

# 1102 City Center

Commercial Development Opportunity  
Caldwell, Idaho



**BASALT**  
COMMERCIAL REAL ESTATE

Joshua Hadder

208-870-7091

[Joshua@BasaltCommercial.com](mailto:Joshua@BasaltCommercial.com)

 Silvercreek<sup>®</sup>  
REALTY GROUP





1102 City Center

Commerical Development Opportunity For Sale

**Price Reduction**

**\$1,499,000**

Development Property Caldwell, Idaho

## Property Information

### Address

1102 N 9th Ave, Caldwell, Idaho 83605

### Land Size

+/- 2.19 Acres

### Property Type

Commercial

### Showing

Contact Agent





## 1102 City Center

## Commerical Development Opportunity For Sale

Fantastic location at Exit 28, right off of Interstate 84. City of Caldwell may allow N. 9th Ave to be absorbed into the development at market rate price. Additional +/-1.214 acres maybe be acquired as a separate purchase (MLS 98876055). Land Use is C-4 with a variety of allowable uses (possible Multifamily, Hotel, Retail). Nearby Luby Park receiving \$2M upgrade to include 8 Pickle Ball courts. One mile from Indian Creek Park. Easy Access to Interstate, Nampa, Boise. Property being sold as Development Land, NOT as Single Family Home or Single Family with acreage. Manufactured Home on Southern Parcel is not included in the sale, but is for sale separately.

## Property Details

- +/- 2.19 Acres with potential for a total of +/- 4.4 Acres
- Conveniently located near the Caldwell Exit 28 on I-84
- Zoned C-4 with various allowed uses

# Demographics

## 1 Mile

Population	Households	Owner Occupy	Rented	Avg Income	Median Age
9,100	2,900	1,833	1,236	\$70,307	31.2

## 3 Mile

Population	Households	Owner Occupy	Rented	Avg Income	Median Age
42,889	14,279	9,440	4,839	\$83,656	31.9

## 5 Mile

Population	Households	Owner Occupy	Rented	Avg Income	Median Age
84,577	27,213	19,967	7,247	\$93,538	31.9





Joshua Hadder

208-870-7091

Joshua@BasaltCommercial.com



**BASALT**

COMMERCIAL REAL ESTATE

