

APPROVED MULTI-FAMILY LAND FOR SALE



KAHARI APARTMENTS



RALLENS
REALTY CONSULTANTS
rallensrealty.com

NAISelect

KAHARI APARTMENTS Caldwell, ID

Approved Multi-Family Development

FOR SALE



PROPERTY INFORMATION

STREET ADDRESS	901 N Illinois Ave
CITY, STATE, ZIP	Caldwell, ID 83605
COUNTY	Canyon
APPROVALS	SUP Approved Fall 2023
PRICE	\$1,395,000

BUILDING INFORMATION

LOT SIZE	±2.23 acres
TOTAL UNITS	48 units
BUILDING SIZE	4 - 12-plexes
NUMBER OF STORIES	3
PARKING	77 stalls

PROPERTY HIGHLIGHTS

- Civil drawings are completed
- Fantastic freeway access
- Ease of commute ideal for tenant retention
- Well appointed design with ample parking
- Minutes from Indian Creek Plaza; Award-winning downtown Caldwell
- House on ±0.17 acres can be included for market value if desired

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

NAIselect

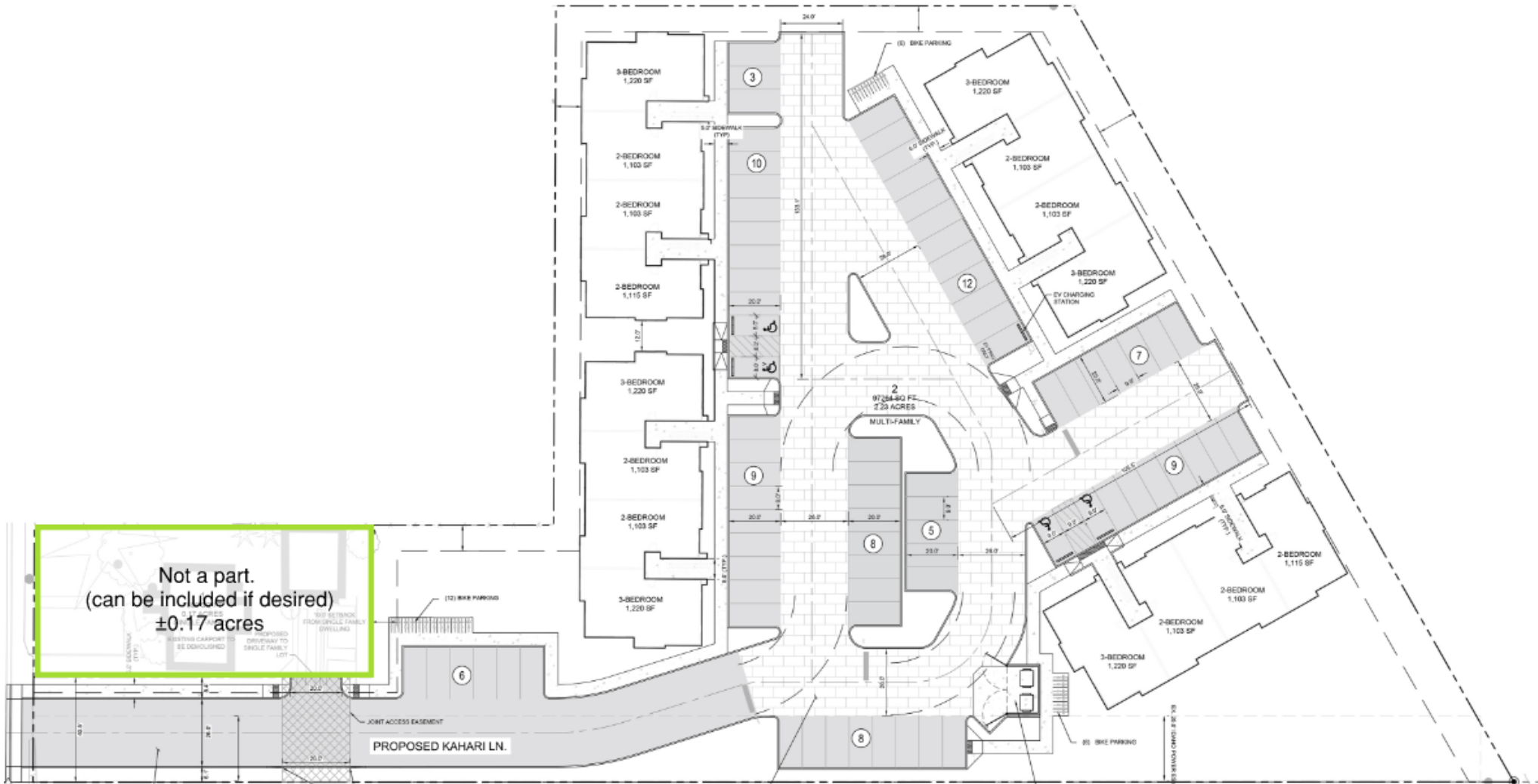
BRIAN RALLENS
208.761.0924 | brian@rallensrealty.com

RALLENS
REALTY CONSULTANTS
rallensrealty.com

KAHARI APARTMENTS Caldwell, ID

NAISelect

SITE PLAN



BRIAN RALLENS
208.761.0924 | brian@rallensrealty.com

RALLENS
REALTY CONSULTANTS
rallensrealty.com
208.996.1055

KAHARI APARTMENTS Caldwell, ID

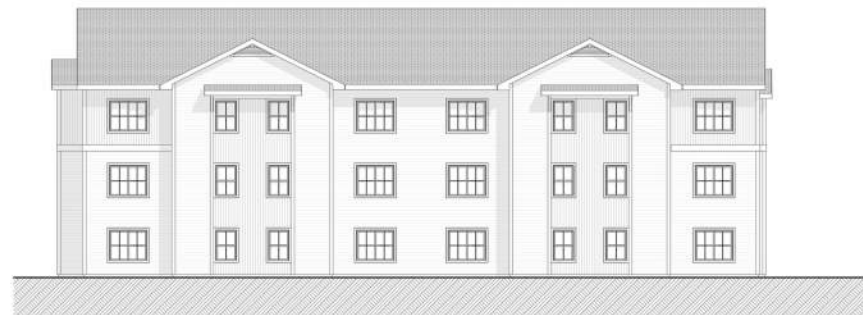
NAISelect

BUILDING ELEVATIONS



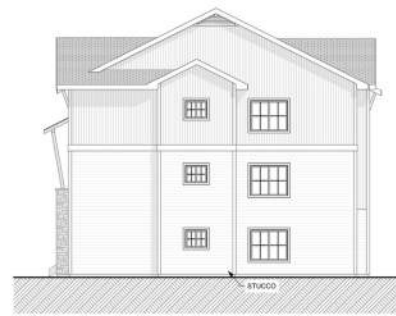
North Elevation

SCALE 1/8" = 1'-0"



South Elevation

SCALE 1/8" = 1'-0"



West Elevation

SCALE 1/8" = 1'-0"



East Elevation

SCALE 1/8" = 1'-0"

BRIAN RALLENS
208.761.0924 | brian@rallensrealty.com



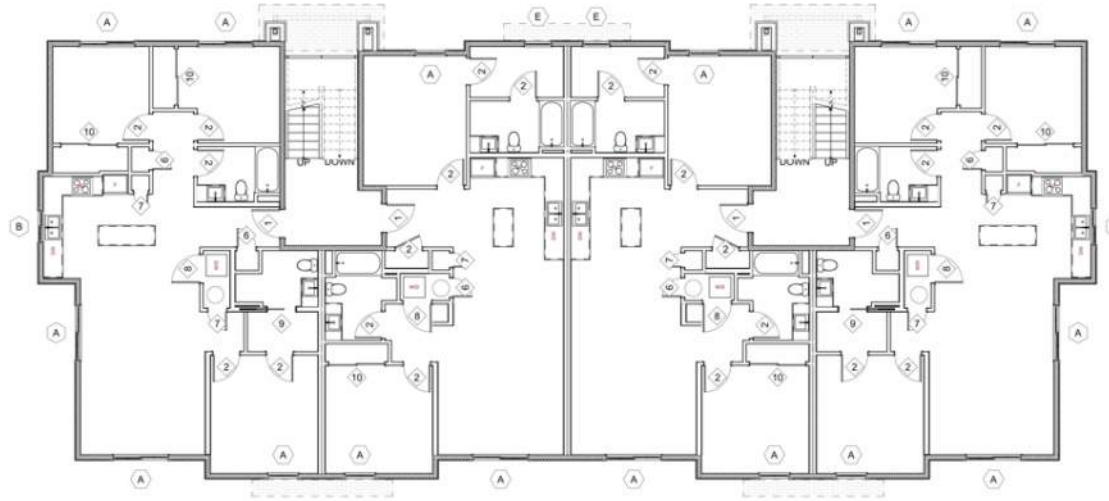
RALLENS
REALTY CONSULTANTS
rallensrealty.com
208.996.1055

KAHARI APARTMENTS Caldwell, ID

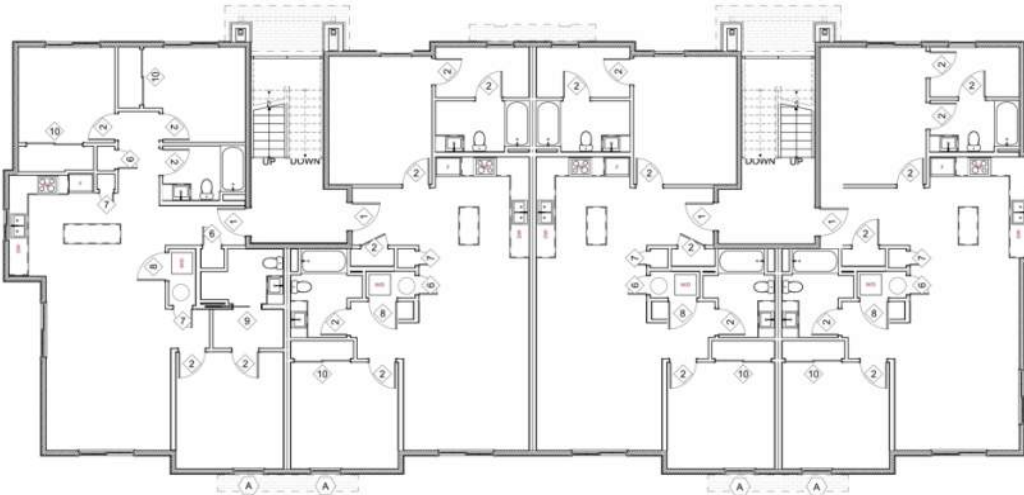
NAISelect

FLOORPLANS

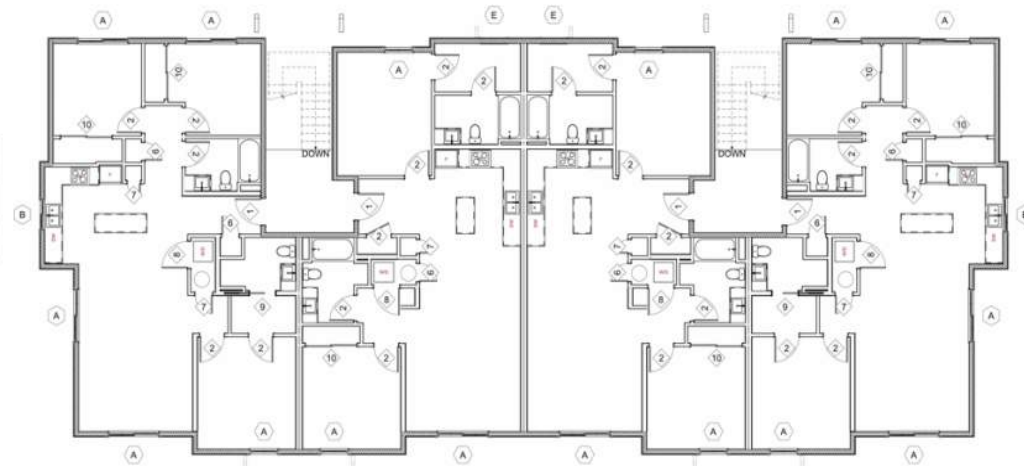
1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN

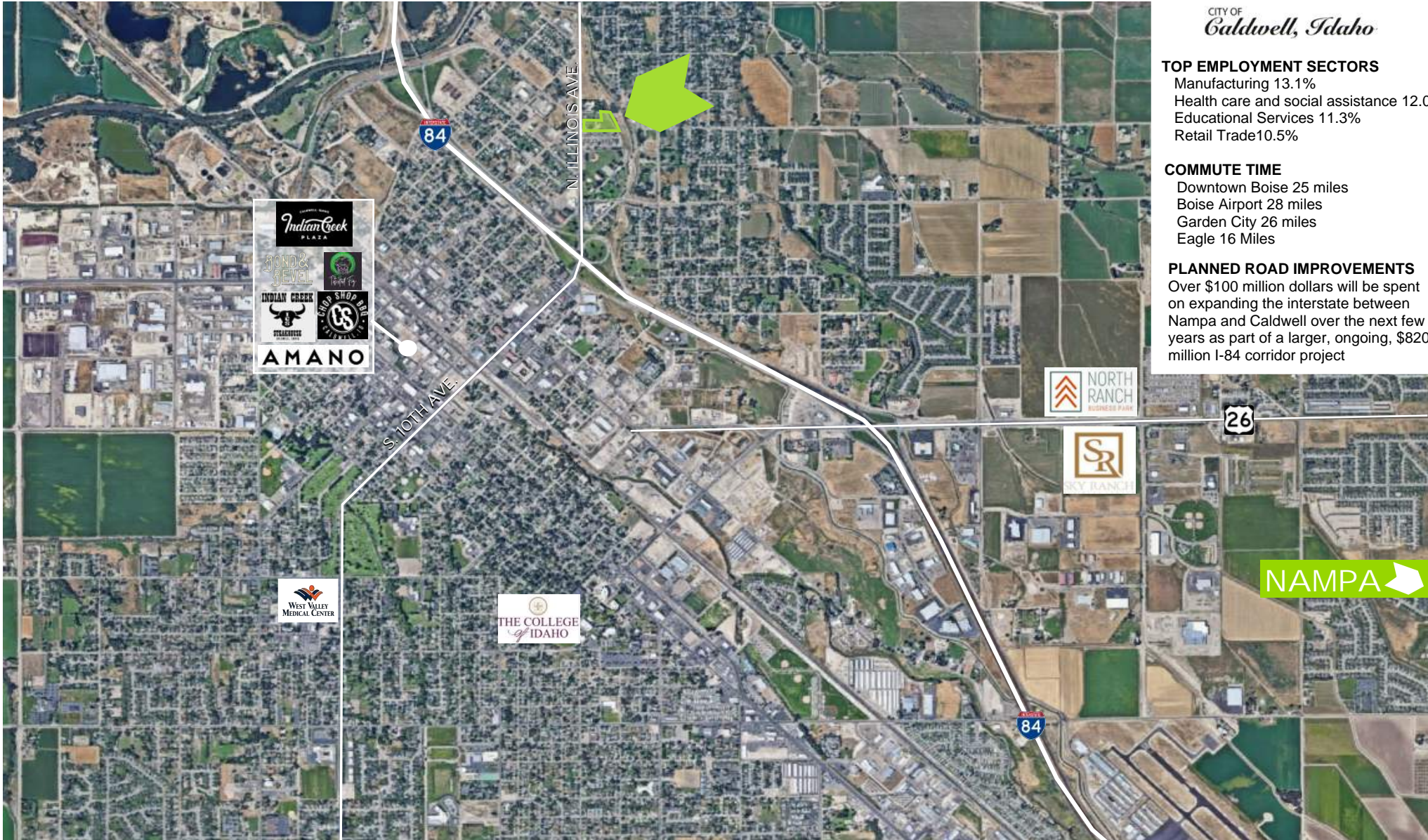


BRIAN RALLENS
208.761.0924 | brian@rallensrealty.com

RALLENS
REALTY CONSULTANTS
rallensrealty.com
208.996.1055

KAHARI APARTMENTS Caldwell, ID

NAISelect



CITY OF
Caldwell, Idaho

TOP EMPLOYMENT SECTORS

Manufacturing 13.1%
Health care and social assistance 12.0%
Educational Services 11.3%
Retail Trade 10.5%

COMMUTE TIME

Downtown Boise 25 miles
Boise Airport 28 miles
Garden City 26 miles
Eagle 16 Miles

PLANNED ROAD IMPROVEMENTS

Over \$100 million dollars will be spent on expanding the interstate between Nampa and Caldwell over the next few years as part of a larger, ongoing, \$820 million I-84 corridor project

BRIAN RALLENS
208.761.0924 | brian@rallensrealty.com

 **RALLENS**
REALTY CONSULTANTS
rallensrealty.com
208.996.1055

KAHARI APARTMENTS Caldwell, ID

NAISelect



Since the incorporation of Caldwell on January 15, 1890, the population has changed at an ever increasing rate. Caldwell has continued to grow as an agricultural, trading and educational center and the City's geographic position places it in an advantageous position to accommodate additional future growth. As the **fifth largest city in Idaho**, Caldwell serves as the **gateway to the Treasure Valley** from the West and represents the county seat of Canyon County.

Caldwell, Idaho offers the convenience of a growing number of retail developments, restaurants and entertainment venues, while maintaining the benefits of a smaller community. The Caldwell Economic Development Department (CED), a division of the City of Caldwell, cultivates economic growth by attracting and retaining businesses, assisting with the creation of quality jobs, and embracing both small and large businesses and entrepreneurs. Since its inception in 1987, CED has been offering services to businesses interested in relocating or expanding in Caldwell and sparking growth in strategic commercial corridors and historic neighborhoods. CED works daily to promote the community for new business attraction, and to promote the collective economic interests of existing commercial enterprises in the Caldwell area.

Caldwell, Idaho has consistently been named among the fastest growing cities in the United States, while providing new retail stores, restaurants and entertainment venues for its residents. Caldwell has two exceptional public school systems along with a variety of charter school and private schools options. The City of Caldwell also offers residents a very low crime rate, low property taxes and a low cost of living. With an average 23-minute commute, the region offers the cultural and recreational opportunities of a large city with minimal traffic congestion. The Caldwell region is the ideal place to raise a family, grow a career and start a business.

The College of Idaho

The state's oldest private college, the campus with an average enrollment of 1,000 boasts seven Rhodes Scholars, 12 Truman & Goldwater Scholars, three Governors, and is ranked **No. 1 among Idaho's colleges and universities on Forbes list of "America's Top Colleges."**

Major employers in Caldwell include; Canyon County (850 employees), West Valley Medical Center (500 employees), Wal-Mart (499 employees), The College of Idaho (450 employees), Simplot (300 employees), and Dari-Gold (270 employees).

City of Caldwell Business Incentives: (click here to find out more)

In addition to the State of Idaho business incentive programs, the City of Caldwell offers a number of local incentives to provide opportunity for basic-sector employers, including:

- Capital Investment Tax Exemption (through the Canyon County Commission)
- Industrial Revenue Bonds (through the Caldwell Industrial Development Corporation)
- Foreign-Trade Zone (through the Idaho Manufacturing Alliance)
- Caldwell Urban Renewal Agency (Caldwell North Urban Renewal Area)
- Tax Increment Financing (TIF) program

5 Most Affordable Cities in the ID (source:AreaVibes)

5th Largest city in ID (source:Idaho-Demographics)

7 Fastest Growing Cities in the ID (source:Home Snacks)

100 Best Communities for Young People (source:Americas Promise)



BRIAN RALLENS
208.761.0924 | brian@rallensrealty.com

RALLENS
REALTY CONSULTANTS
rallensrealty.com
208.996.1055