

CALDWELL COMMERCIAL FOR SALE - LEASE - BTS

TBD South Florida Avenue, Caldwell, Idaho 83607



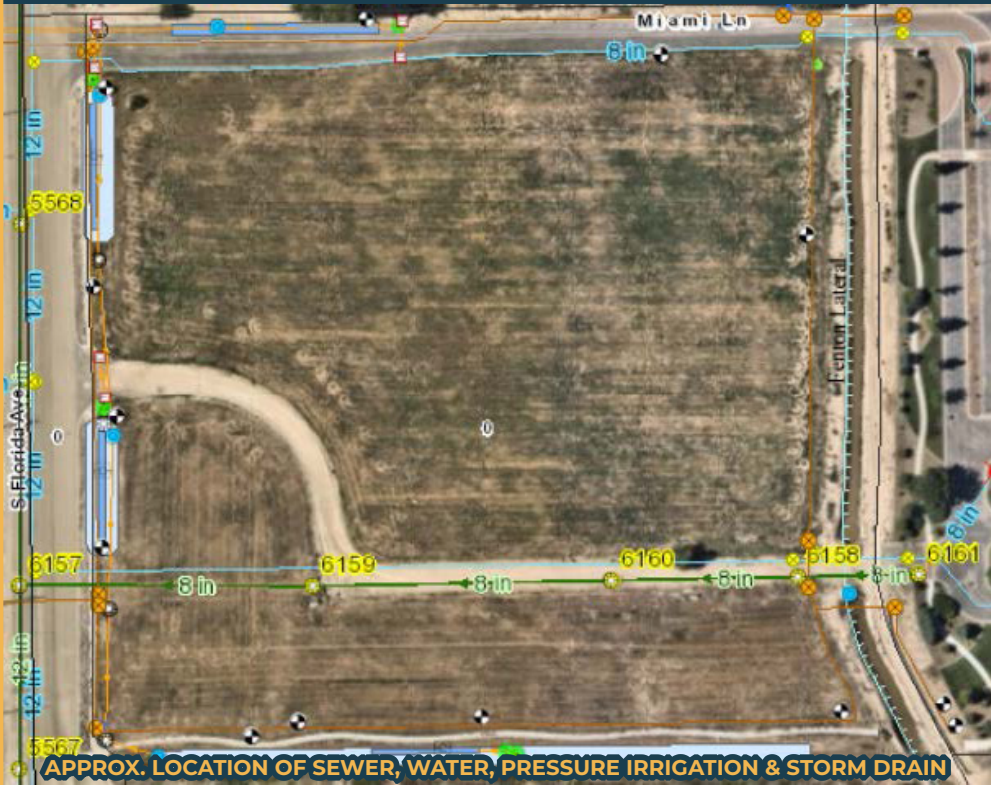
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PROPERTY HIGHLIGHTS

PRICE & RATE:	Negotiable, Contact Agents
PARCEL SIZE:	9.75 Acres (42,4710 SF)
BUILD-TO-SUIT:	5,000 to 80,000 SF
ZONING:	<u>C-2 - Community Commercial</u>
PARCEL NUMBER:	R3273700000
UTILITIES:	All Installed - Build-Ready
POTENTIAL USES:	Retail, Restaurant, Office, Mixed-Use
DIMENSIONS:	±633 Feet X 672 Feet

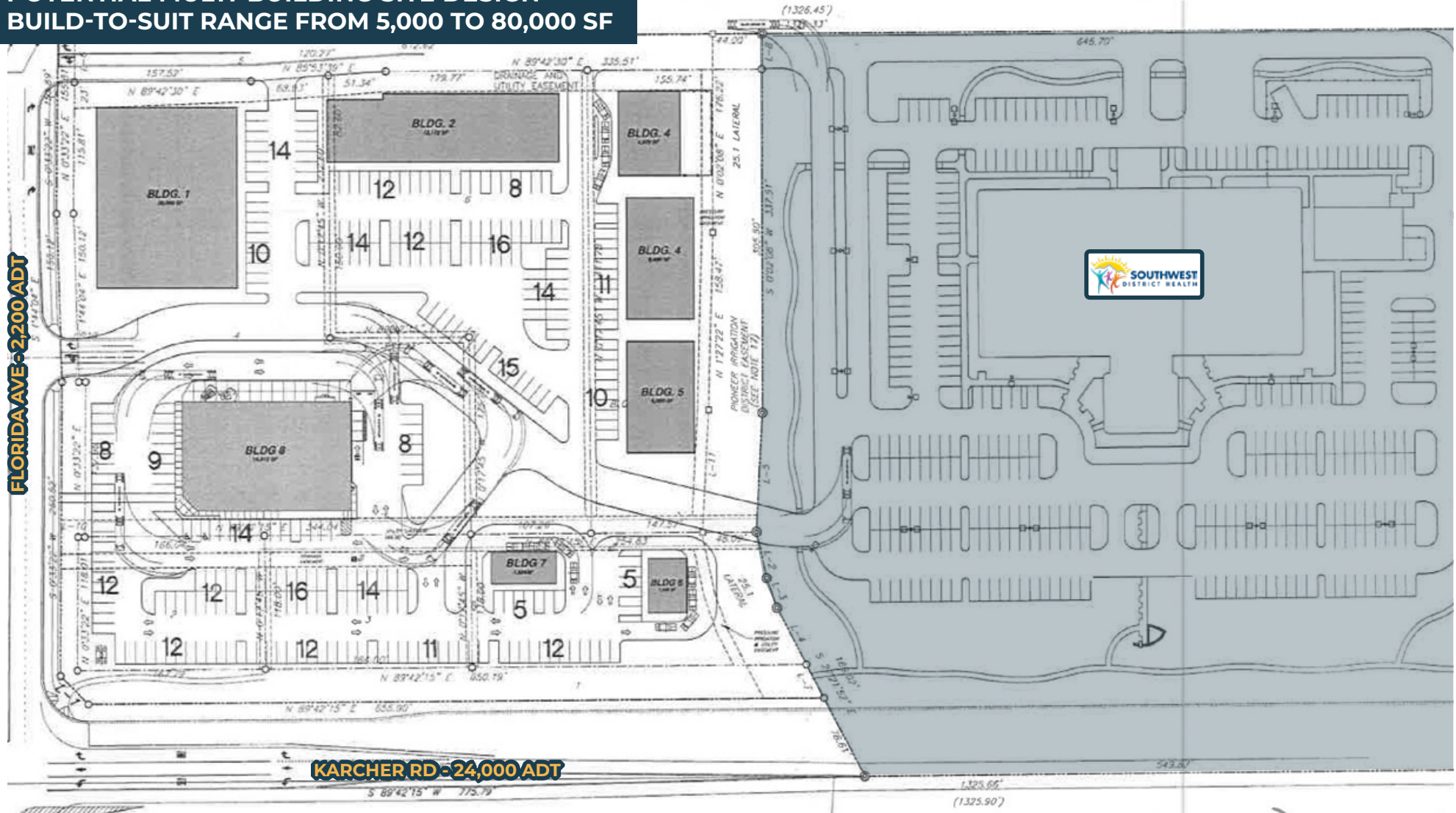
LISTING DETAILS

- Development land located on Karcher Road between Nampa & Caldwell, minutes from Lake Lowell - [Google Map View](#)
- Direct Access to the Karcher & Interstate 84 on/off-ramp Exit 33
- Surrounded by Sawgrass Self Storage and Uhaul, Southwest District Health and Central Canyon Elementary School
- Unobstructed visibility on Karcher Road & South Florida Avenue
- Encompassed by new and existing commercial and residential developments - surrounded by 3,427 new platted units
- All utilities installed, site is build-ready - contact agent for details
- Potential uses include office, retail or service related business types - [View Community Commercial Regulations Here](#)
- Contact agent to discuss various uses & schedule a site visit today!!

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POTENTIAL MULTI-BUILDING SITE DESIGN
 BUILD-TO-SUIT RANGE FROM 5,000 TO 80,000 SF

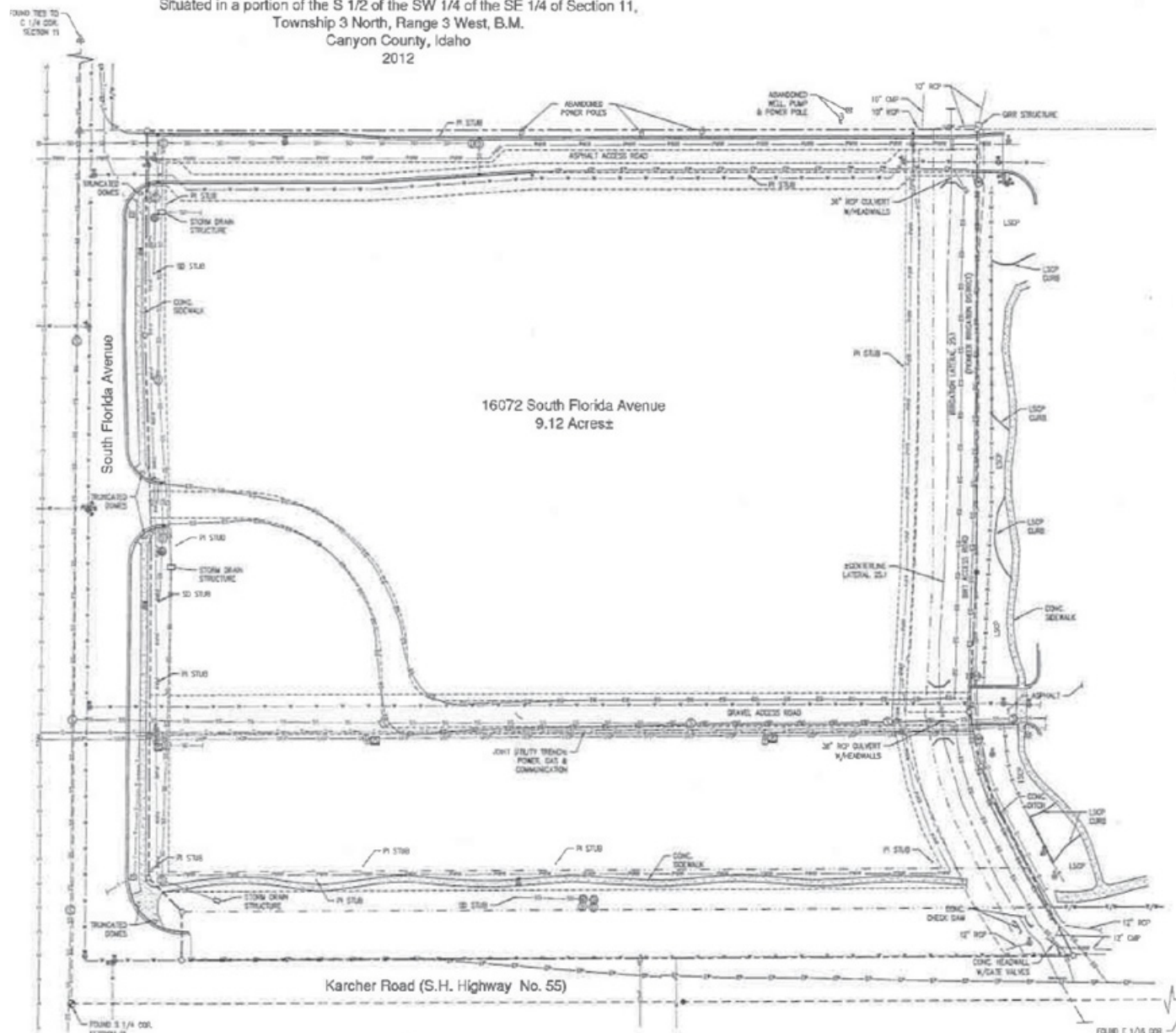


ALL UTILITIES INSTALLED, SITE IS BUILD-READY
CONTACT AGENT FOR DETAILS

ALTA / ACSM Land Title Survey

for
BTB Properties, LLC

Situated in a portion of the S 1/2 of the SW 1/4 of the SE 1/4 of Section 11,
 Township 3 North, Range 3 West, B.M.
 Canyon County, Idaho
 2012



Legend:

○	SET 5/8" STEEL PIN	—○—○—○—	EDGE OF FENCE/POST
◊	SET BRASS PLUG	—○—○—○—	EDGE OF DRIVE/
●	FOUND 5/8" STEEL PIN	—○—○—○—	EDGE AND GUTTER
○	FOUND BRASS PLUG	—○—○—○—	FENCE LINE
▲	FOUND BRASS CAP	—○—○—○—	CANTARY CENTER LINE
⊙	CALCULATED POINT	—○—○—○—	OVERHEAD POWER LINE
⊙	SEWER MANHOLE	—○—○—○—	UNDERGROUND POWER LINE
⊙	WATER MANHOLE	—○—○—○—	GAS LINE
⊙	WATER VALVE	—○—○—○—	WATER LINE
⊙	WELL	—○—○—○—	TELEPHONE/COMMUNICATION LINE
⊙	IRRIGATION MANHOLE	—○—○—○—	PRESSURE IRRIGATION LINE
⊙	IRRIGATION VALVE	—○—○—○—	GRAVITY IRRIGATION LINE
⊙	STORM DRAIN MANHOLE	—○—○—○—	CONCRETE AREA
⊙	CATCH BASIN INLET	—○—○—○—	SUBJECT PROPERTY BOUNDARY
⊙	MONITORING WELL	—○—○—○—	SECTION LINE
⊙	ILLUMINATE RISER	—○—○—○—	ADJACENT LOT LINE
⊙	CABLE TV RISER	—○—○—○—	DISTING. HIGH-WAY/BI-LANE
⊙	GAS VALVE	—○—○—○—	SECTIONLINE
⊙	UTILITY POLE	—○—○—○—	FUTURE HIGH-WAY/BI-LANE
⊙	ELECTRIC RISER	—○—○—○—	EASEMENT LINE
⊙	POWER TRANSFORMER/SECTION BOX	—○—○—○—	
⊙	LIGHT POLE	—○—○—○—	
⊙	LANDSCAPED AREA	—○—○—○—	
⊙	REINFORCED CONCRETE PIP	—○—○—○—	
⊙	CONCRETE METAL PIPE	—○—○—○—	
⊙	P/20 STUB	—○—○—○—	
⊙	PRESSURE IRRIGATION/STORM DRAIN SERVICE	—○—○—○—	

Property Description NCS-538350-MPLS

THE S 1/2 SW 1/4 SE 1/4 OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO

EXCEPTING THEREFROM A PARCEL LOCATED IN THE SW 1/4 SE 1/4 OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" DIAMETER IRON PIN MARKING THE SOUTHWESTERLY CORNER OF SAID SW 1/4 SE 1/4, FROM WHICH A BRASS CAP MARKING THE SOUTHWESTERLY CORNER OF SAID SW 1/4 SE 1/4 BEARS SOUTH 19°17'15" WEST A DISTANCE OF 1302.65 FEET; THENCE NORTH 0°31'45" EAST ALONG THE EASTERY BOUNDARY OF SAID SW 1/4 SE 1/4 A DISTANCE OF 661.80 FEET TO A 1/2" DIAMETER IRON PIN; THENCE LEAVING AND EASTERLY BOUNDARY SOUTH 89°42'30" WEST A DISTANCE OF 648.70 FEET TO A POINT; THENCE SOUTH 0°31'45" WEST A DISTANCE OF 337.50 FEET TO A POINT; THENCE SOUTH 0°31'45" WEST A DISTANCE OF 106.46 FEET TO A POINT; THENCE SOUTH 19°17'15" EAST A DISTANCE OF 42.08 FEET TO A POINT; THENCE SOUTH 19°03'30" EAST A DISTANCE OF 37.04 FEET TO A POINT; THENCE SOUTH 19°03'30" EAST A DISTANCE OF 16.80 FEET TO A POINT; THENCE SOUTH 27°01'30" EAST A DISTANCE OF 16.80 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID SW 1/4 SE 1/4; THENCE NORTH 89°42'30" EAST ALONG SAID SOUTHWESTERLY BOUNDARY A DISTANCE OF 548.70 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM THAT PORTION COMMERCE TO THE CITY OF CALLED LAMBOR QUADRANGLE BEING RECORDED APRIL 2, 2011 AS INSTRUMENT NO. 2011-03715, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE SOUTHWESTERLY CORNER OF SAID SW 1/4 OF THE SE 1/4, FROM WHICH A 5/8" IRON DIAMETER IRON PIN MARKING THE SOUTHWESTERLY CORNER OF SAID SW 1/4 OF THE SE 1/4 BEARS NORTH 89°42'30" EAST A DISTANCE OF 1305.65 FEET; THENCE NORTH 0°31'45" EAST ALONG THE WESTERLY BOUNDARY OF SAID SW 1/4 OF THE SE 1/4 A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°31'45" EAST A DISTANCE OF 828.85 FEET TO A POINT; THENCE LEAVING SAID WESTERLY BOUNDARY NORTH 89°42'30" EAST A DISTANCE OF 522.00 FEET TO A POINT; THENCE SOUTH 0°31'45" WEST A DISTANCE OF 155.88 FEET TO A POINT; THENCE SOUTH 19°17'15" EAST A DISTANCE OF 126.7 FEET TO A POINT; THENCE SOUTH 0°31'45" WEST A DISTANCE OF 180.12 FEET TO A POINT; THENCE SOUTH 49°31'17" EAST A DISTANCE OF 26.81 FEET TO A POINT; THENCE SOUTH 0°31'45" WEST A DISTANCE OF 37.80 FEET TO A POINT; THENCE SOUTH 89°42'30" WEST A DISTANCE OF 16.80 FEET TO THE POINT OF BEGINNING.

Surveyor's Certification

TO FIRST AMERICAN TITLE INSURANCE COMPANY, AND SITE PROPERTIES, LLC:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 6, 7, 8, 9, 10, 14(a), 16, 17, 18, 19, 20 OF TABLE 1 THEREOF. THE FIELD WORK WAS COMPLETED ON 5/16/2012.

Michael R. Celly
 LAND SURVEYOR
 IDAHO LICENSE NO. 14216



DATE: 5-16-2012

CALDWELL COMMERCIAL FOR SALE - LEASE - BTS

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ENCOMPASSED BY NEW & EXISTING COMMERCIAL & RESIDENTIAL DEVELOPMENTS - GROWING AREA



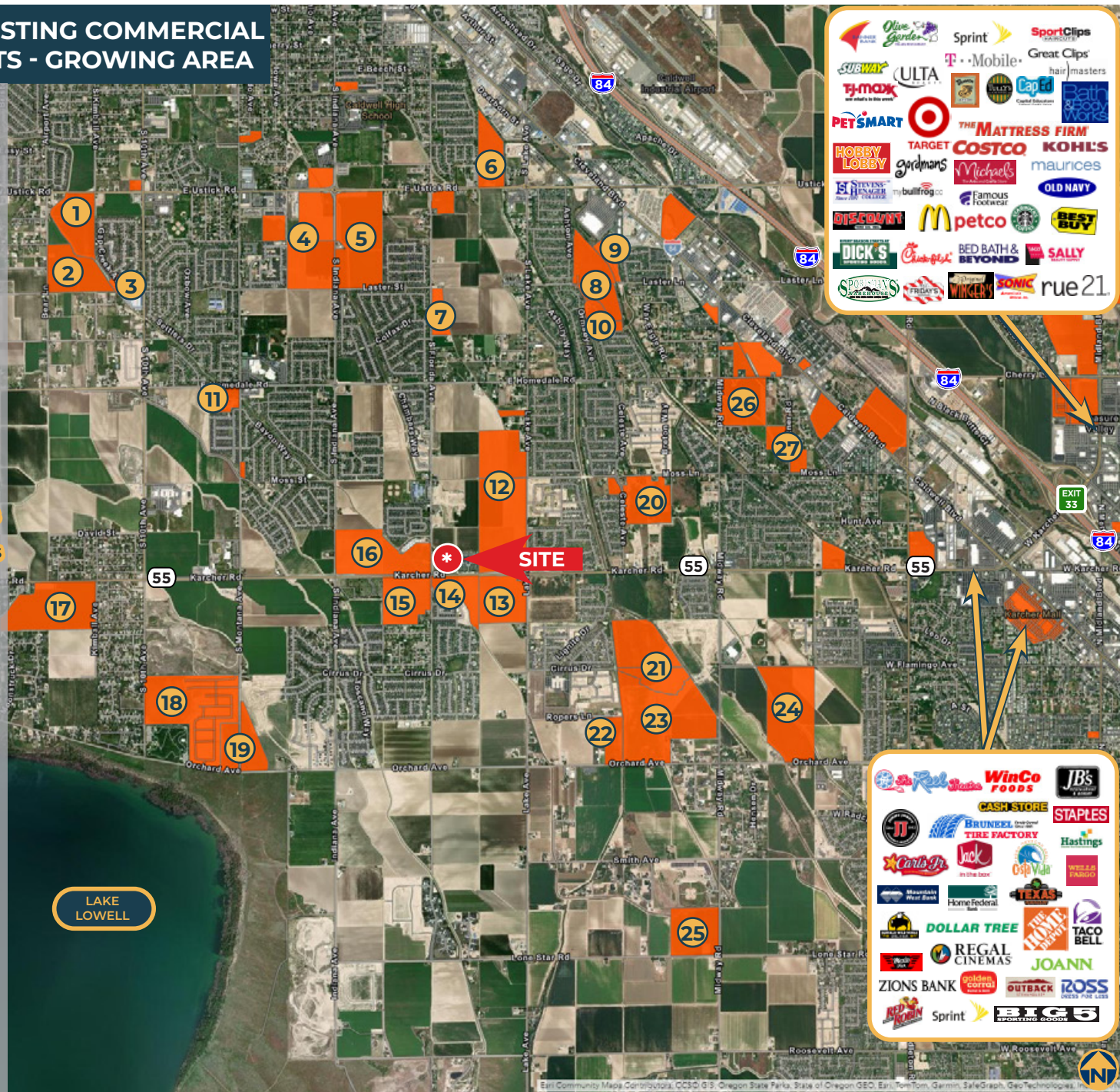
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ENCOMPASSED BY NEW & EXISTING COMMERCIAL & RESIDENTIAL DEVELOPMENTS - GROWING AREA

- 1 SOTERRA - 75 LOTS
- 2 PRARIE CREEK - 141 LOTS
- 3 CUMBERLAND ESTATES - 164 LOTS
- 4 GREENMONT - 97 LOTS
- 5 HOSHAW SUBDIVISION - 318 LOTS
- 6 SILVER MEADOWS - 263 LOTS
- 7 VILLAGE CONDOS - 32 LOTS
- 8 ALANTE HOMES AT SPRING RUN - 419 LOTS
- 9 HIGHGARDEN ESTATES - 36 LOTS
- 10 LAVENDER CROSSING - 12 LOTS
- 11 ARROW LEAF - 110 LOTS
- 12 THE CHARLES AT KARCHER 1 - 1,258 UNITS
- 13 THE CHARLES AT KARCHER 2 - 1,258 UNITS
- 14 LEGACY FALLS - 158 LOTS
- 15 WEST HAVEN - 204 LOT
- 16 KARCHER COMMONS - 214 LOTS
- 17 SD2022-0044 - 54 LOTS
- 18 PASSERO RIDGE - 367 LOTS
- 19 CIRRUS POINTE WEST 1 & 2 - 204 LOTS
- 20 BANNER RIDGE - 189 LOTS
- 21 MIDDLEBURY NORTH 1 & 2 - 785 UNITS
- 22 PEREGRINE EAST - 56 LOTS
- 23 MIDDLEBURY SOUTH - 340 LOTS
- 24 EDERRA - 657 LOTS
- 25 GENEVA ESTATES - 28 LOTS
- 26 WAGERS ACRES - 121 LOTS
- 27 WAGERS DAIRY SUB 1 & 2 - 68 LOTS



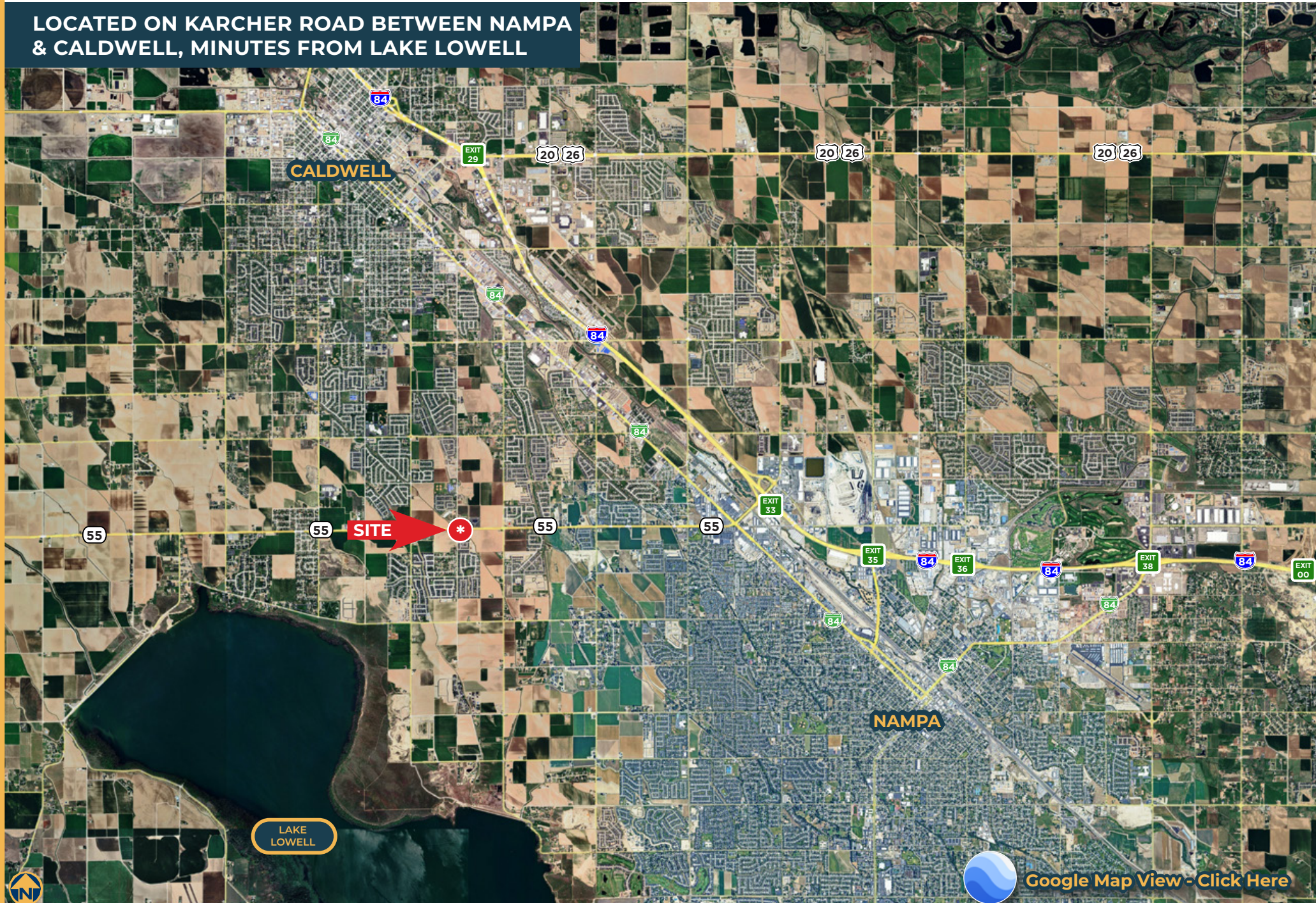
LAKE LOWELL

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LOCATED ON KARCHER ROAD BETWEEN NAMPA & CALDWELL, MINUTES FROM LAKE LOWELL



[Google Map View - Click Here](#)

1, 3 & 5 MILE DEMOGRAPHICS

5 MILE SNAPSHOT

117,155
POPULATION

39,248
HOUSEHOLDS

\$66,589
MEDIAN HH INCOME

\$86,333
AVERAGE HH INCOME

32,348
DAYTIME POPULATION

In the identified area, the current year population is 117,155. In 2020, the Census count in the area was 106,440. The rate of change since 2020 was 3.00% annually. The five-year projection for the population in the area is 126,616 representing a change of 1.57% annually from 2023 to 2028.

The household count in this area has changed from 35,505 in 2020 to 39,248 in the current year, a change of 3.13% annually. The five-year projection of households is 42,653, a change of 1.68% annually from the current year total. Average household size is currently 2.94, compared to 2.95 in the year 2020. The number of families in the current year is 28,549 in the specified area.

1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

EXECUTIVE SUMMARY REPORT
CLICK BELOW TO VIEW



SMALL TOWN FEEL, BIG CITY AMENITIES

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.



Click here to download the complete Caldwell Regional Overview:
<https://www.cityofcaldwell.org/home>

OPPORTUNITY, MEET AMBITION.

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here.

We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs.



Click here to download the complete Boise Valley Regional Overview:
<https://bvep.org/regional-overview/>



SUMMIT
COMMERCIAL
REAL ESTATE GROUP



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