

6.145 Acres For Sale

3801 HWY 20/26 | Caldwell, ID

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Available
6.145 AC

Under Contract
Gas/Convenience
5.97 AC

HWY 20/26
13,500 VPD

Property Overview

Available	All or part
Parcel #'s	R3527701100, R3527701000
Land Size	+/- 6.145 Acres
Price	Contact agent
Zoning	C3 - Commercial and Service

Key Highlights

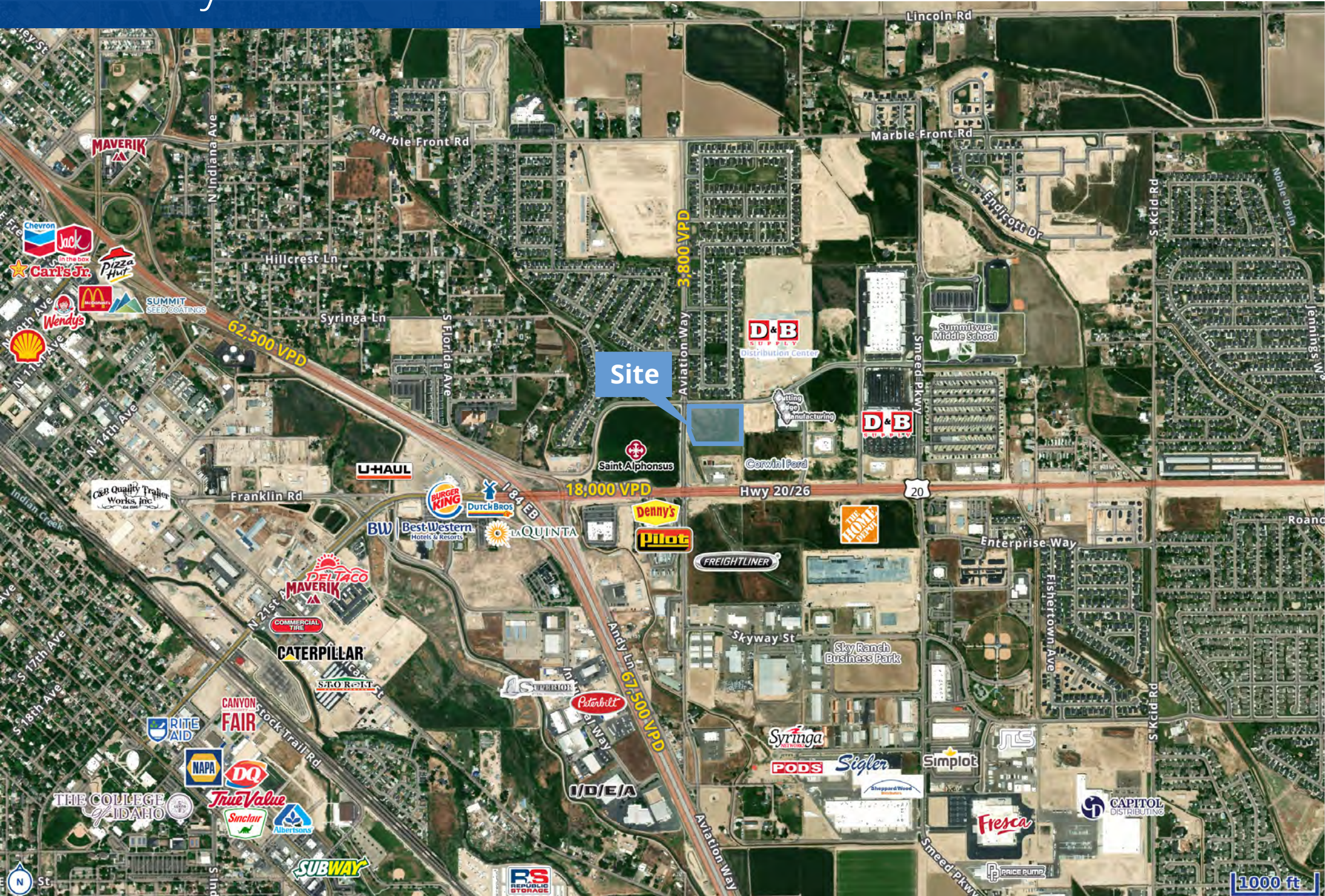
- Frontage on Aviation Way and Muller Drive
- Annexed & zoned C3
- Located in Caldwell's highly successful Sky Ranch Development
- Strong demographics
- 2,665 employees within a 1-mile radius
- High traffic counts:
 - 18,000 VPD on HWY 20/26
 - 3,800 VPD on Aviation Way

Demographics

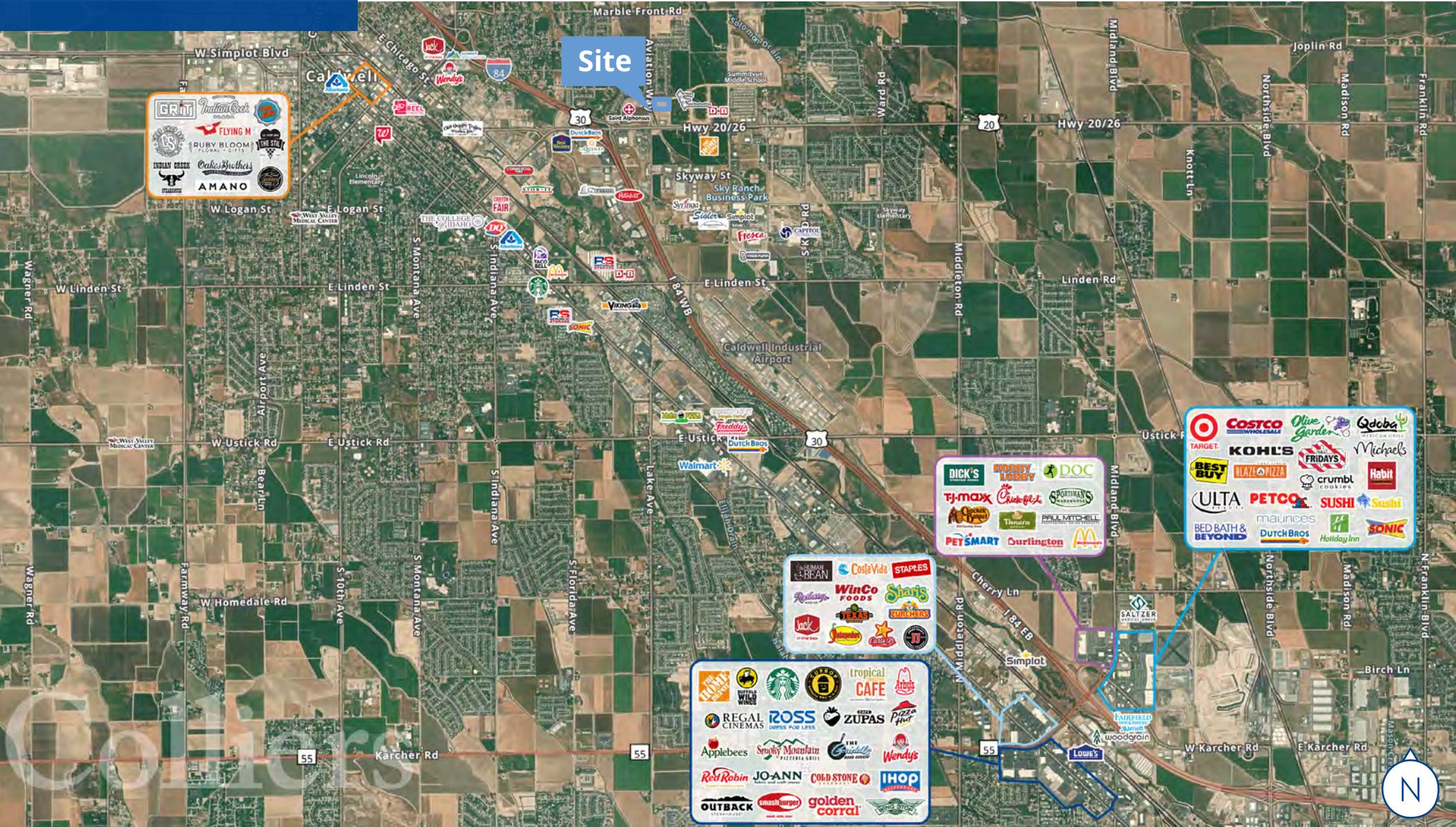
	1 Mile	3 Miles	5 Miles
Population	4,264	47,922	94,529
Households	1,439	15,717	30,576
Avg. HH Income	\$97,965	\$77,009	\$86,047



Nearby Merchants



Location



755 West Front Street, Suite 300
Boise, Idaho 83702
208 345 9000
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