansion, with over 20 new businesses since 2018



ABOUT THE TEAM



Listed exclusively by:

**Steve
Cordell**

REALTOR®

208-941-7871

With 30 years of experience throughout southwestern Idaho since 1995, Steve brings deep local insight—from residential and new construction to horse properties, hobby farms, and agricultural land. A proud Idaho native and graduate of Nampa High School, College of Southern Idaho, and Boise State University (Education major), he has guided clients confidently through buying and selling across the Treasure Valley.

Steve has served as 2021 President of the Nampa Association of Realtors (NAOR) and was named 2021 NAOR "Realtor of the Year." His service-driven leadership also includes roles on the board, advocating for private property rights, and supporting scholarships, veterans, women's shelters, and more.

Community-focused and family-oriented, Steve also coached youth football for nine years, emphasizing not only athletic skills but character and citizenship). Whether you're looking for a rural asset or an urban home—and whatever lifestyle Idaho inspires—Steve offers trusted guidance rooted in local knowledge and service.



Co-listed by:

**Sam
Fretwell**

REALTOR®

208-631-0188

Our 22 years of experience ranges from first-time buyers to single-family, multi-family income properties, ranch and farm acreages, development, and commercial sales, throughout Southwest Idaho and Oregon.

We are native Idahoans - Sam's family has been in the local ranching business since 1864. Growing up on a ranch gives Sam substantial knowledge of the entities involved with selling or buying farm/ranch acreage. Chanette grew up in the Treasure Valley and has kept her roots local. We have a unique love and knowledge of the "treasures" this area offers. Over the years, Sam & Chanette have been actively involved in improving the local community through volunteering and leadership positions.



Co-listed by:

**Chanette
Fretwell**

REALTOR®

208-861-3372

We have coached youth sports, participated in rodeo, CASA advocates & School Board Members. Sam is a past Nampa Association of Realtors Director. Chanette has been awarded Northwest Nazarene Teacher of the Year, St. Luke's Health System President's Award, and served as the Idaho Perinatal Quality Collaborative Chair.

Based in Nampa, Idaho since 2002, Team Realty of Idaho is a full-service, independently owned brokerage serving the greater Treasure Valley—including Nampa, Caldwell, Meridian, Boise, and surrounding communities Nampa Chamber of Commerce. With a team of over 50 local experts (estimated 108 employees), they deliver informed, professional guidance across a diverse range of property types—residential homes, new construction, farms and ranches, agricultural acreage, commercial assets, and subdivision projects



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