

# CANYON SPRINGS HIGH SCHOOL CALDWELL REDEVELOPMENT OPPORTUNITY

503, 511, 516, & 517 N. 11TH AVENUE & E. ELGIN STREET, CALDWELL 83605



**BIDS DUE: FEBRUARY 27TH AT 5:00 PM**

**TOK** COMMERCIAL  
REAL ESTATE

# CALL FOR OFFERS

**SAM MCCASKILL** CCIM  
208.947.0804 / sam@tokcommercial.com

**SEAN EDWARDS**  
208.412.7763 / sean@tokcommercial.com

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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

# THE OFFERING

TOK COMMERCIAL IS PLEASED TO PRESENT THE OFFERING OF CANYON SPRINGS - CALDWELL REDEVELOPMENT OPPORTUNITY IN CALDWELL, IDAHO. IDEALLY POSITIONED ADJACENT TO DOWNTOWN, THIS EXPANSIVE REDEVELOPMENT SITE ENCOMPASSES 4.68 ACRES ACROSS SIX LOTS, INCLUDING A 48,858 SF CAMPUS WITH TWO BUILDINGS. THE PROPERTY FEATURES FLEXIBLE ZONING, INCLUDING T-N (TRADITIONAL NEIGHBORHOOD) AND R-3 (HIGH-DENSITY RESIDENTIAL), OFFERING A WIDE RANGE OF POTENTIAL DEVELOPMENT OPPORTUNITIES. THE EAST PORTION TOTALS 4.04 ACRES, WHILE THE WEST PORTION COVERS 0.64 ACRES, WHICH CAN BE PURCHASED TOGETHER OR SEPARATELY, CREATING A LARGE, CONTIGUOUS SITE FOR A TRANSFORMATIVE MIXED-USE OR COMMERCIAL PROJECT. STRATEGICALLY LOCATED WITH IMMEDIATE FREEWAY ACCESS AND CONNECTIVITY TO MAJOR ARTERIAL ROUTES, THE SITE PLACES FUTURE TENANTS OR RESIDENTS JUST MINUTES FROM THE DOWNTOWN CORE, RESTAURANTS, SHOPPING, AND ESSENTIAL SERVICES. SURROUNDED BY RAPIDLY EXPANDING RESIDENTIAL NEIGHBORHOODS AND NEW DEVELOPMENT, THE AREA CONTINUES TO EXPERIENCE STRONG DEMAND FOR COMMERCIAL AND COMMUNITY-FOCUSED USES. THE PROPERTY QUALIFIES FOR NEW MARKETS TAX CREDITS (NMTC) AND OTHER INCENTIVE PROGRAMS, ENHANCING PROJECT FEASIBILITY AND POTENTIAL RETURNS. THIS IS A RARE OPPORTUNITY TO REIMAGINE A PROMINENT SITE, CATALYZE REVITALIZATION, AND DELIVER A HIGH-IMPACT PROJECT THAT STRENGTHENS THE COMMUNITY AND DRIVES LONG-TERM ECONOMIC GROWTH.

**CALL FOR OFFERS**

**BIDS DUE**

FEBRUARY 27TH AT 5:00 PM

**48,858 SF**

TOTAL BUILDING SIZE

**4.68 ACRES**

TOTAL LOT SIZE

**PRICE: CONTACT AGENT**

**R3509000000, R0491900000, R0492300000,  
R0492600000, R0492700000**

PARCEL NUMBERS

**T-N** (TRADITIONAL NEIGHBORHOOD) | **EAST PORTION**

**R-3** (HIGH DENSITY RESIDENTIAL) | **WEST PORTION**  
ZONING



**TOK**  
COMMERCIAL

# THE HIGHLIGHTS

## EXPANSIVE REDEVELOPMENT SITE

OVER 4 CONTIGUOUS ACRES WITH FLEXIBLE ZONING, OFFERING A RARE OPPORTUNITY TO CREATE A TRANSFORMATIVE MIXED-USE OR COMMERCIAL PROJECT.

## STRATEGIC URBAN LOCATION

IDEALLY POSITIONED ADJACENT TO DOWNTOWN WITH IMMEDIATE FREEWAY ACCESS AND CONNECTIVITY TO MAJOR ARTERIAL ROUTES.

## VIBRANT SURROUNDINGS

JUST MINUTES FROM THE DOWNTOWN CORE, RESTAURANTS, SHOPPING, AND ESSENTIAL SERVICES—PLACING FUTURE TENANTS OR RESIDENTS IN THE HEART OF THE CITY'S ACTIVITY.

## INCENTIVE-ELIGIBLE INVESTMENT OPPORTUNITY

THE PROPERTY QUALIFIES FOR NEW MARKETS TAX CREDITS (NMTC) AND OTHER POTENTIAL INCENTIVE PROGRAMS SUCH AS THE CALDWELL URBAN RENEWAL AGENCY ([CLICK FOR MORE INFORMATION](#)) —ENHANCING PROJECT VIABILITY AND RETURNS.

## HIGH-GROWTH AREA

SURROUNDED BY RAPIDLY EXPANDING RESIDENTIAL NEIGHBORHOODS AND NEW DEVELOPMENT, DRIVING STRONG DEMAND FOR FUTURE COMMERCIAL AND COMMUNITY USES.

## TRANSFORMATIONAL REDEVELOPMENT POTENTIAL

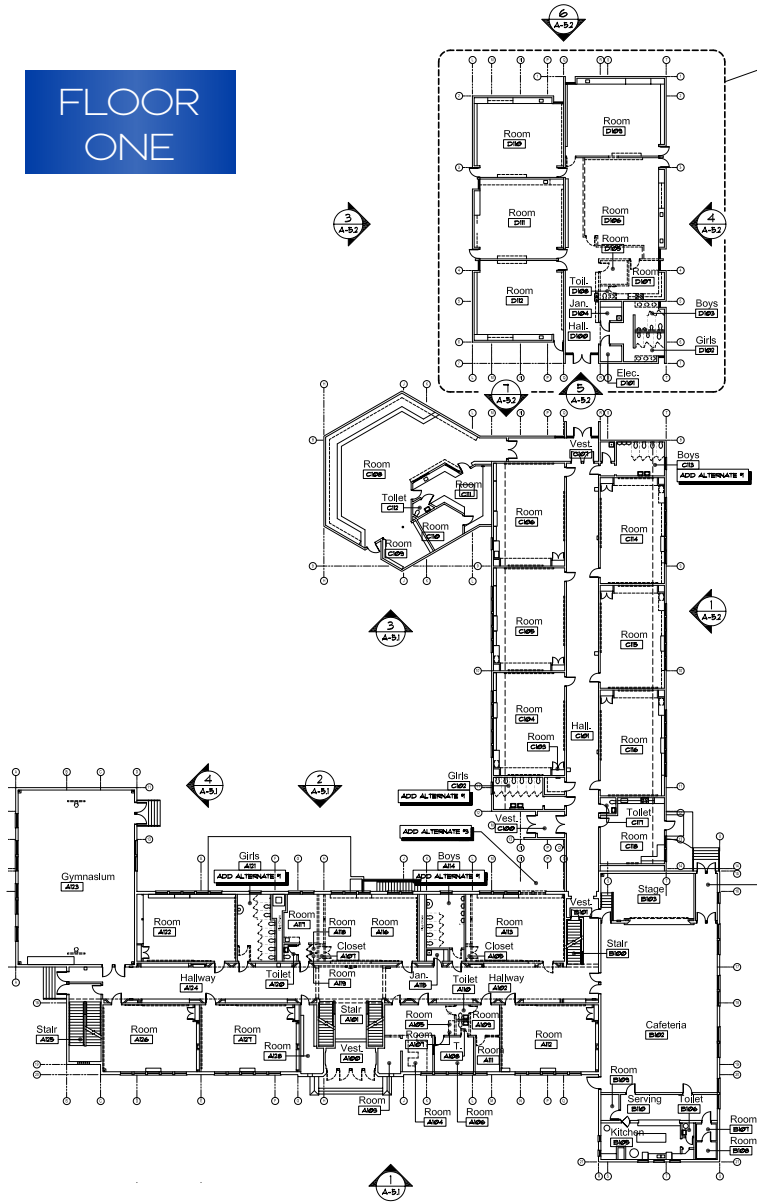
A RARE OPPORTUNITY TO REIMAGINE A PROMINENT SITE AND DELIVER A HIGH-IMPACT PROJECT THAT STRENGTHENS COMMUNITY CHARACTER AND DRIVES ECONOMIC GROWTH.

## AMPLE LOCAL, STATE, AND NATIONAL INCENTIVE PROGRAMS

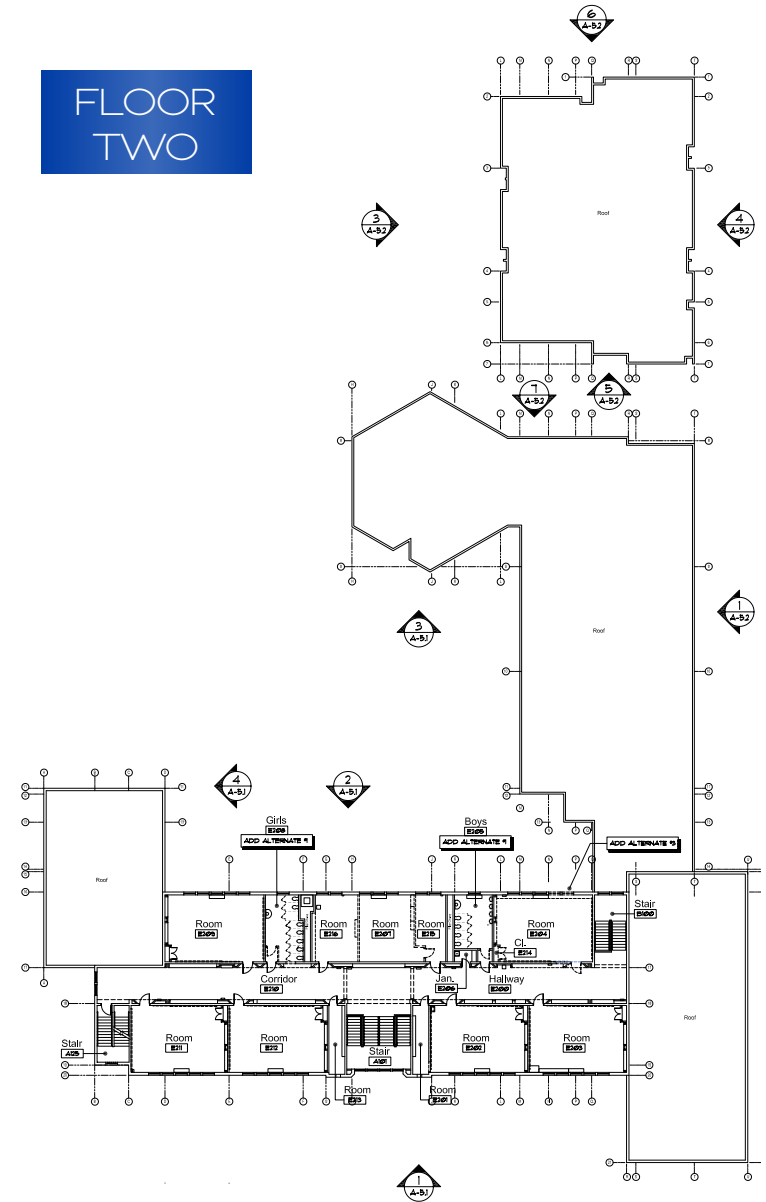
SEE PAGES 15 & 16 FOR DIRECT LINKS AND DESCRIPTIONS



**FLOOR ONE**



**FLOOR TWO**





# EAST PORTION





[ 7 ] **CANYON SPRINGS - CALDWELL REDEVELOPMENT OPPORTUNITY**

UPDATED: 12.8.2025

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**JUST 1 MINUTE (0.2 MILES) FROM I-84!**



[ 10 ] **CANYON SPRINGS - CALDWELL REDVELOPMENT OPPORTUNITY**



**A FEW BLOCKS AWAY FROM CALDWELL'S INDIAN CREEK PLAZA**

**Indian Creek PLAZA**

PRIME SPORTS MED | WINE DOWN | X | SHOP SHOP BBL | RUBY BLOOM FLORAL + GIFTS

NARA | hi HOMES | The Griddle | FLYING M COFFEE | KINDRED VINEYARDS & WINERY

THE STIL | GRIT | BUBBLY

**BI-MART**  
Northwest Grown... Employee Owned!

Caribys | Wendy's | McDonald's

**22,000 VEHICLES PER DAY!**

**CANYON COUNT COURTHOUSE**

**10TH AVE**

**DENVER ST**

**ELGIN ST**

**TOK**  
COMMERCIAL

**[ 11 ] CANYON SPRINGS - CALDWELL REDVELOPMENT OPPORTUNITY**

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## NEAR I-84 & DOWNTOWN!



### AREA DEMOGRAPHIC SUMMARY

#### POPULATION

1 MI | 10,081  
 3 MI | 49,208  
 5 MI | 94,331

#### HOUSEHOLDS

1 MI | 3,684  
 3 MI | 17,023  
 5 MI | 31,687

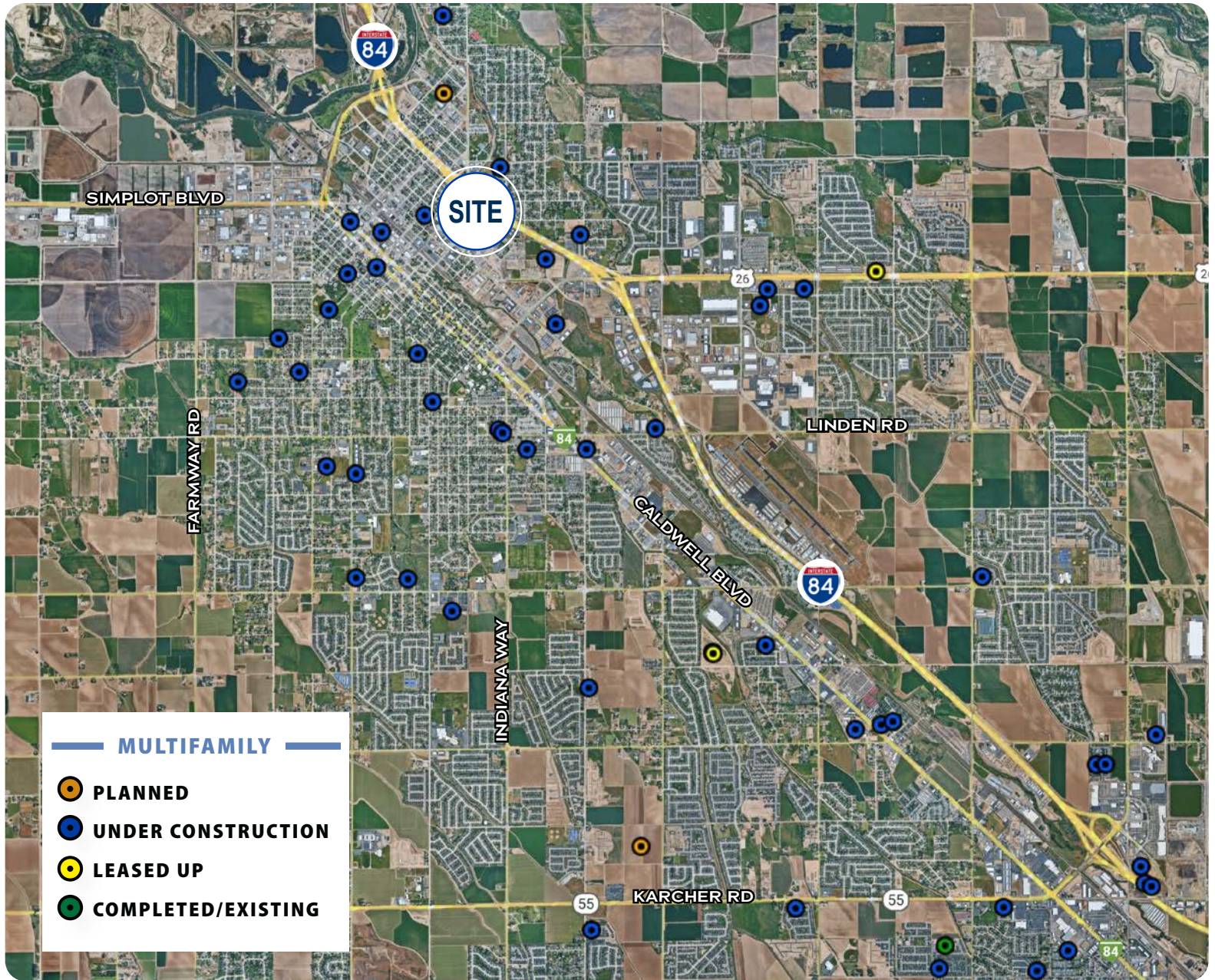
#### MED. INCOME

1 MI | \$54,510  
 3 MI | \$59,235  
 5 MI | \$71,302

#### EMPLOYEES

1 MI | 3,294  
 3 MI | 12,259  
 5 MI | 17,136

# CALDWELL MULTIFAMILY



# CALDWELL, IDAHO

## AREA OVERVIEW

Caldwell, Idaho, is a thriving city in southwestern Idaho and serves as the county seat of Canyon County. Located on the western edge of the Treasure Valley, Caldwell combines small-town charm with easy access to the Boise metropolitan area.

Home to approximately 73,000 residents, the city features a diverse population, a median age of around 31, and a median household income near \$66,000.

Caldwell is known for its high quality of life and relatively low cost of living, with abundant parks, recreational opportunities, and a strong sense of community. The city is part of the Sunnyslope Wine Region, offering scenic vineyards and award-winning wineries, and hosts popular local events such as the Sunnyslope Wine Trail Festival and the Indian Creek Festival. Founded in 1883 as a railroad town, Caldwell has deep agricultural roots and a rich history, including a brief stint as Idaho's territorial capital. Its combination of outdoor amenities, cultural events, and historic character makes Caldwell an attractive destination for families, young professionals, and retirees alike.



## FASTEST GROWING CITY

IN THE U.S.

\*U.S. CENSUS BUREAU, 2025



**73,088**

POPULATION



**\$66,663**

AVERAGE HOUSEHOLD  
INCOME



**4.1%**

UNEMPLOYMENT  
RATE



## CDBG INFRASTRUCTURE ADVANTAGE GRANT

The City of Caldwell has been granted “Entitlement Community” status by the U.S. Department of Housing and Urban Development (HUD), thus providing the City annual funding through the Community Development Block Grant (CDBG) program. The primary objective of the CDBG Entitlement funds is to provide benefit to low-and moderate income residents. If a business is in need of infrastructure improvement to the site, and agrees to make jobs available to low-and moderate income residents, that business may qualify for assistance in offsetting the infrastructure costs.

Responsible Agency: City of Caldwell  
Economic Development

Contact:  
Steve Jenkins, Economic Development  
Director

## INFRASTRUCTURE ADVANTAGE

The City of Caldwell is committed to working with the development in providing additional infrastructure (water/sewer/roads) as needed/ desired to make the site suited to the particular use.

Responsible Agency: City of Caldwell,  
Public Works (for roads, water,  
sewer)

Contact:  
Robb MacDonald, Public Works  
Director  
rmacdonald@cityofcaldwell.org  
208-455-4682

## CALDWELL URBAN RENEWAL AGENCY (CURA)

The Caldwell Urban Renewal Agency (CURA) was organized and approved by the Caldwell City Council on December 21, 1998. The Agency was established to promote development and redevelopment efforts in an undervalued portion of the City of Caldwell and in the City’s area of impact within Canyon County. The goals of the Agency include a plan to transform this underdeveloped area into a desirable location for prospective homeowners, small businesses, and corporate development.

[Click For More Information on the Urban Renewal Agency](#)

[Click For Resolution For The Urban Renewal Agency](#)

[Click For Plan Boundaries Map](#)

**CLICK FOR A FULL LIST  
OF AREA INCENTIVES  
AT CITYOFCALDWELL.ORG**





# STATE OF IDAHO INCENTIVES

(ADMINISTERED BY STATE AGENCIES)

## TAX REIMBURSEMENT INCENTIVE

This new performance-based economic development tool features a tax credit of up to 30% for up to 15 years on new state revenues (corporate, sales and payroll withholding taxes paid to the state) that would be available to Idaho companies seeking expansion or new companies seeking relocation in the state of Idaho.

This incentive has a “but for” component and it’s best to pursue the incentive prior to leasing property, purchasing land, or commencing construction.

Responsible Agency: Idaho Commerce (additional State incentive inquiries)  
Contact: Susan Davidson  
Email: [susan.davidson@commerce.idaho.gov](mailto:susan.davidson@commerce.idaho.gov)  
Phone: 208-287-0783

## NEW MARKET TAX CREDIT

The NMTC Program incentivizes community development and economic growth through the use of tax credits that attract private investment to distressed communities.

Click the link below to view the New Market Tax Credit mpa, which highlights distressed areas that qualify for this program.

[New Market Tax Credit Map](#)

## IDAHO BUSINESS ADVANTAGE

If a business invests at least \$500,000 in new facilities and creates 10 or more jobs with salaries averaging \$40,000+ a year with benefits, that business may qualify for the Business Advantage Incentive Package which can include a variety of tax credits, sales tax rebates, and property tax exemptions.

Responsible Agency: Idaho Dept. of Commerce

Contact:  
Jason Barnes  
[jason.barnes@commerce.idaho.gov](mailto:jason.barnes@commerce.idaho.gov)  
208-287-0779

## HUD QUALIFIED CENSUS TRACT

The 2026 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2026. The 2026 QCT designations use tract boundaries from the 2020 decennial census. The 2026 metro DDAs use ZIP Code Tabulation Area (ZCTA) boundaries from the 2020 decennial census. The designation methodology is explained in the Federal Register notice published September 30, 2025.

[Qualified Census Tract Interactive Map](#)  
[HUD User Brochure](#)

**CLICK FOR A FULL LIST  
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# BIDDER INSTRUCTIONS

You are hereby invited to submit a bid for all of the property located at 503, 511, 516, & 517 N. 11th Avenue and E. Elgin Street, Caldwell, Idaho 83605.

**Sealed bids in the form of a signed Letter of Intent will be accepted by TOK Commercial, broker for the Seller until 5:00 PM Mountain Time on February 27, 2026. Bids received after the deadline will not be considered.**

Offers must include price, earnest money, and closing terms. Any supplemental information regarding the Buyer's background is encouraged.

The Seller reserves the right to reject or counter any and all bids or to accept the bid deemed best for the Seller.

If presented in hard copy, all envelopes containing bids must be clearly marked "BID FOR PURCHASE OF CANYON SPRINGS HIGH SCHOOL PROPERTY" on the face of the envelope.

Bids may be delivered during normal office hours (8:00 AM to 5:00 PM, Mountain Time, Monday through Friday, except State of Idaho holidays).

**Envelopes must be addressed as follows:**

TOK Commercial  
Attn: Sam McCaskill and Sean Edwards  
250 S. Fifth Street, Suite 200  
Boise, ID 83702

If presented via email, the subject line should state "BID FOR THE PURCHASE OF CANYON SPRINGS HIGH SCHOOL PROPERTY".

**Emails should be sent to:**

Sam McCaskill: [sam@tokcommercial.com](mailto:sam@tokcommercial.com) and  
Sean Edwards: [sean@tokcommercial.com](mailto:sean@tokcommercial.com)

**All questions regarding the property should be directed to:**

Sam McCaskill: [sam@tokcommercial.com](mailto:sam@tokcommercial.com); (208) 947-0804  
Sean Edwards: [sean@tokcommercial.com](mailto:sean@tokcommercial.com); (208) 579-2304

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