

6 AC - 83 AC OF INDUSTRIAL LAND FOR SALE 15256 GREEN RD.

Caldwell, ID 83607



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

SALE PRICE: Contact Agent

PROPERTY INFORMATION

COUNTY: Canyon

SUBMARKET: Caldwell

LISTING DATA

SITE AREA: ± 6 AC - 83 AC

UTILITIES: Natural Gas, Electricity, Water & Sewer

WATER: Water Rights & Well

ACCESS: Direct access with Freeway Frontage

ZONING: M-1

CONTACT AGENTS FOR MORE INFORMATION!

PROPERTY OVERVIEW

Lee & Associates is pleased to present 83 acres of Industrial zoned land for sale. The property is located adjacent to the 20/26 Interchange of Interstate 84; the single major interstate in the Treasure Valley. Located in the recently created Caldwell North Urban Renewal District. This project was approved November 16th, 2021 by Canyon County, City of Caldwell and the Urban Renewal Agency. The Caldwell North Urban Renewal District offers tax incentives, tariff reductions and capital contributions for infrastructure improvements to businesses that locate within its boundaries

Idaho Power recently closed on 2.5 acres of land to construct its new power substation on-site. Water, Sewer and Power are on-site. Gas and Internet is to the property.

PROPERTY HIGHLIGHTS

- 900 FT of I-84 Frontage
- 1,650 FT of Hwy 26 Frontage
- Located at Foreign Trade Zone

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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FREEWAY CORRIDOR/TRANSPORTATION

U.S. Route 26 is a major cross-state highway with its western terminus in the state of Oregon, connecting U.S. Route 101 on the Oregon Coast near Seaside with the Idaho state line east of Nyssa.

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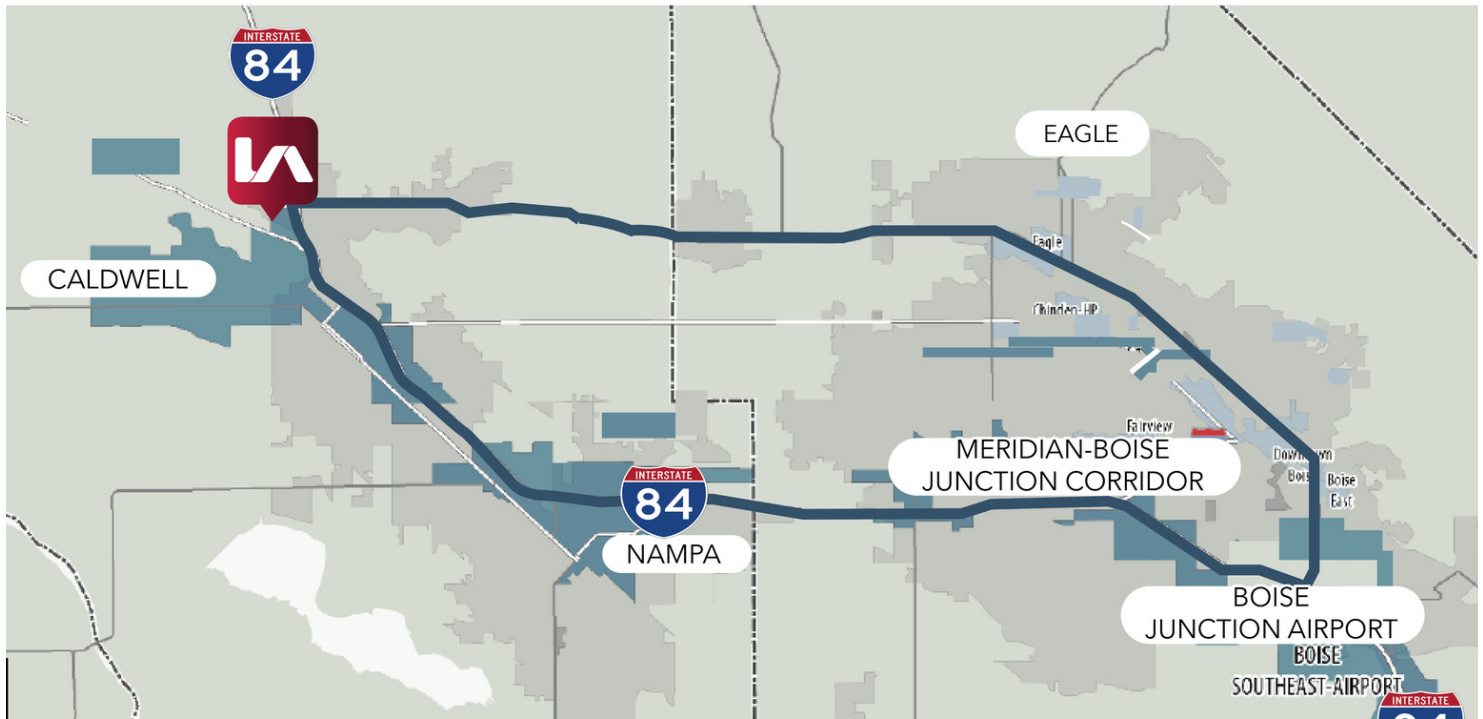
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FREIGHT CIRCULATION MAP

The 83 acres of land is strategically located at the Northern boundary of one of four key primary freight clusters in the area which account for 70-75% of freight activity in the region. The freight cluster is an interconnection of interstates, highways and road systems that are considered key to commerce, logistics and distribution of freight and goods throughout the Treasure Valley.

Local highway names include the Sunset Highway No. 47, Mount Hood Highway No. 26, and John Day Highway No. 5 before continuing into Idaho and beyond.

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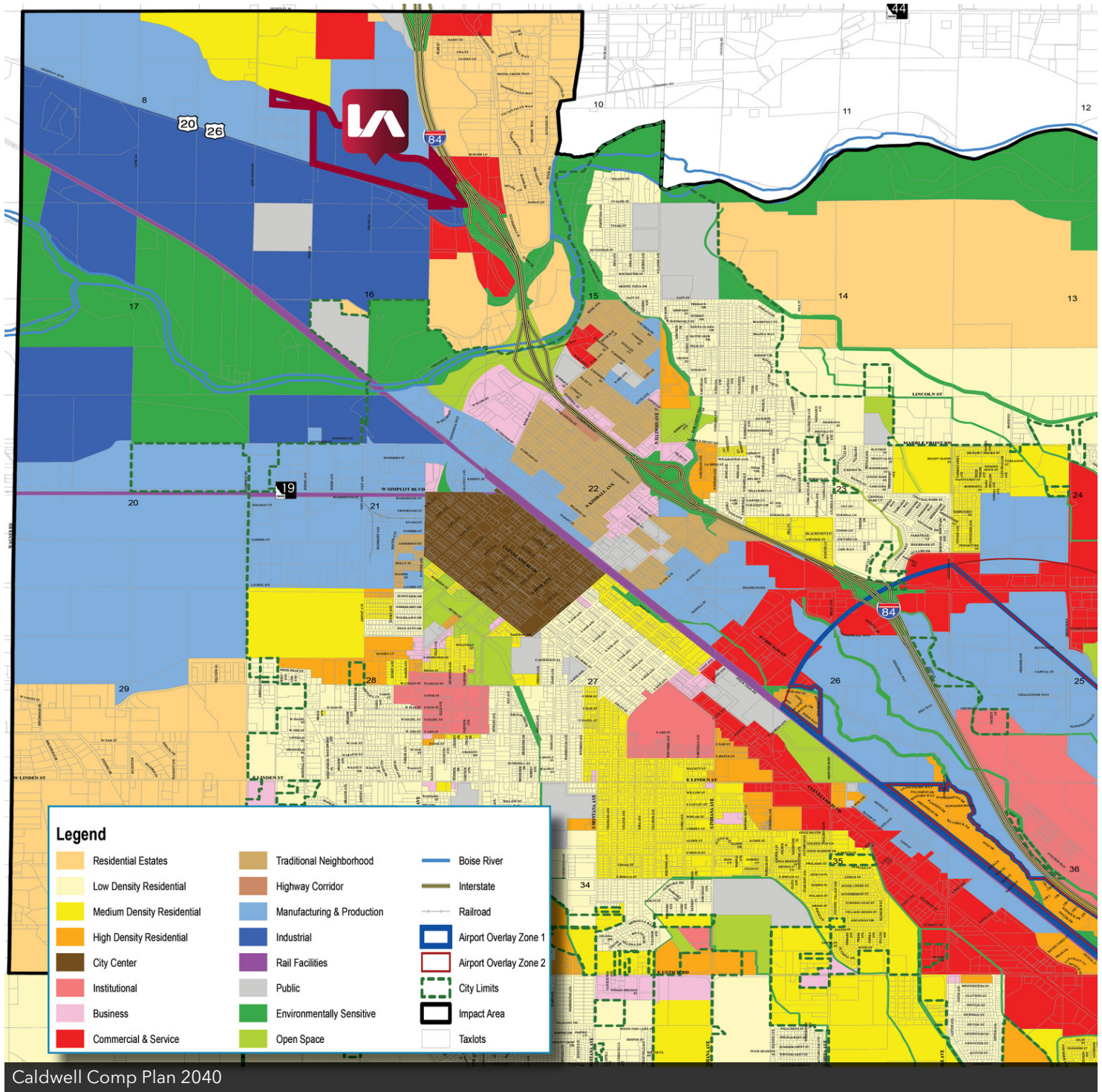
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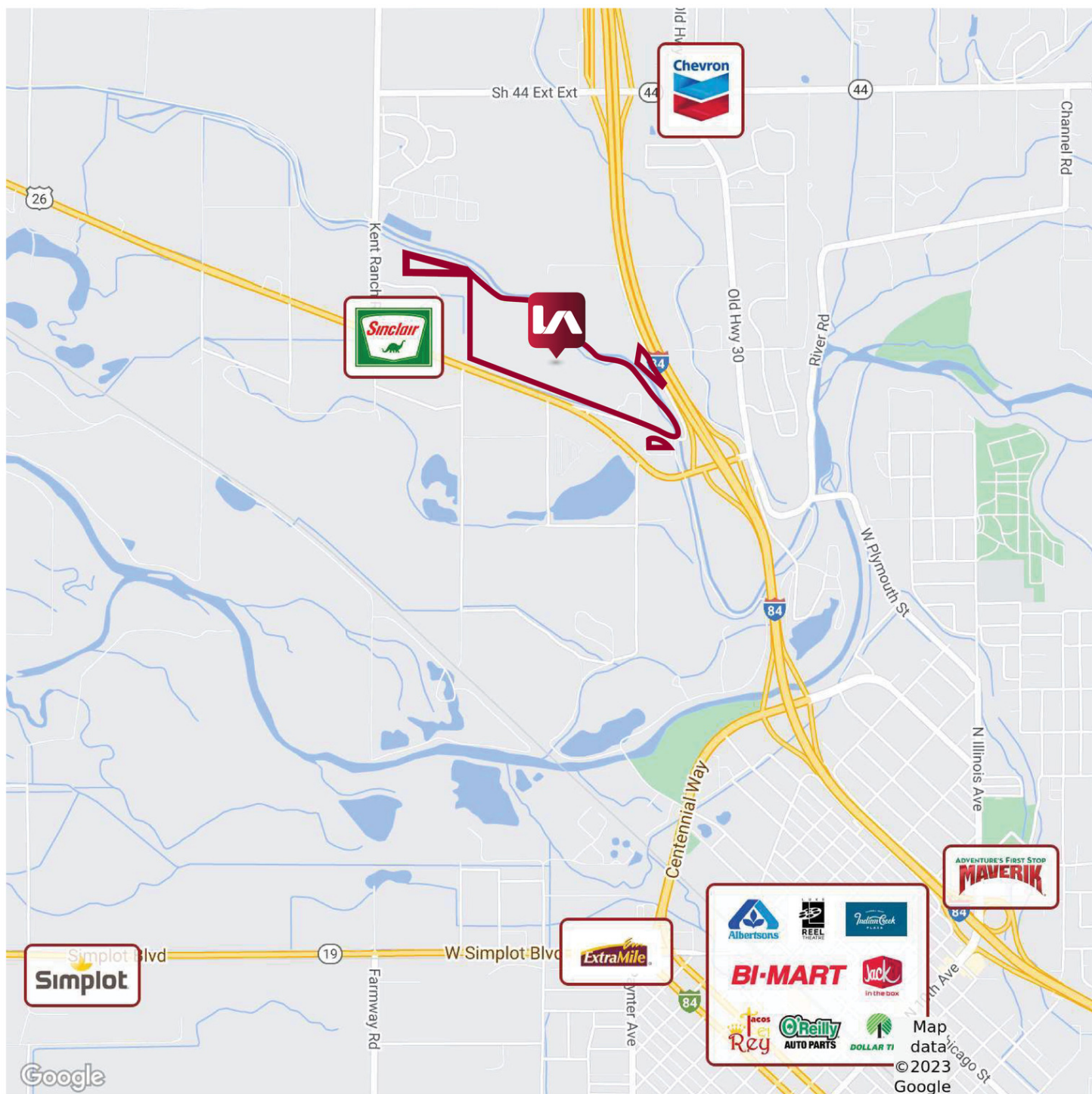


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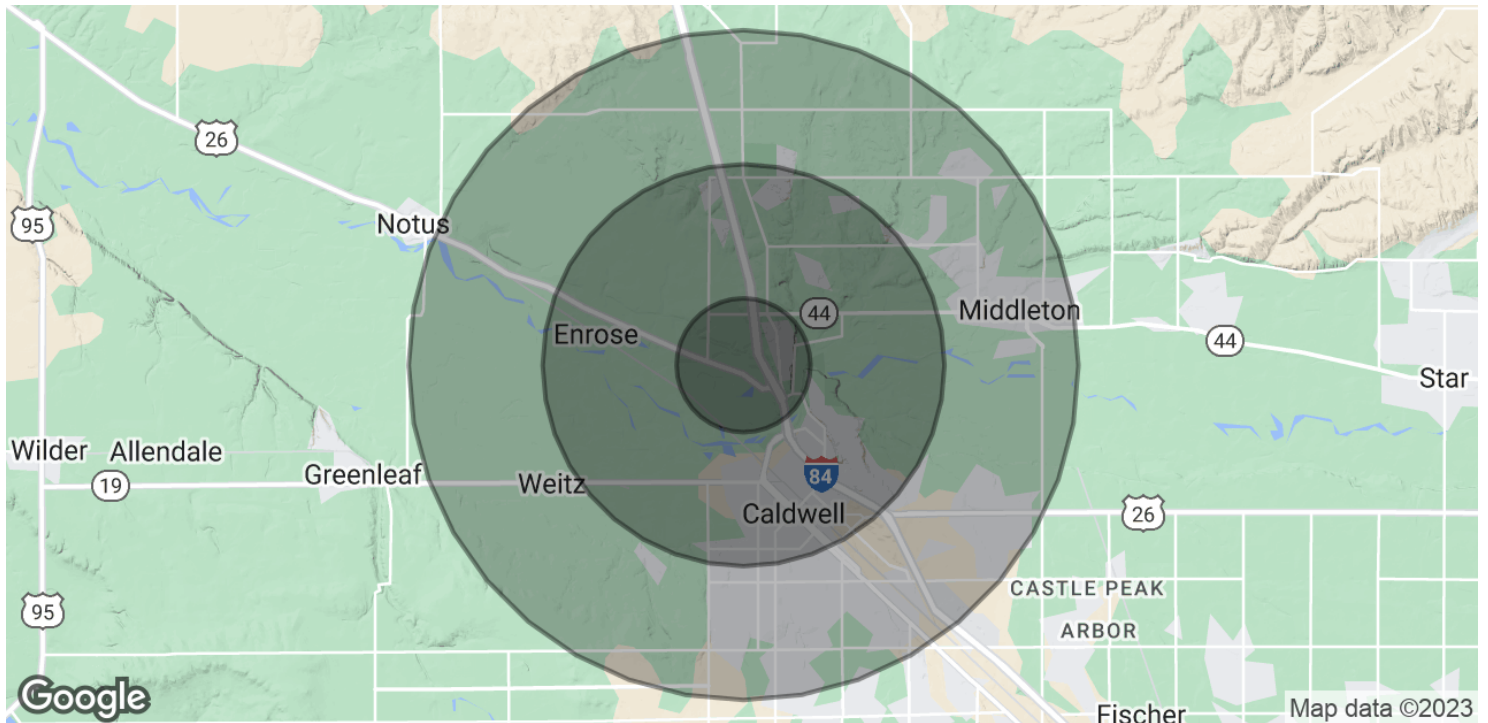
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POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population	1,582	21,071	61,579
Annual Growth (2023-2028)	1.1%	1.4%	1.6%
2028 Population	1,672	22,531	66,400
Bachelor's Degree or Higher	6%	12%	15%
Median Age	34.2	36.1	35.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
2023 Households	514	7,257	20,886
Annual Growth (2023-2028)	1.1%	1.4%	1.6%
2028 Households	543	7,776	22,557
Median Household Income	\$37,812	\$50,231	\$56,941
Median Year Built	1974	1975	1992

* Demographic data derived from 2023 CoStar Group

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CALDWELL, IDAHO

Caldwell is the County seat for Canyon County located in the western region of the Treasure Valley, 30 minutes away from Idaho's largest metropolitan area, Boise. With a population of 70,423 people, this city has grown 9.7% since 2020. Caldwell is home to the College of Idaho, the nationally ranked Caldwell Night Rodeo, and the popular Sunnyslope Wine country. Some major employers in this area are the City of Caldwell, Canyon County, College of Idaho, the Caldwell School District, J.R Simplot, Vallivue School District, and West Valley Medical Center. The Indian Creek Plaza is located in the center of Downtown Caldwell and hosts concerts, live entertainment, movie nights, ice skating, and many other events throughout the year.

CALDWELL NEWS & STATISTICS

- Home to more park space per capita than any other southwestern Idaho city
- Sunnyslope Wine Trail has 17 wineries and vineyards
- New Sky Ranch Business Park development attracting new industrial tenants
- North Ranch Business Park located at Hwy 20/26 and Smeed Pkwy will feature more than 1.5 million SF of flex, industrial, medical, and retail spaces
- Over \$100 million project to expand interstate between Nampa and Caldwell
- Manufacturing sector is growing at three times the rate of economic development in Caldwell as a whole

cityofcaldwell.org, census.gov, bvadev.com, boisedev.com



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