

# 3514 S INDIANA AVE

# 2.42 ACRES AVAILABLE

## Caldwell, ID



### LOCATION

3514 S Indiana Ave  
Caldwell, Idaho 83605



### AVAILABLE

2.42 AC for Sale



### TRAFFIC COUNTS

Indiana Ave: 11,053 ('24)



### PROPERTY HIGHLIGHTS

- Residential/Commercial mixed-use property, located in a high path of growth area.
- Great year round customer base provided by Caldwell High School, YMCA, and Inferno Soccer Club at Brothers Athletic Park.

### 2023 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
TOTAL POP.	10,580	53,756	84,947
HOUSEHOLDS	3,878	17,595	28,975
AVG HH INCOME	\$64,654	\$75,936	\$78,826

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# MARKET AERIAL



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[Boise Dev Article: Greenmont Subdivision](#)

[Boise Dev Article: Hoshaw Subdivision](#)

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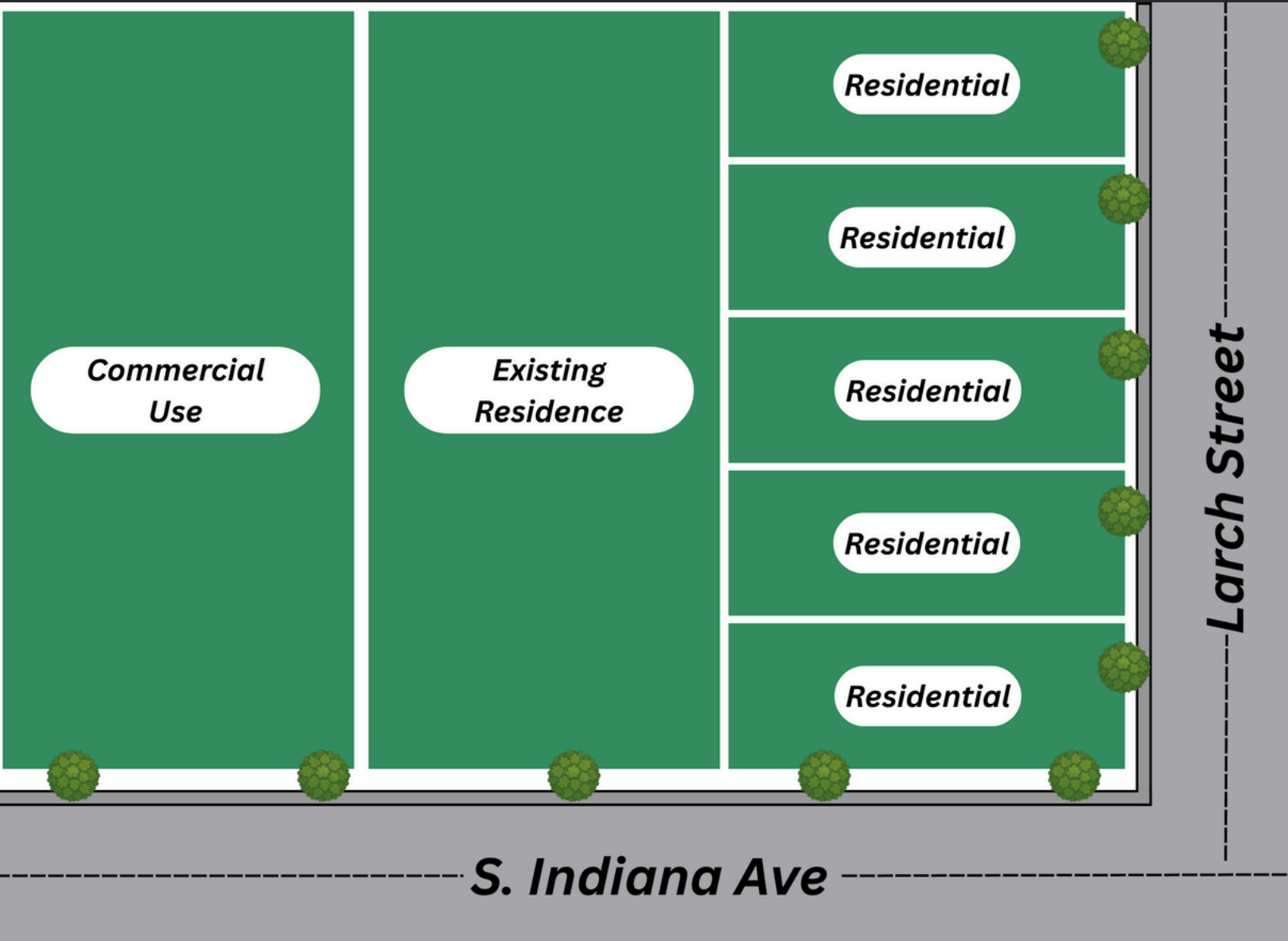
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# CONCEPT SITE PLAN



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## Compatible Zoning Codes

- **R-1 | Density 2-8 du/ac | Neighborhood Residential:** Designed for single-family residential, townhomes, and duplexes. It supports neighborhood-serving commercial uses near major intersections or within planned communities.
- **R-2 | Density 2-8 du/ac | Community Residential:** Allows a broader range of housing—single-family, townhomes, duplexes, triplexes, fourplexes, cottage courts, and small-scale apartments. Supports small-scale commercial/mixed-use at major intersections.
- **C-1 | Density 4-10 du/ac | Neighborhood Commercial:** Primarily commercial use zones intended to serve nearby neighborhoods. Residential use is not the primary intent but may be allowed via special use permits or mixed-use development provisions.

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