

Colliers

Accelerating success.

# 6 Industrial Land Lots

3319, 2903 & 0 E Chicago St.  
Caldwell, ID 83605

**FOR SALE**



**Lincoln Hagood, J.D.**  
+1 208 472 1667  
[lincoln.hagood@colliers.com](mailto:lincoln.hagood@colliers.com)

**Jake Fink**  
+1 208 880 2545  
[jake.fink@colliers.com](mailto:jake.fink@colliers.com)

5700 E Franklin Rd., Suite 205  
Nampa, Idaho 83687  
[colliers.com/idaho](http://colliers.com/idaho)

# Property Overview

<b>Property Type</b>	Industrial/Land
<b>Land Size</b>	21.291 Acres
<b>Zoning</b>	M1 – Light Industrial
<b>Location</b>	East of S 21st Ave. on the North side of road
<b>Property Access</b>	Drive by

## Demographics

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	5,689	68,063	108,422
Households	2,028	22,235	36,338
Avg. HH Income	\$60,506	\$84,482	\$90,687

## Key Highlights

- Six M-1 Light Industrial zoned lots for sale.
- Affordably priced for the market.
- Lot sizes range from approximately 1.23 acres to 5.38 acres
- Smaller lot sizes suitable for owner-users and small developers
- Approximately 4-minute drive ( $\pm 1.4$  miles) to Interstate 84
- Water and sewer utilities located in front of each lot
- Lot sizes allow for building with yard areas or future expansion.
- Suitable for manufacturing, contractor and trade uses, service and fleet operations, distribution, equipment and material storage, and light industrial development.

# For Sale

LOT	PARCEL(S)	ACREAGE	SALE PRICE	\$/SF
Lot 1	R35312010A0 & R3531201000	2.87 Acres	\$825,000	\$6.82
Lot 2	R35312010B0 & R35312010C0	4.12 Acres	\$1,095,000	\$6.10
Lot 3	R3532100000	1.23 Acres	\$425,000	\$7.95
Lot 4	R3532101100	2.78 Acres	\$850,000	\$7.01
Lot 5	R3532101200	5.38 Acres	\$1,395,000	\$5.95
Lot 6	R3532101300	5.00 Acres	\$1,195,000	\$5.49
<b>Total</b>		<b>21.288 Acres</b>	<b>\$5,785,000</b>	<b>\$6.24</b>



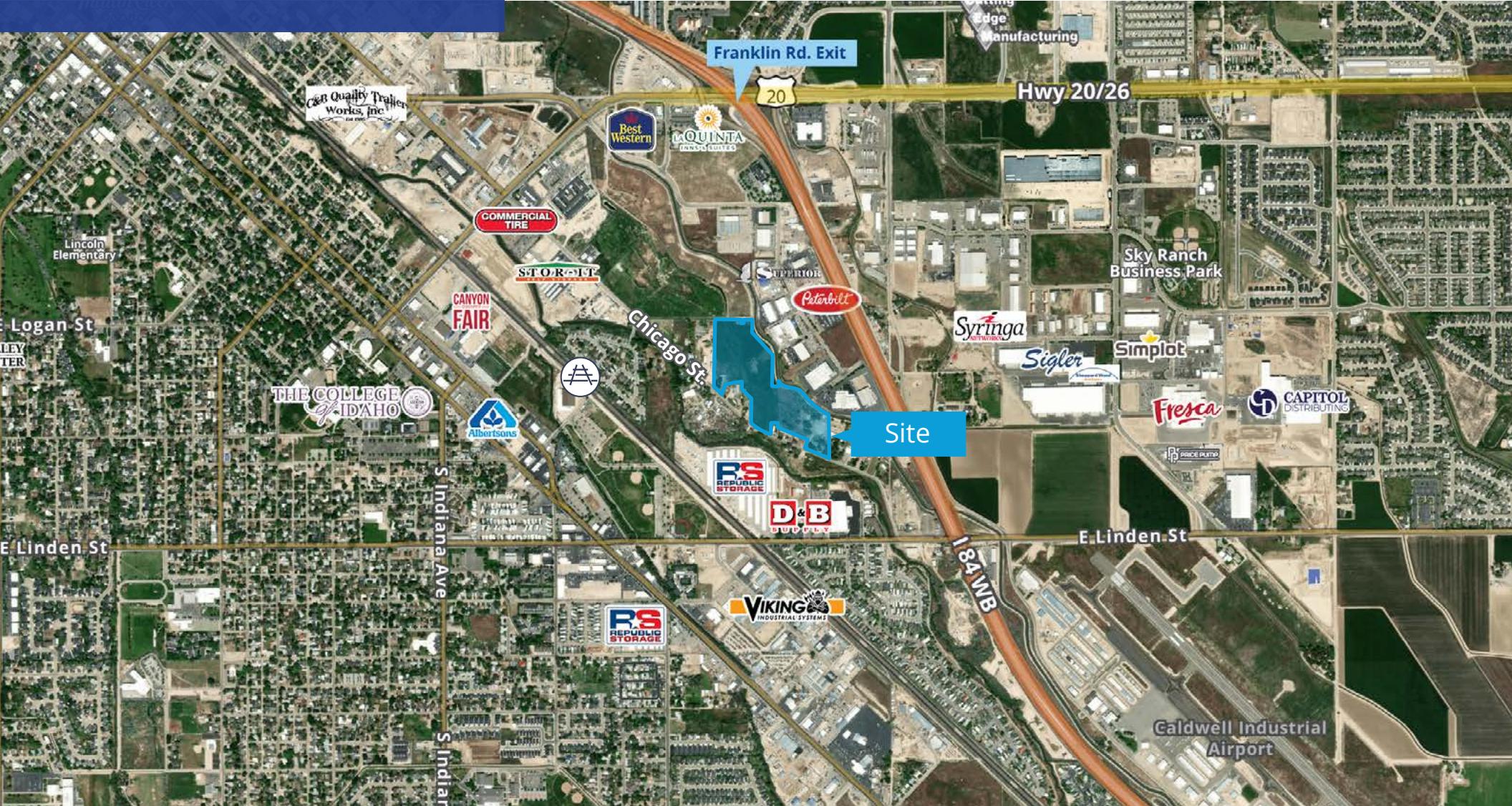
# Property Gallery



# Location

 Google Map

 Street View



**Colliers**

5700 E Franklin Rd., Suite 205  
Nampa, Idaho 83687  
+1 208 472 1660  
[colliers.com/idaho](http://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 licensors. © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Boise, LLC.