



Up To 12 ± Acres For Sale

3801 HWY 20/26 | Caldwell, ID

John Starr
208 871 0546
john.starr@colliers.com

Jack Cosca
208 297 0530
jack.cosca@colliers.com



Property Overview

Available Immediately

Parcel #'s R3527701100, R3527701000, R3527700000

Land Size 12 ± Acres

Price \$17.50 PSF

Zoning C3- Commercial and Service

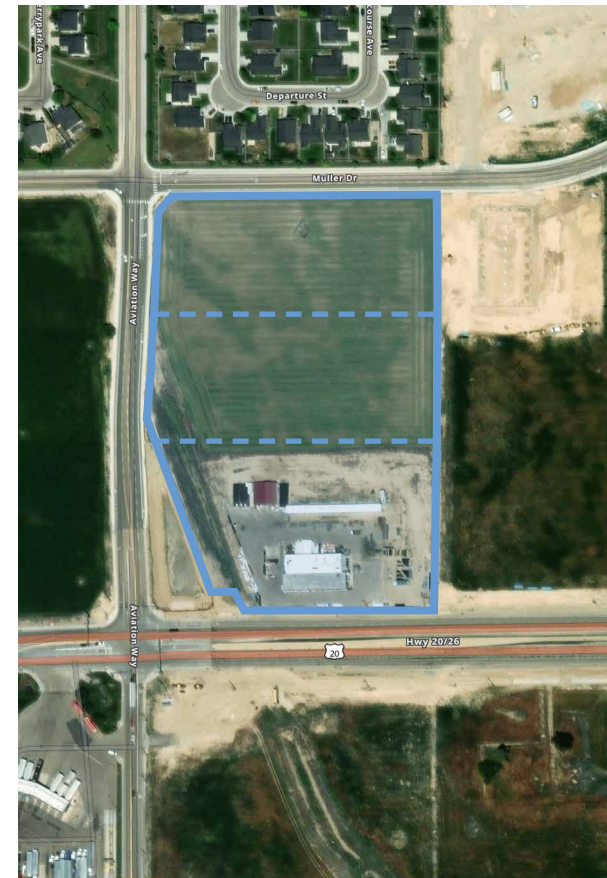
Key Highlights

Business not for sale - the existing business is not for sale with this offering

- Business will lease-back their buildings
- Annexed & zoned C3
- Located in Caldwell's highly successful Sky Ranch Development
- Strong demographics
- High traffic counts:
 - 18,000 VPD on HWY 20/26
 - 3,800 VPD on Aviation Way

Demographics

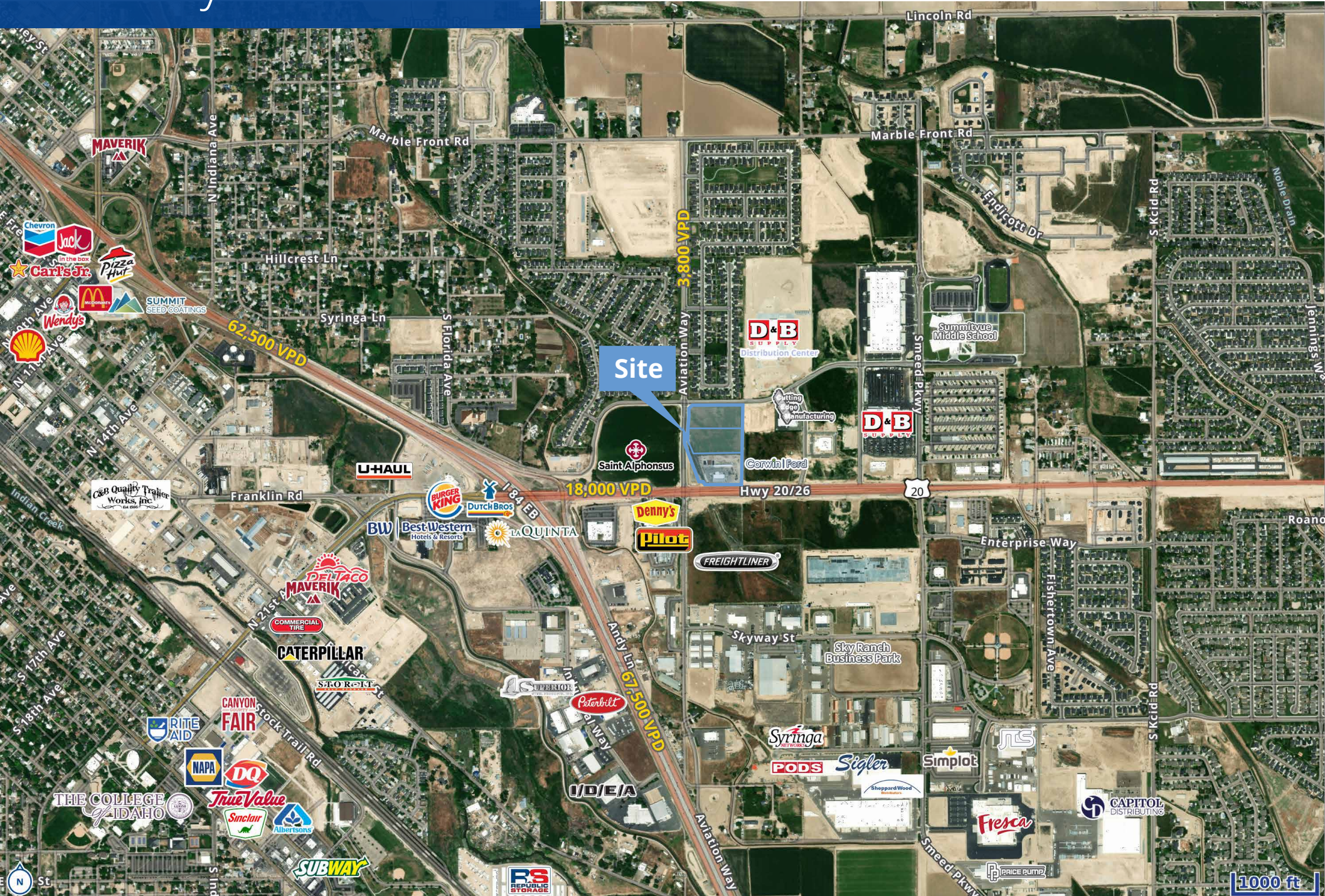
	1 Mile	3 Miles	5 Miles
Population	4,264	47,922	94,529
Households	1,439	15,717	30,576
Avg. HH Income	\$97,965	\$77,009	\$86,047



Nearby Merchants

 Google Map

 Street View



Site

62,500 VPD

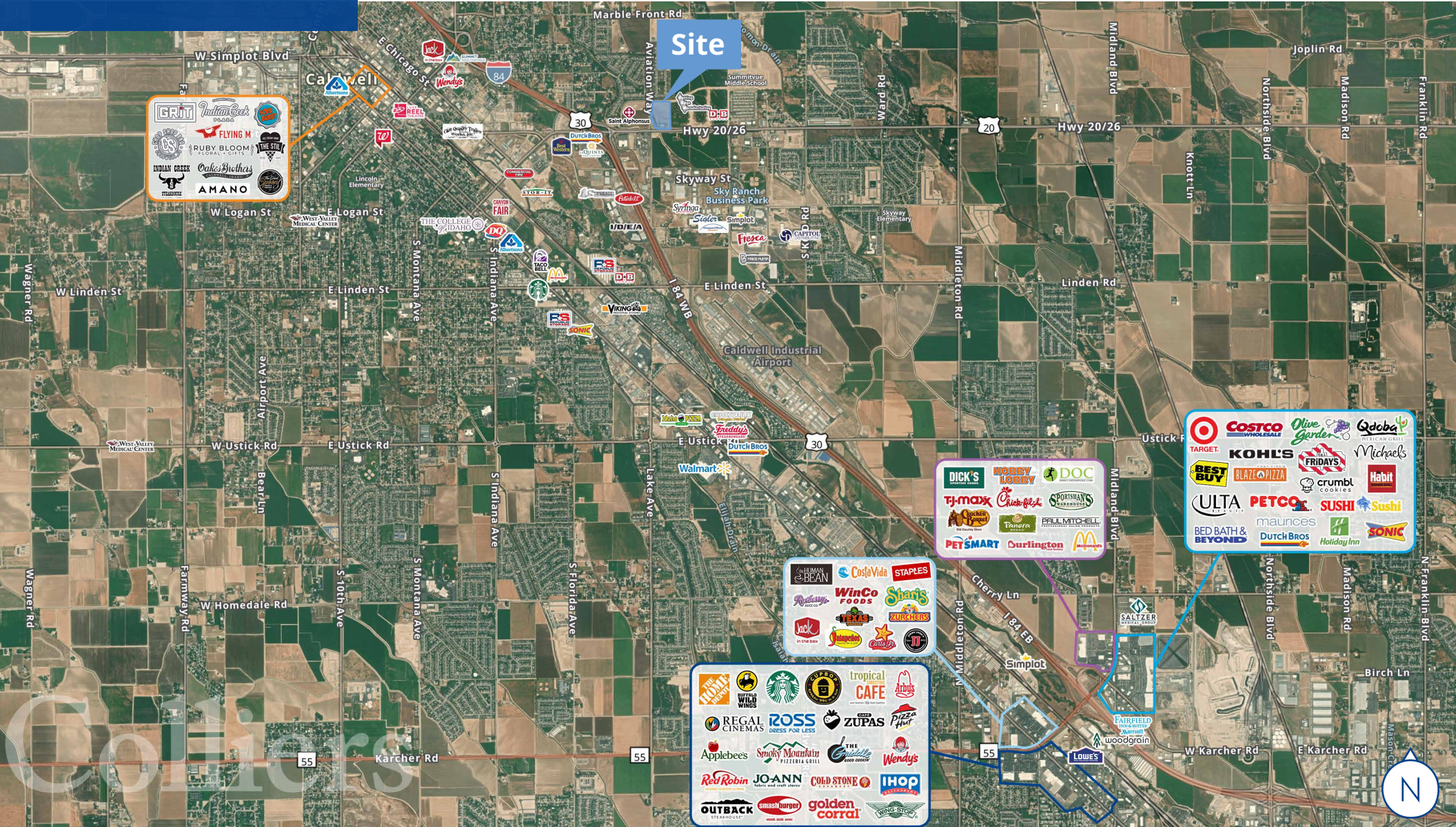
18,000 VPD

Denny's
Pilot

67,500 VPD

1000 ft

Location



755 West Front Street, Suite 300
 Boise, Idaho 83702
 208 345 9000
 colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Treasure Valley, LLC.