

10th & Ustick– Caldwell, ID

Retail Pad Available



Property Details

- 0.69 acre pad
- Available for land lease or build-to-suit
- Signalized corner with 5 lanes of traffic at the intersection
- 2 full access points of ingress/egress.
- All utilities stubbed at or near site.
- Across the street from Walmart, Maverik, Pioneer Credit Union, and Walgreens.
- Zoned C-2

Description

Rocky Mountain Companies is proud to offer a prime retail pad located at a highly trafficked intersection in one of the fastest growing parts of Caldwell. This property is situated less than 10 minutes to I-84.

Caldwell is recognized as the 5th most affordable city in Idaho, 7th fastest growing city in Idaho and in the top 100 best communities in America for young people.

Demographics

	1 mi.	2 mi.	3 mi.
2024 Population	9,215	32,222	51,914
Avg HH Income	\$69,350	\$66,394	\$67,876
# of Households	3,026	10,846	16,984

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Rocky Mountain
Real Estate Services, LLC
350 N. 9th Street, Ste 200, Boise ID 83702

Aerial

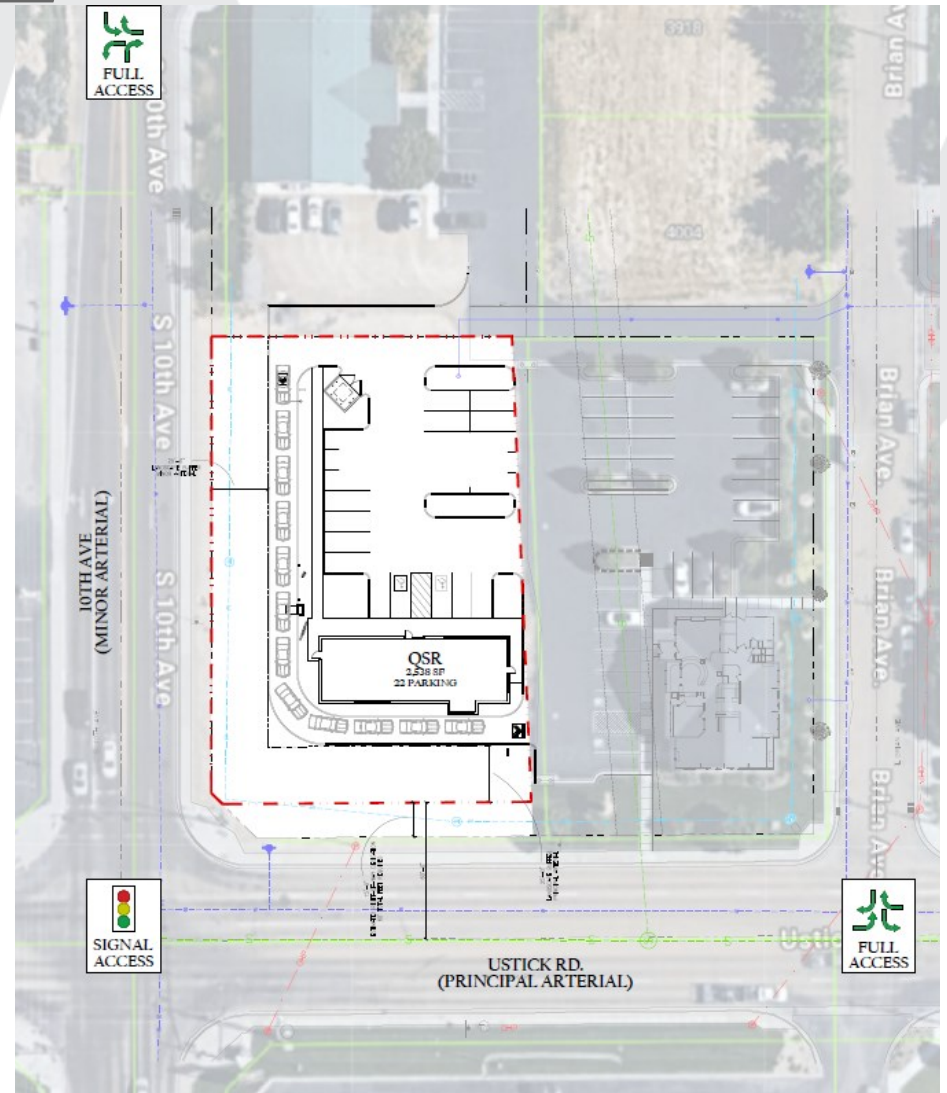
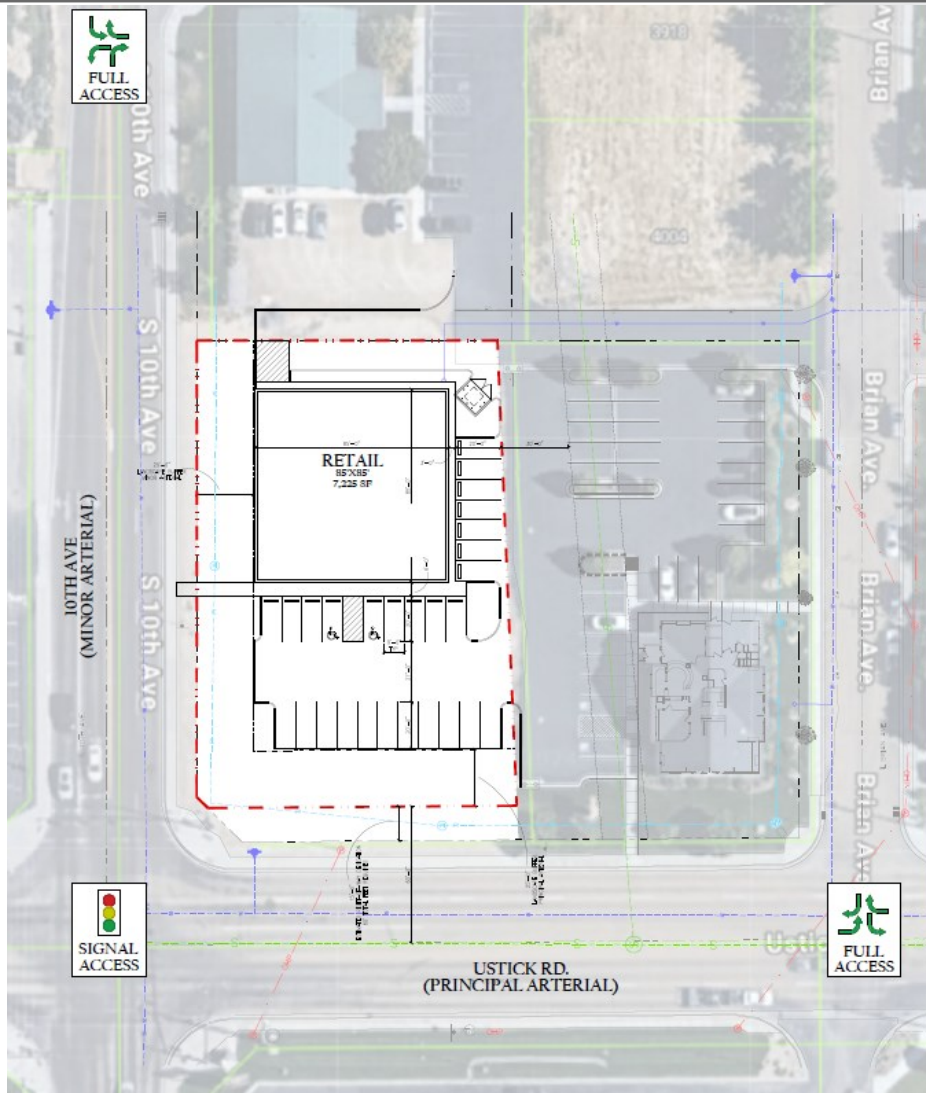


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Conceptual Site Plans

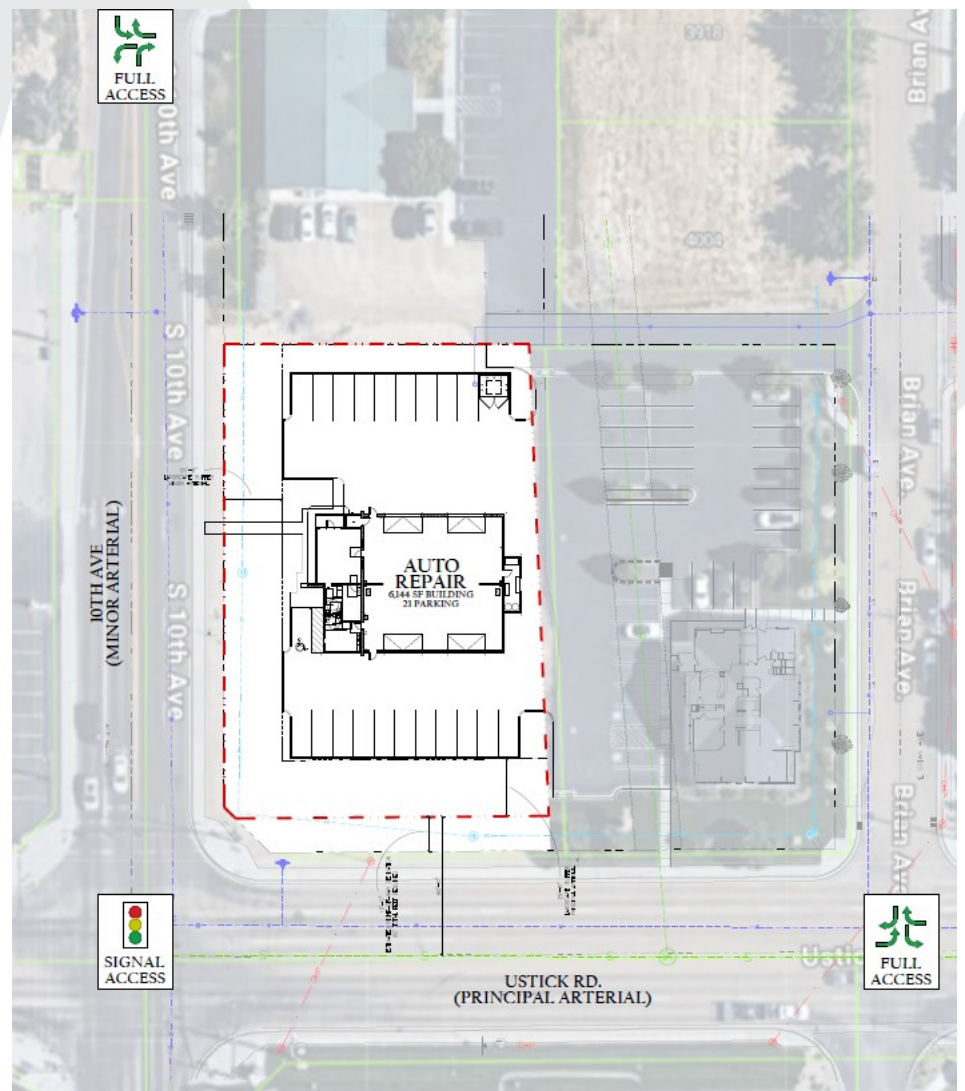
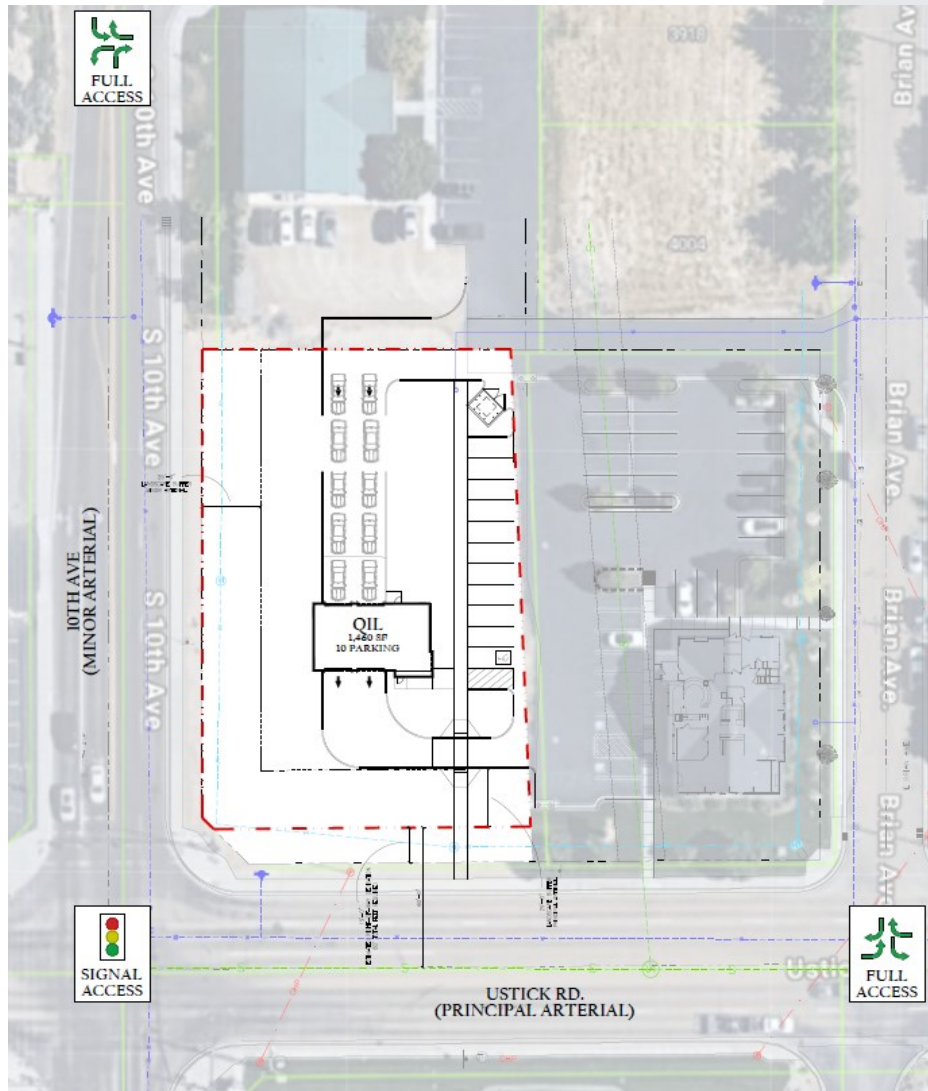


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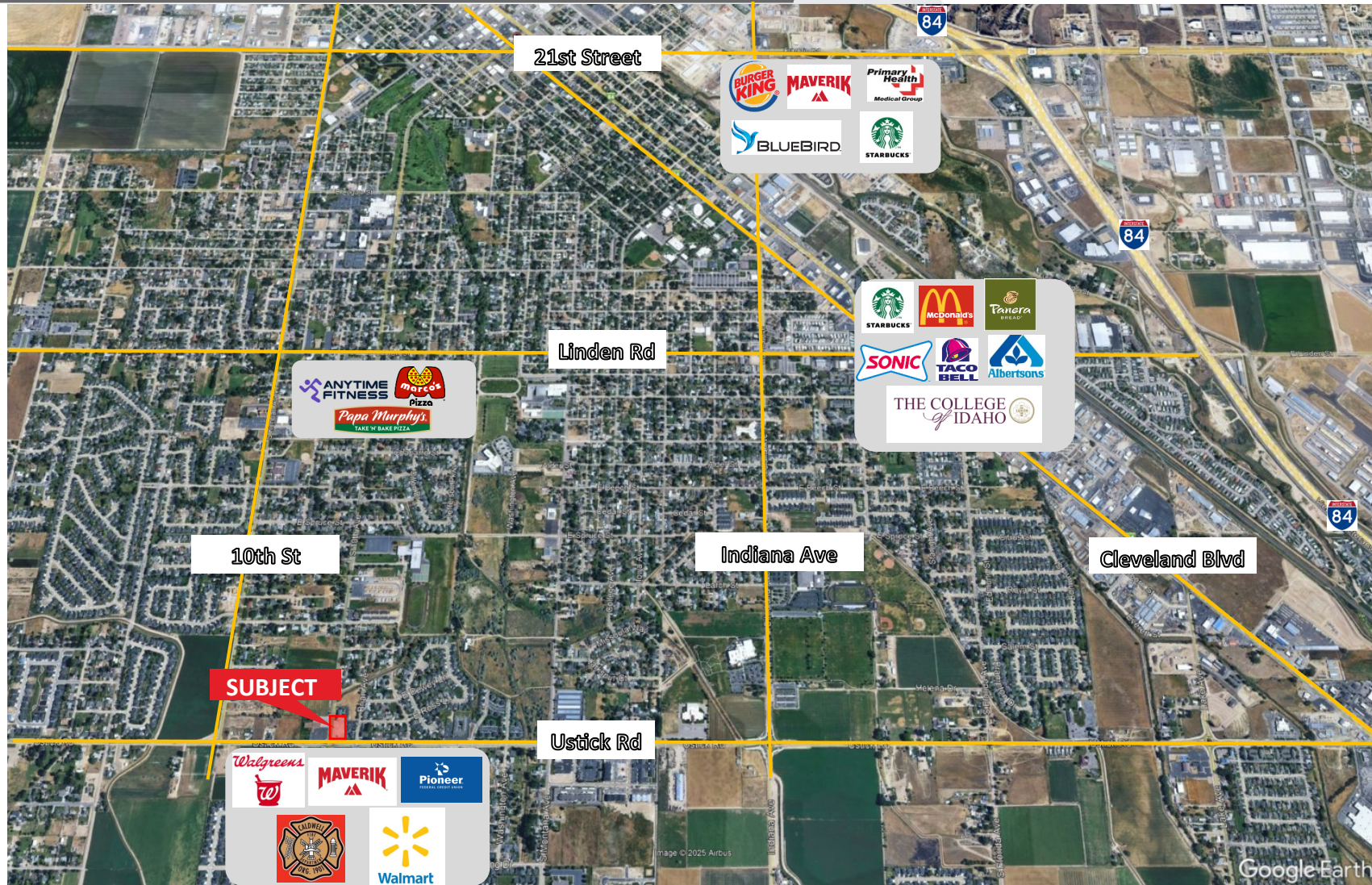


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Active Subdivisions In Development



Over 400+ Acres in Development (excluding parcels in the application process)

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