

For Sale

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Sage Gate Storage Development

0 Old Highway | Caldwell, ID 83605

Highlights:

- Prime storage development opportunity
- Site consists of three components:
 - Self-storage
 - Individual Storage/Industrial Flex Lots
 - Condo Storage Lots
- Site has preliminary plat and conditional use permit approved
- High storage demand area
- 1,500 feet from I-84 Exit #25
- Over 700' of I-84 freeway frontage.
- Over four years of entitlements work completed

For Sale

Property Information

Bulk Price	\$4,800,000 (All lots only)
Property Type	Land
Land Size	19.60 Acres
Zoning	C1 - Neighborhood commercial
Parcel #	R3453500000, R3454200000



Self Storage

428 units & 56 RV Parking Sites
6.4 Acres | **\$1,950,000**

Size	# of Units
5 x 10 ft	24
10 x 10 ft	97
10 x 15 ft	67
10 x 20 ft	66
10 x 25 ft	54
10 x 30 ft	56
12 x 30 ft	48
15 x 40	16
RV Storage	56

Condo Storage Lots

87 Total Lots
6.4 Acres | **\$1,800,000**

Size	# of Lots
20-25 x 50 ft	58
35 x 50 ft	2
30 x 45 ft	19
20 x 34 ft	10

Industrial/Flex Storage Development Lots

5 Total Lots
6.8 Acres | **\$2,075,000**



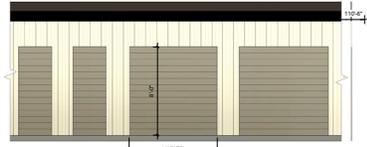
Information

Additional property information available upon request:

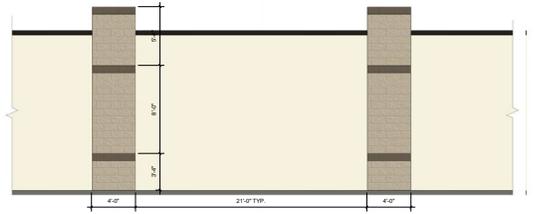
- County conditional use permit
- County preliminary plat approval
- Construction budget
- Private road maintenance agreement
- Irrigation district license agreement
- Architectural renderings and site design
- Landscape design
- Highway district development agreement
- Idaho Department of Water Resources water rights confirmation
- IDEQ well design and site approval letter
- IDEQ well engineering design report
- Engineering well and drain field exhibit
- IDEQ approved well plans and specifications
- Engineering water facility plan
- Irrigation district fencing approval letter
- County Irrigation and drainage plan approval
- County condominium plan approval
- County landscape plan approval.
- Engineering preliminary plat documentation
- Traffic Impact Study
- Preliminary construction budget – dated from January 2023
- Middleton fire preliminary plat approval review letter
- Geotech Report
- Highway district 4 preliminary plat report
- Idaho Power - power line clearance letter
- Engineering civil design
- Private road maintenance draft agreement
- 2021 storage development feasibility study
- Irrigation lateral easement survey



2 TYP TRADITIONAL STORAGE INTERIOR BUILDING ELEVATION w/o DOORS
1/4" = 1'-0"



3 TYP TRADITIONAL STORAGE INTERIOR ELEVATION w/ DOORS
1/4" = 1'-0"



1 TYP TRADITIONAL PERIMETER BUILDING ELEVATION
1/4" = 1'-0"



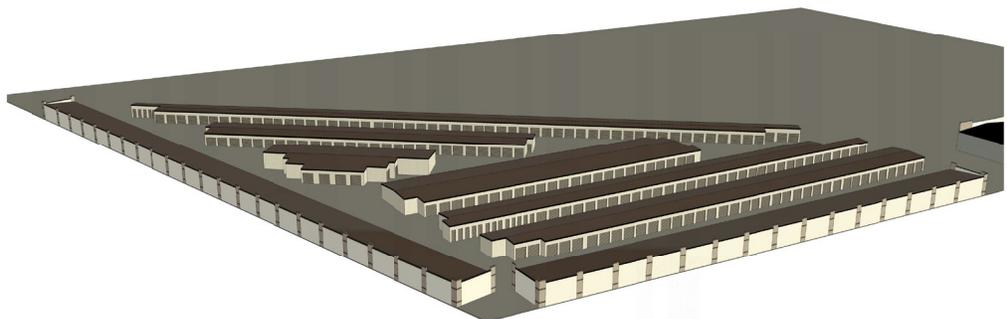
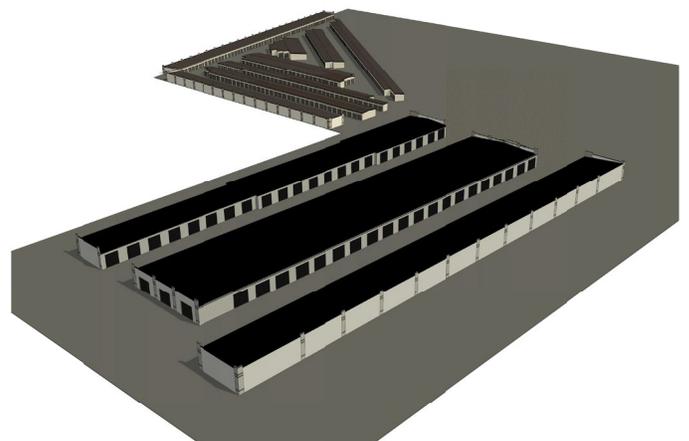
4 OFFICE ELEVATION
1/4" = 1'-0"



6 TYP MANCAVE PERIMETER BUILDING ELEVATION
1/4" = 1'-0"



5 TYP MANCAVE INTERIOR BUILDING ELEVATION
1/4" = 1'-0"



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