



PROPERTY INFORMATION

ADDRESS	11113 & TBD HWY 20/26 Caldwell, ID
COUNTY	Canyon
ZONING	±0.85 Acres: C-2 ±3.2 Acres: R-1
PAD PRICE	\$25/SF
RESIDENTIAL LAND PRICE	Contact Agent

HIGHLIGHTS

- Prime retail pad available for sale or ground lease with frontage and access off Hwy 20/26
- Residential acreage allows up to 16 units per acre with density bonus potential
- Located in a rapidly growing area, surrounded by ongoing commercial and residential developments
- Utilities stubbed to site
- Drive-through possible
- Curb cut onto Hwy 20/26 for direct access
- Incredible traffic counts with new highway improvements

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

BRIAN RALLENS

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RALLENS REALTY CONSULTANTS | 401 W FRONT STREET, SUITE 307 | BOISE, ID 83702 | 208.996.1055



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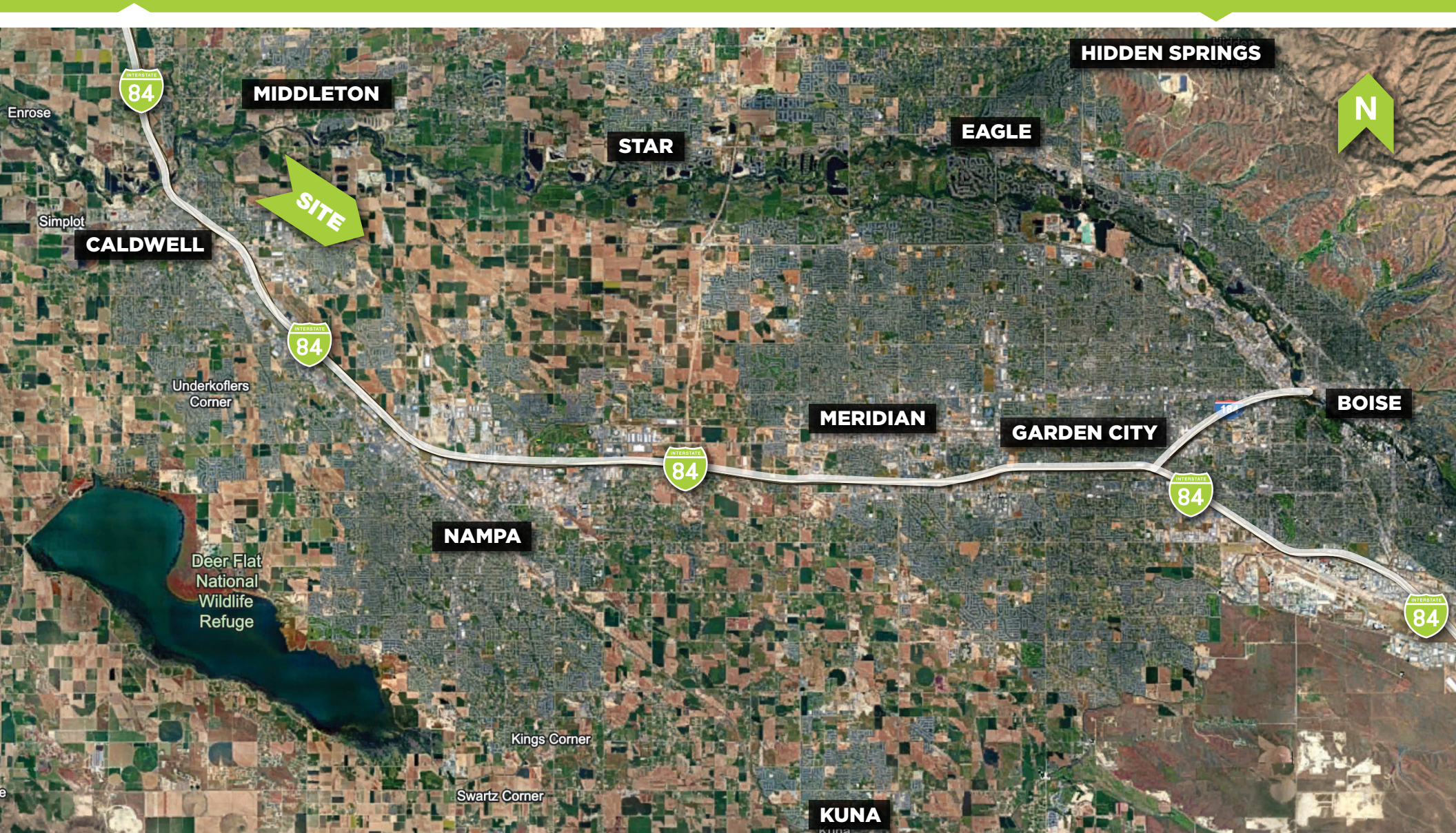
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