



Colliers

Accelerating success.

N 21st St

Franklin Rd

E Chicago St

20.113 ± Acres

Land Development Opportunity

20 Acres Zoned Industrial

E Chicago St

Caldwell, ID 83605

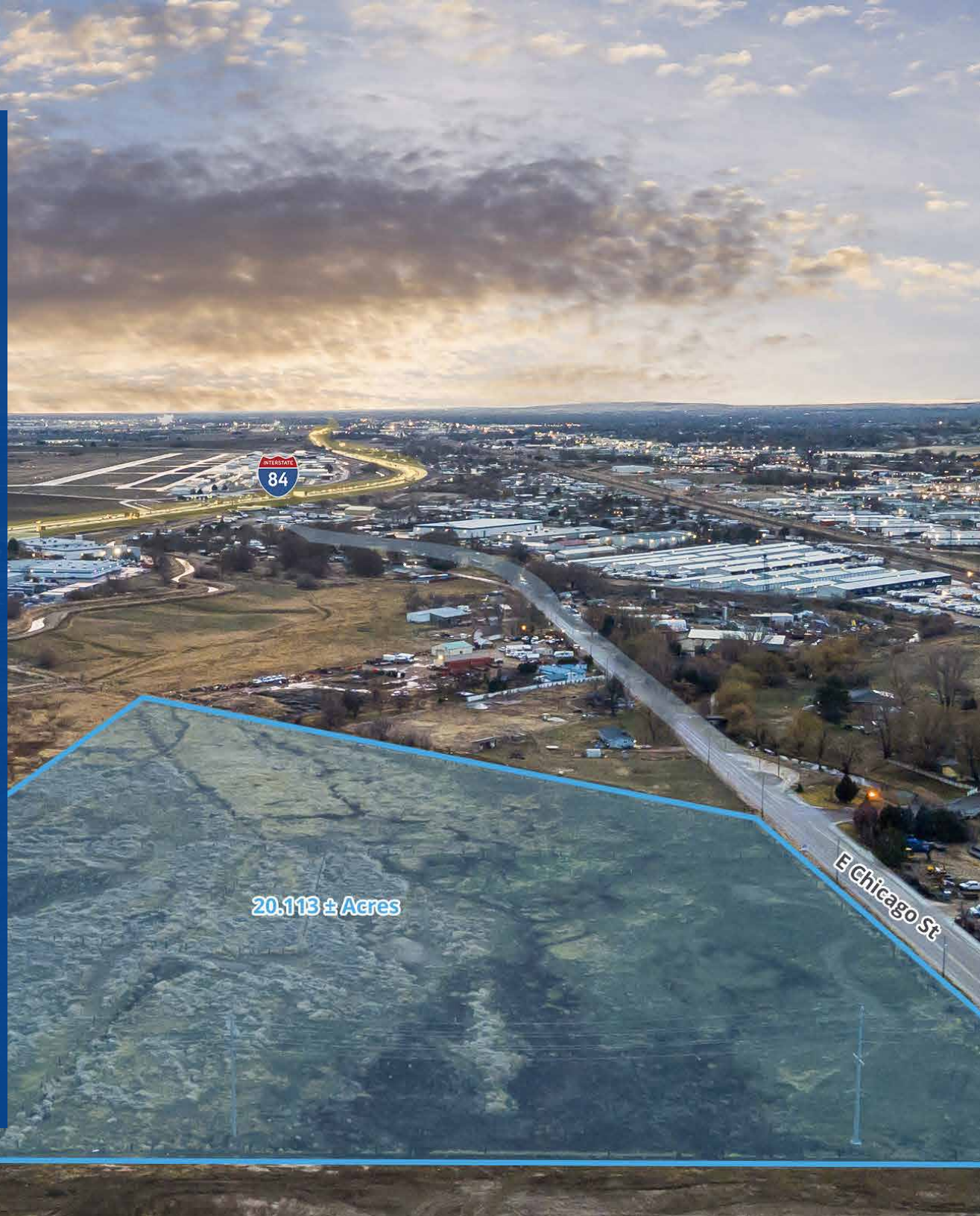
John Starr

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Opportunity Highlights

- 20.113 ± Acres
- Development Opportunity in the heart of Caldwell, Idaho
- Property is annexed and zoned (M-1 - light industrial) and utilities are to the property line
- Over 670' frontage on E Chicago St
- In an area of existing manufacturing, storage, service and other commercial and industrial uses
- Great freeway access- less than 5 minutes to Interstate 84 at the Franklin Rd exit
- Easy truck and vehicle access
- City water and sewer in Chicago St frontage
- Gas, electricity and phone utilities are at the property line
- Lots of interest from buyers and tenants for smaller lots - we need a developer for this project today



Property Overview

- Level site
- Easily accessible
- Annexed and zoned M-1 (Light Industrial) in Caldwell, Idaho

Property Address 001 E Chicago St | Caldwell, ID 83605

Property Type Development land - industrial

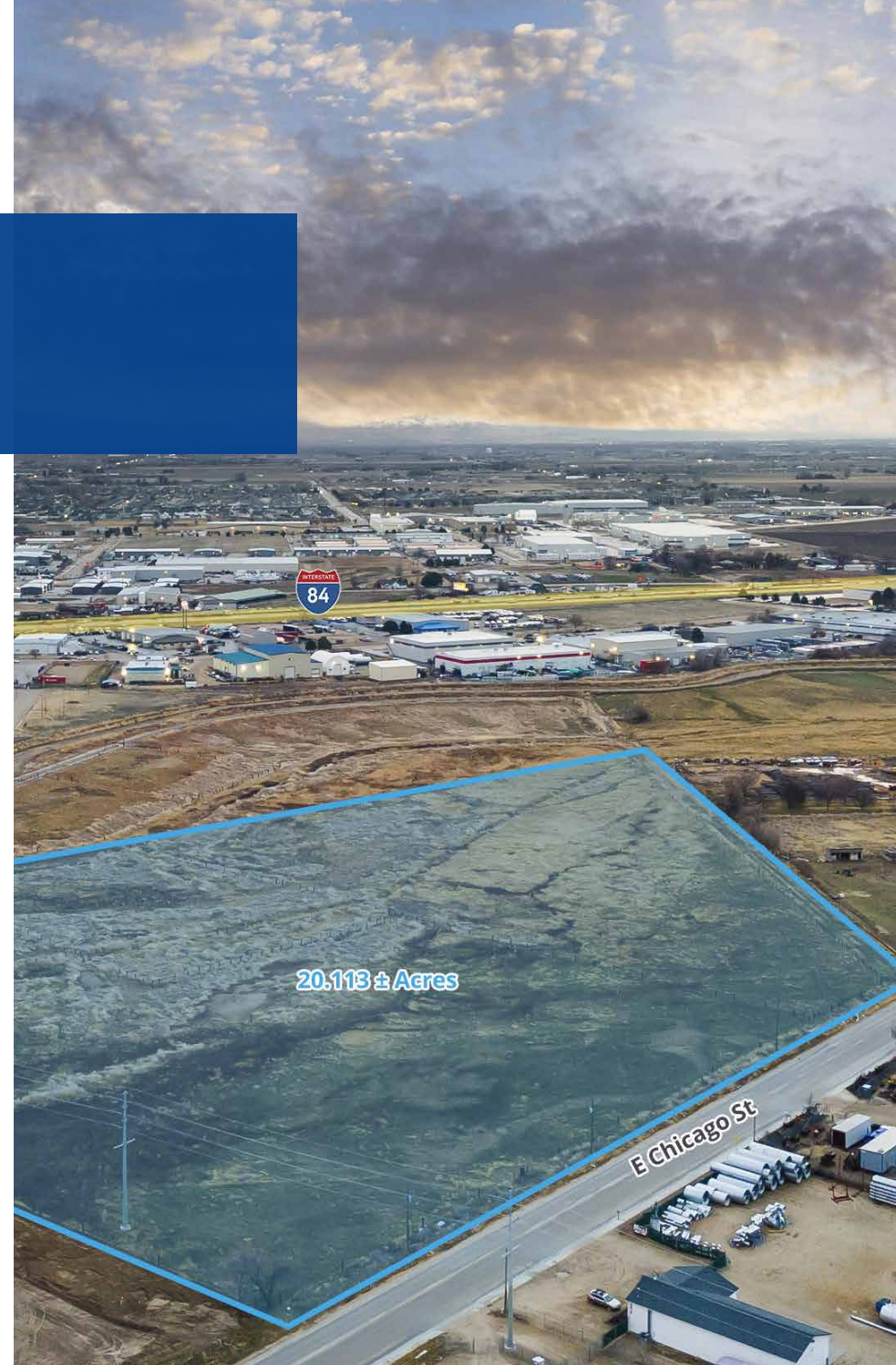
Land Size 20.113 ± Acres

Zoning M-1 (Light Industrial)

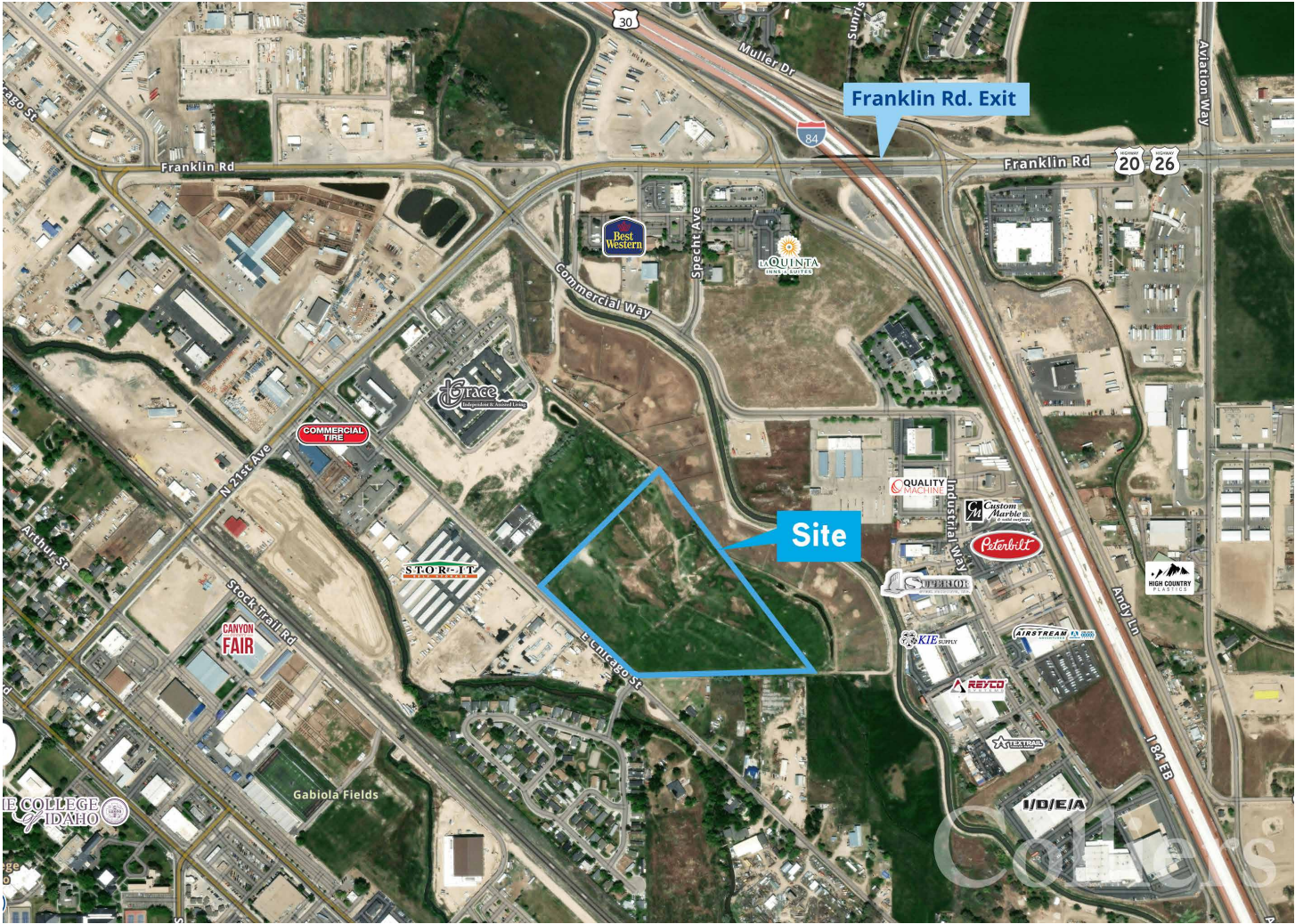
Parcel # R3537101100

Location Northeast Caldwell, near the I-84
Franklin Exit in Caldwell, Idaho

Price \$6,702,335.44



Site Plan



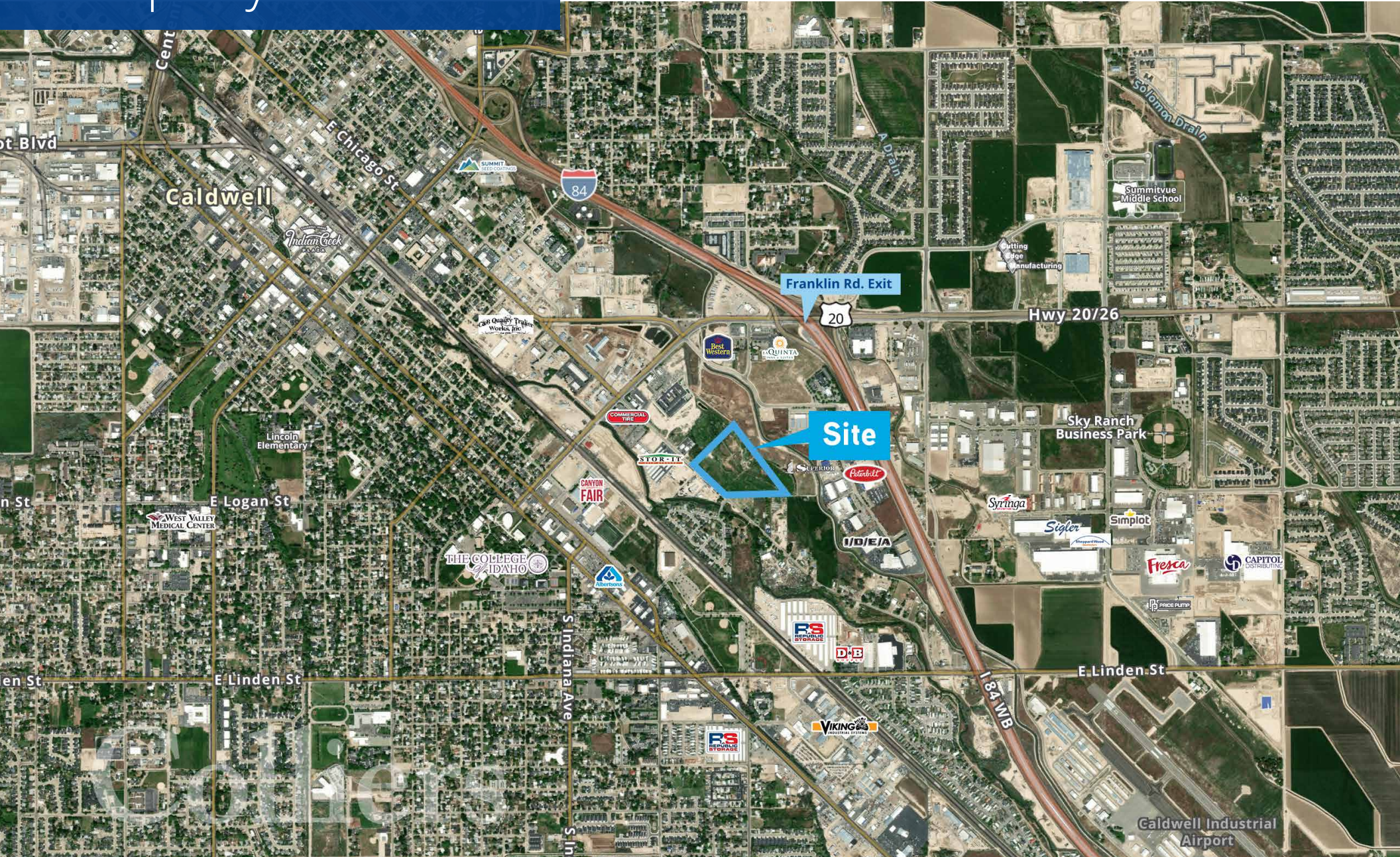
Property Photos



Property Location

 [Google Map](#)

 [Street View](#)



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Local Area Overview - Caldwell

Located in close proximity to Idaho's largest metropolitan area, Boise, it provides its residents with all of the benefits of being a short drive from a big city with the quiet appeal of a smaller community.

Caldwell's rich agricultural history supports its modern tourist attractions such as the Sunnyslope Wine country, destination AgVenture trails and farm-to-fork dining experiences. Caldwell is home of College of Idaho, the nation's #1 small liberal arts college.

Caldwell is also the home of two golf courses, along with green belts, walking paths and several parks.

Resources:

cityofcaldwell.org

worldpopulationreview.com

bestplaces.net



2022
population

64,622



Best State to Live
Livability, 2020

#1



2022 Average
Household Income

\$75,672

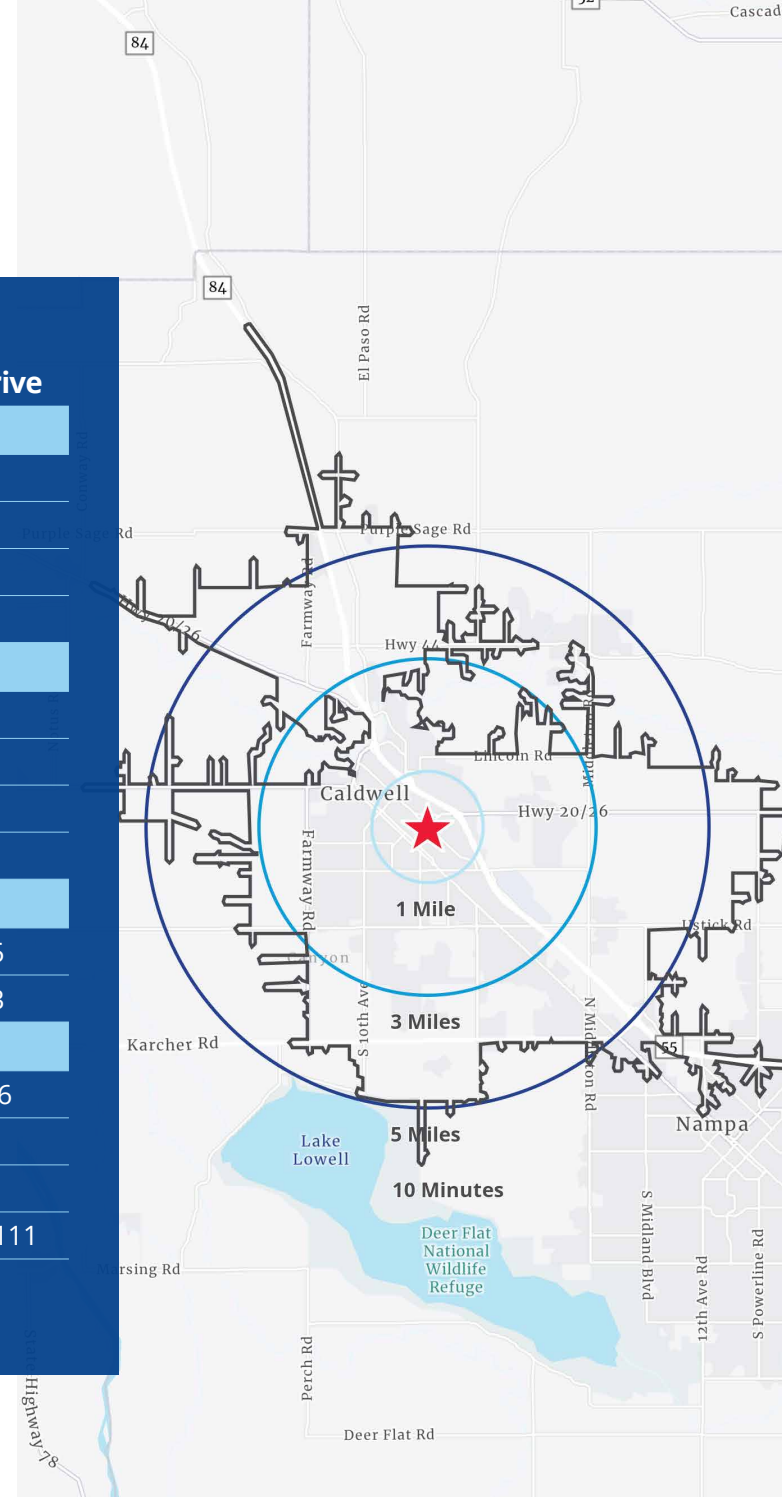


Average
Commute Time

25.8

Demographics

	1 Mile	3 Miles	5 Miles	10 Min Drive
Population				
2022 Estimated Population	9,645	51,807	88,185	80,661
2027 Projected Population	10,316	56,058	97,980	89,539
2010 Census Population	9,301	42,408	64,570	60,805
Projected Change '22-'27	7.0%	8.2%	11.1%	11.0%
Household				
2022 Estimated Households	3,251	16,922	28,533	26,068
2027 Projected Households	3,498	18,331	31,750	28,980
2010 Census Households	2,962	14,008	21,153	19,813
Historical Change '00-'22	13.4%	66.0%	106.4%	96.1%
Income				
2022 Est. Average HH Income	\$59,685	\$71,872	\$80,637	\$77,625
2022 Est. Median HH Income	\$48,382	\$55,328	\$60,446	\$58,383
Misc.				
2022 Median Home Value	\$184,325	\$237,405	\$250,225	\$244,646
2020 Median Gross Rent	\$831	\$890	\$964	\$963
2022 Est. Labor Population Age 16+	3,878	21,626	37,979	34,374
2022 Est. Total Housing Expenditures	\$54,241,255	\$329,015,393	\$619,130,858	\$547,793,111





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20.113± Acres

Land Development Opportunity
20 Acres Zoned Industrial
E Chicago St
Caldwell, ID 83605

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