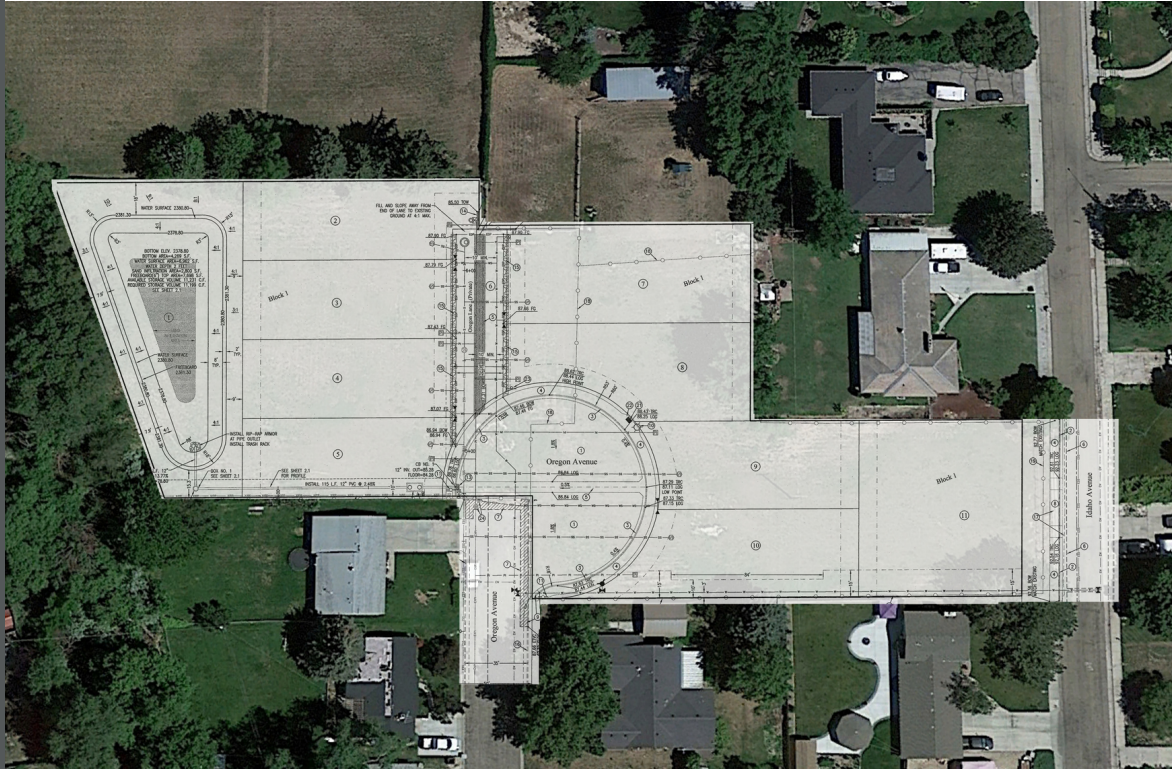


# OREGON COMMONS Caldwell, ID

Fully Approved  
Residential Development

FOR SALE



## LOCATION INFORMATION

<b>STREET ADDRESS</b>	TBD Oregon Ave & TBD Idaho Ave
<b>CITY, STATE, ZIP</b>	Caldwell, ID 83605
<b>COUNTY</b>	Canyon
<b>ACRES</b>	±1.86 acres
<b>PARCELS</b>	R3542300000 R3540400000 R3540100000
<b>PRICE</b>	\$529,000

## PROPERTY HIGHLIGHTS

- Fully approved residential development with 9 lots ranging from ±4,971 - 8,521 SF
- Truly shovel-ready with approved construction drawings
- Beautiful, mature neighborhood with classic houses surrounding
- Minutes from Indian Creek Plaza; Award-winning downtown Caldwell
- Walking distance to College of Idaho and West Valley Medical Center
- Public Transportation available on Logan Ave

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

NAISelect

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**BRIAN RALLENS**

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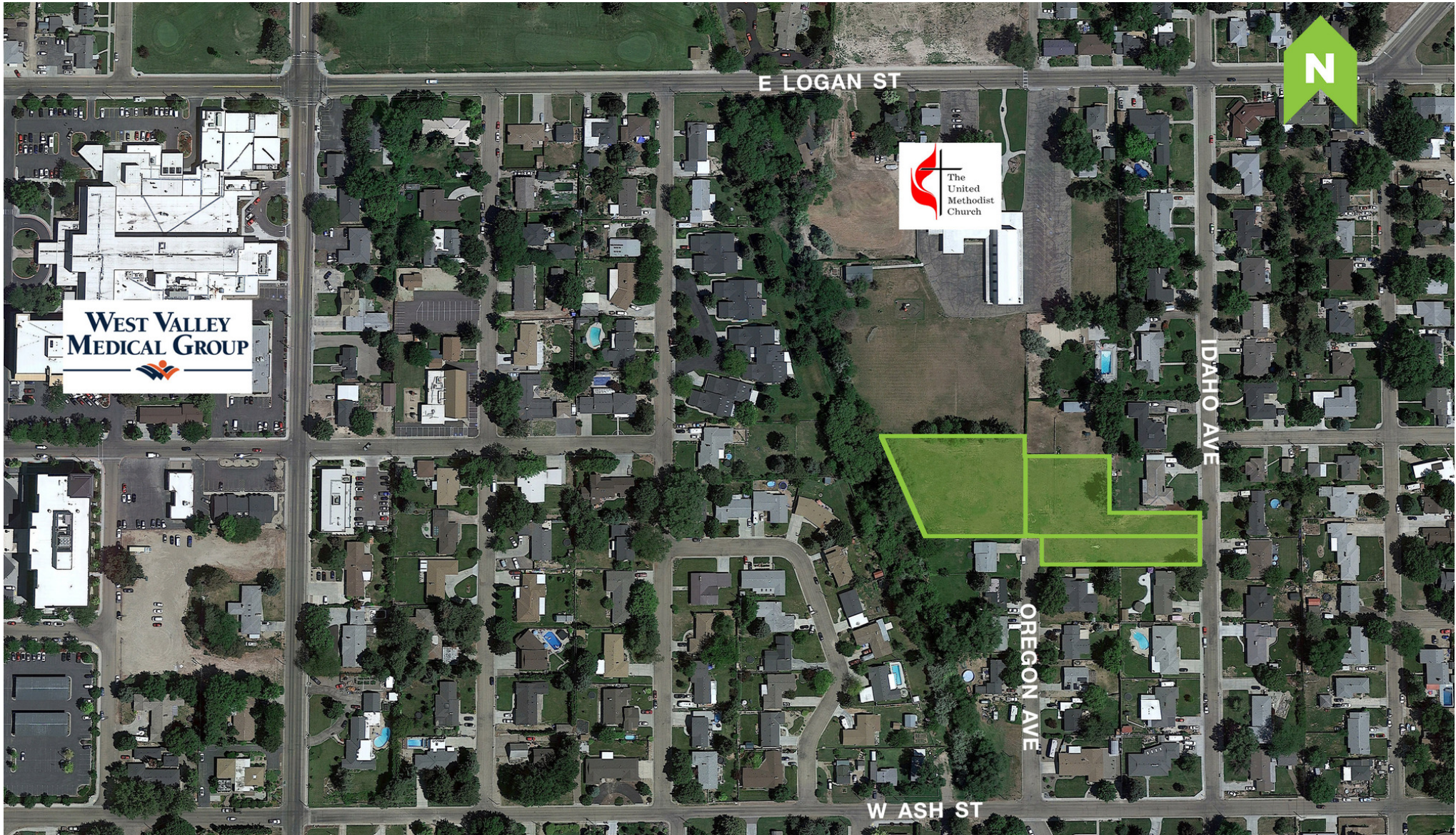


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rallensrealty.com



# TBD OREGON AVE & TBD IDAHO AVE Caldwell, ID

**NAI**Select



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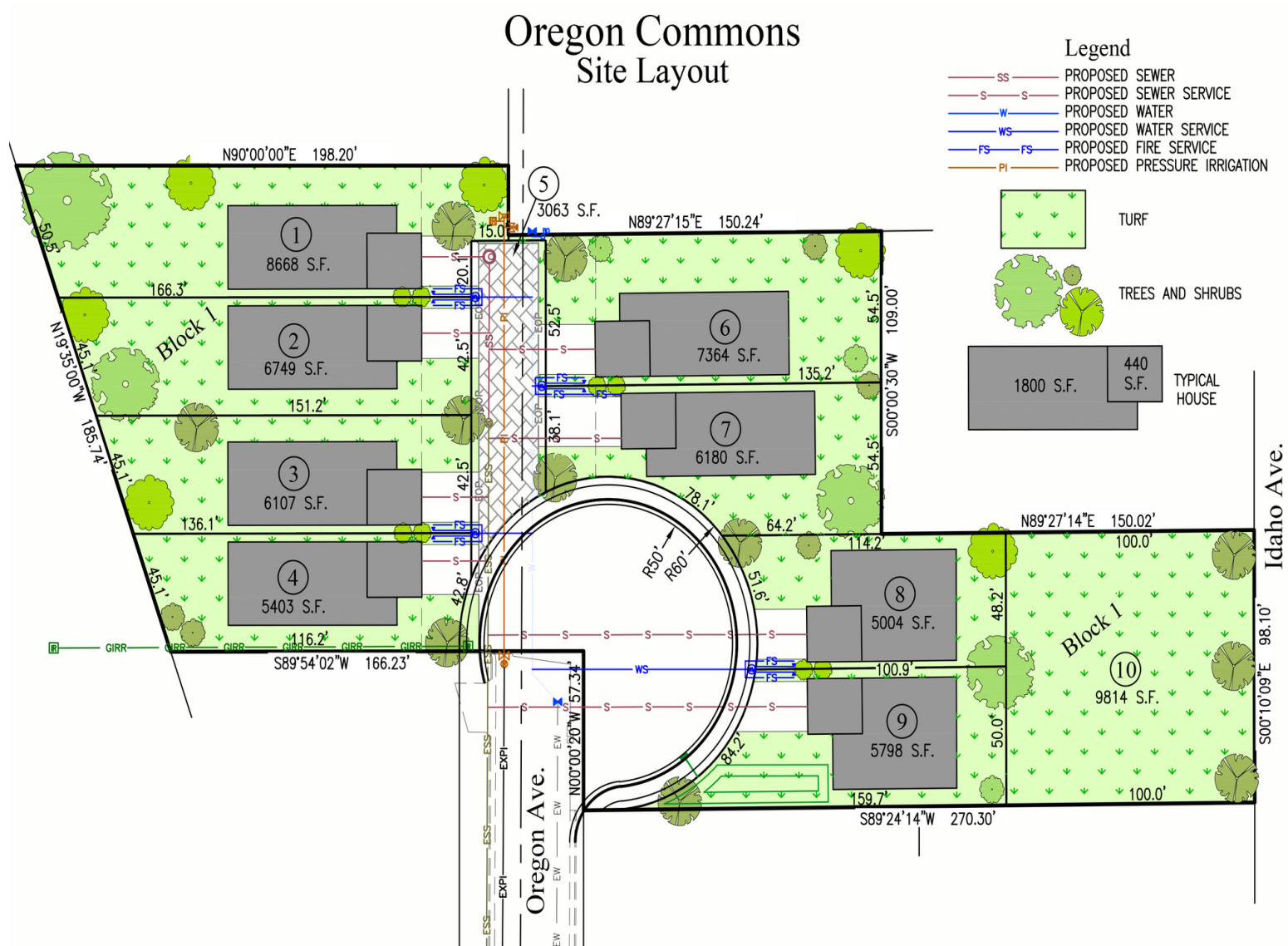
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## Oregon Commons Site Layout



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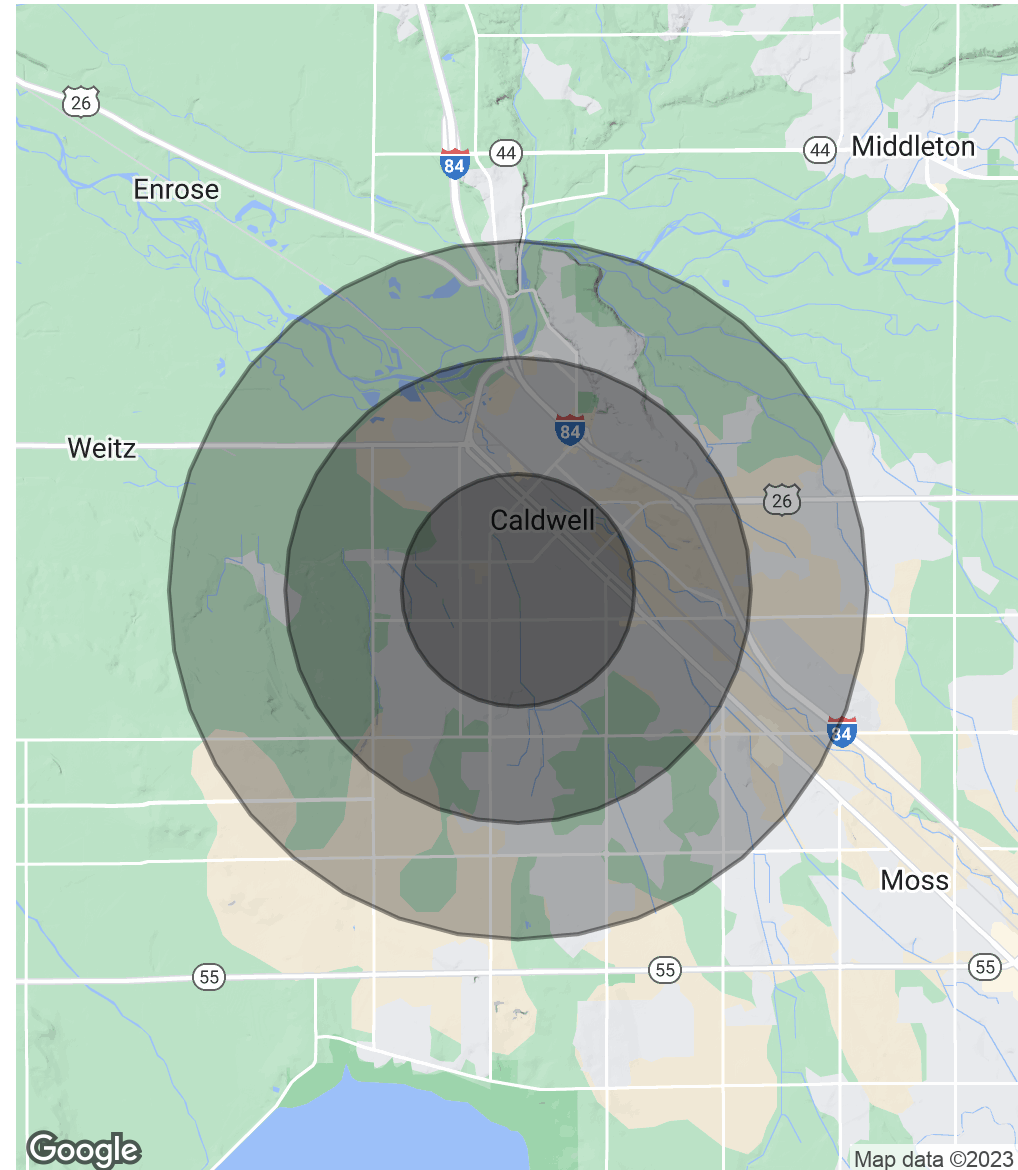


# TBD OREGON AVE & TBD IDAHO AVE Caldwell, ID



POPULATION	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	12,303	29,165	44,803
<b>AVERAGE AGE</b>	32.1	32.0	31.7
<b>AVERAGE AGE (MALE)</b>	30.7	30.2	30.2
<b>AVERAGE AGE (FEMALE)</b>	32.5	33.9	33.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	4,343	10,080	14,813
<b># OF PERSONS PER HH</b>	2.8	2.9	3.0
<b>AVERAGE HH INCOME</b>	\$51,642	\$51,549	\$57,472
<b>AVERAGE HOUSE VALUE</b>	\$167,933	\$160,550	\$205,733

\* Demographic data derived from 2020 ACS - US Census



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