

COMMERCIAL DEVELOPMENT OPPORTUNITY

1102 N 9TH AVE

CALDWELL, ID 83605



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RALLENS REALTY
CONSULTANTS

FOR SALE



PROPERTY INFORMATION

PROPERTY TYPE	Commercial
ADDRESS	1102 N 9th Ave Caldwell, Idaho 83605
LAND SIZE	±2.19 Acres
PRICE	\$1,399,000

HIGHLIGHTS

- Fantastic location at Exit 28, right off of Interstate 84.
- City of Caldwell may allow N. 9th Ave to be vacated and absorbed into the future development.
- 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.

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

JOSHUA HADDER

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,100	42,889	84,577
HOUSEHOLDS	2,900	14,279	27,213
OWNER OCCUPY	1,833	9,440	19,967
RENTED	1,236	4,839	7,247
AVG INCOME	\$70,307	\$83,656	\$93,538
MEDIAN AGE	31.2	31.9	31.9



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