

COMMERCIAL WAY LAND

CALDWELL, IDAHO 83605

±14.67 ACRES OF INTERSTATE VISIBLE LAND
FOR SALE

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DETAILS

SUBMARKET: Caldwell
LOT SIZE: +14.67 Acres
PARCEL #: R00691012A0
ZONING: C-4 [Interchange or Freeway Commercial]
PRICE: \$7.60/SF
UTILITIES: All to site



HIGHLIGHTS

+14.67 acres with Interstate visibility.

Prime location near major developments including North Ranch Business Park, Sky Ranch Business Park, and future St. Alphonsus campus.

Excellent distribution and freeway retail site.

Under a mile from Interstate 84 Interchange.

Surrounded by retail, services, hospitality and more.



SURROUNDING DEVELOPMENT



UPDATED: 4.11.2024

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DEMOGRAPHICS



2023 ESTIMATES

	1 MILE	3 MILES	5 MILES
Population	7,473	52,092	92,005
Households	2,343	17,271	30,500
Average HH Income	\$70,911	\$76,944	\$82,176
Per Capita Income	\$23,242	\$25,742	\$27,378

2023 - 2028 PROJECTED GROWTH

	1 MILE	3 MILES	5 MILES
Households	2.6%	2.3%	3.4%
Population	2.3%	2.2%	3.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

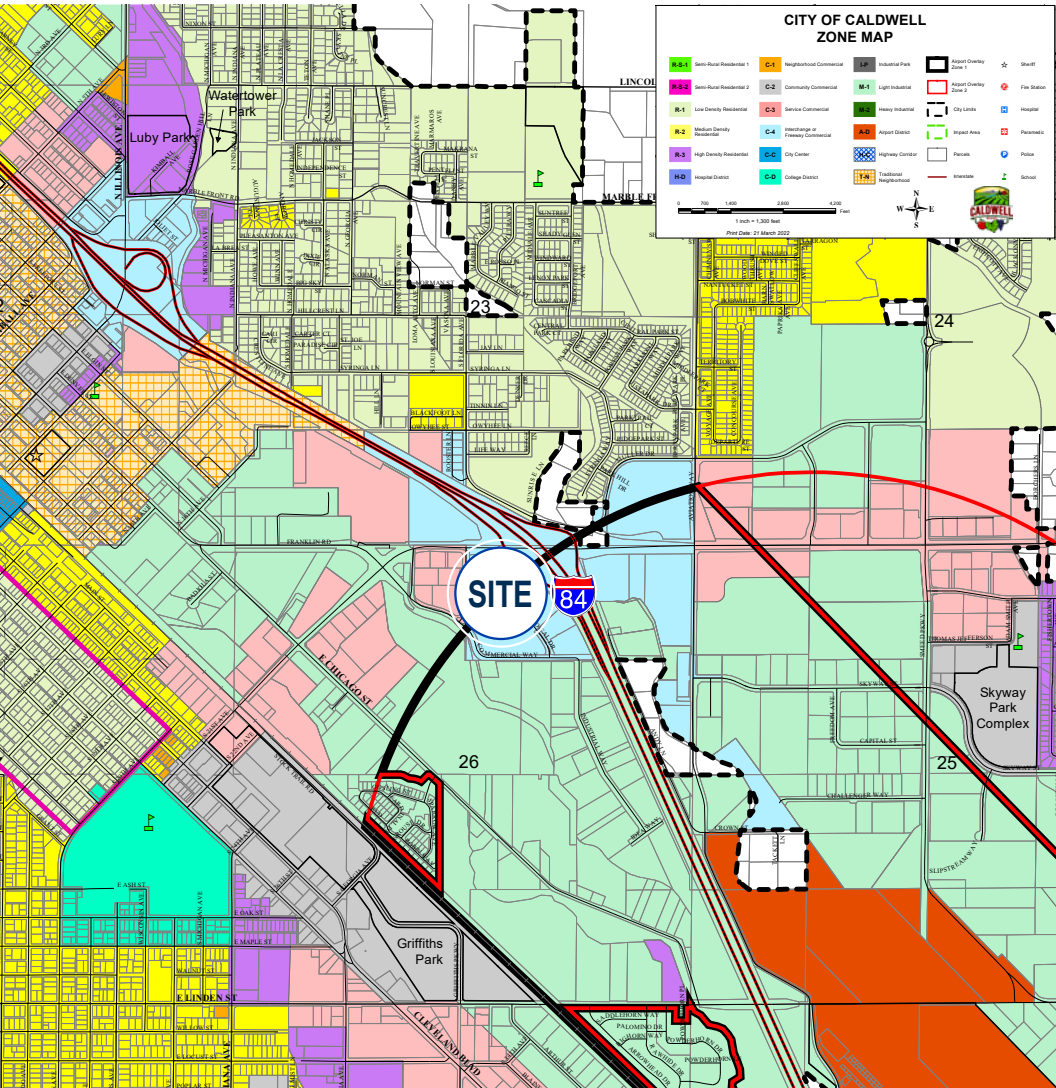
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TOPOGRAPHIC MAP



PROPERTY ZONING



ZONING DISTRICT

C-4 FREEWAY COMMERCIAL ZONING

The purpose of the freeway commercial zone is to provide areas by zoning procedures in accordance with the comprehensive plan that establish zones, which are in conjunction with the policies in the comprehensive plan, in the vicinity of freeway interchanges and frontage access roads for the purpose of providing travel related services to highway users.

Sample Permitted Uses for C-4 Freeway Commercial Districts

- Agriculture, general
- Farmstand, commercial
- Greenhouse, commercial
- Nursery, retail or wholesale
- Daycare center
- Family/group daycare home
- Home occupation
- Car wash
- Gas/service station
- Rental lot
- Repair services
- Sales
- Medical, dental office
- Restaurant
- Travel services
- Parking garage

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