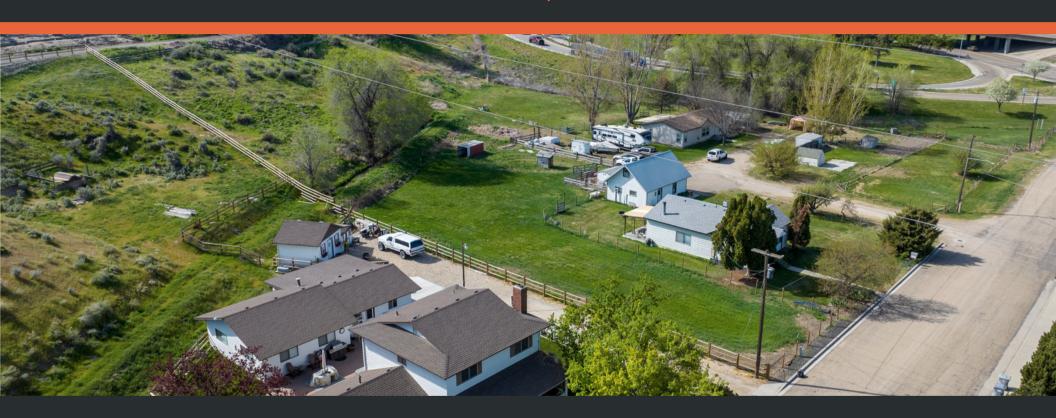
1102 City Center

Commercial Development Opportunity

Caldwell , Idaho





Joshua Hadder
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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

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.

Commerical Development Opportunity For Sale

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 9,100

Households 2,900

Owner Occupy 1,833

1,236

Rented

Avg Income

\$70,307 31.2

3 Mile

Population 42,889

Households

14,279

Owner Occupy

9,440

Rented

4,839

Avg Income

\$83,656 :

Median Age

Median Age

31.9

5 Mile

Population

84,577

Households

27,213

Owner Occupy

19,967

Rented

7,247

Avg Income

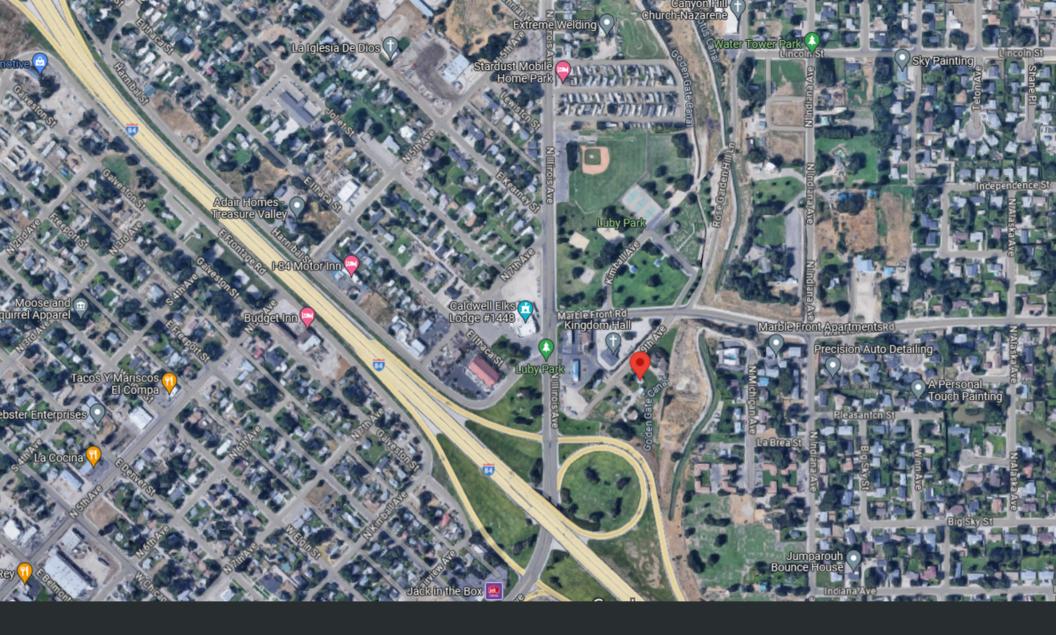
\$93,538

Median Age

31.9









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