



5400-5404 BLACK CANYON EXIT

CALDWELL, IDAHO

PROPERTY DESCRIPTION

This commercial property offers an excellent development opportunity in a high-visibility location just off the I-84 exit at Black Canyon Road. The site consists of three separate lots that are available for purchase or build-to-suit, and has already been leveled for easy development. Located near a gas station and convenience store, the property benefits from strong traffic exposure and is just 45 minutes from downtown Boise, making it ideal for a variety of commercial uses.

Property Highlights

- Lot 1 = 2.61 acres at \$913,500
- Lot 3 = 1.68 acres at \$588,000
- Lot 4 = 1.68 acres at \$588,000



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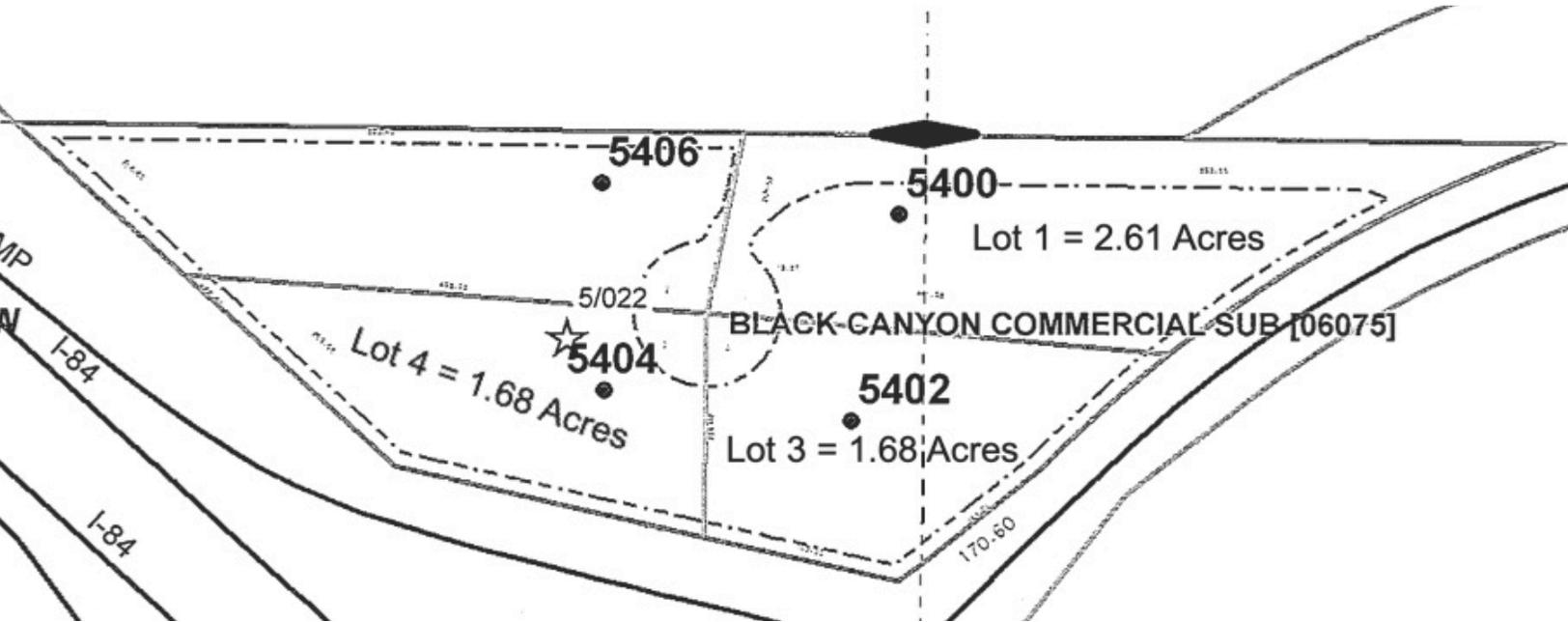
KW Commercial

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1065 S. Allante Place, Boise, ID 83709



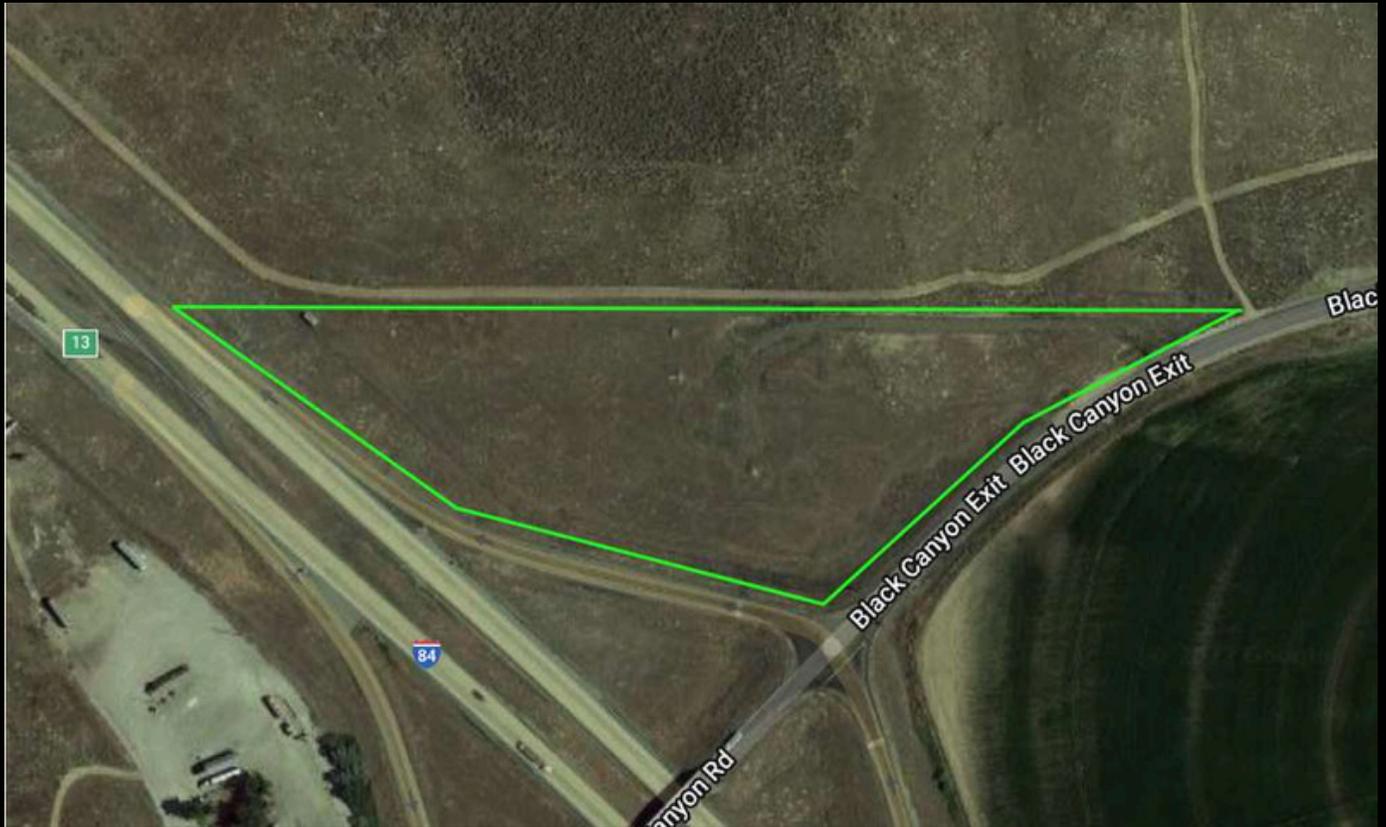
OF LOTS 4 | TOTAL LOT SIZE 1.68 - 8.12 ACRES | TOTAL LOT PRICE \$434,200 - \$2,100,000 | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	5400 Black Canyon Exit		Industrial	2.61 Acres	\$913,500	
Available	3	5402 Black Canyon Exit		Industrial	1.68 Acres	\$588,000	
Available	4	5404 Black Canyon Exit		Industrial	1.68 Acres	\$588,000	



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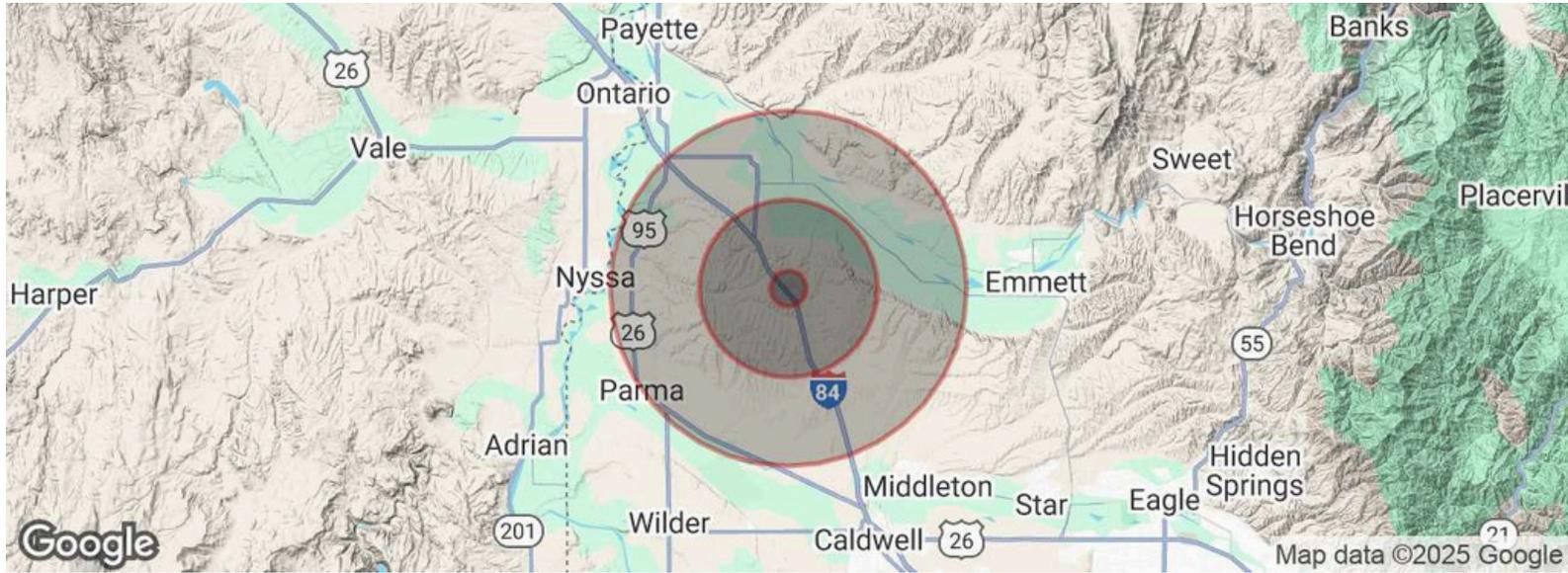
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	167	4,674	21,043
Median age	38.4	38.3	38.6
Median age (male)	34.1	34.8	37.0
Median age (Female)	41.5	40.8	39.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	56	1,629	7,663
# of persons per HH	3.0	2.9	2.7
Average HH income	\$59,914	\$57,038	\$54,850
Average house value		\$265,603	\$251,736

* Demographic data derived from 2020 ACS - US Census



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