

# PHILLIPS 66 TRAVEL PLAZA

FOR SALE

2929 Franklin Rd, Caldwell, ID 83605



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

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# EXECUTIVE SUMMARY



## PROPERTY

The Sage Travel Plaza  
2929 Franklin Road  
Caldwell, Idaho 83605

Mountain West Commercial Real Estate is pleased to present the opportunity to purchase the Sage Travel Plaza - a gas station and c-store situated on a 3.22-acre parcel located directly off the newly completed Franklin Exit on I-84 (Exit 29). This is an A+ location, directly off of I-84, with incredible visibility, and proximity to a fast-growing neighborhood. The property is located in the Treasure Valley region of Southwestern Idaho, within the Boise metropolitan area.

Caldwell is known for its rich agricultural history and a rapidly growing population; between 2010 and 2020, Caldwell saw a population increase of over 26%, reaching nearly 63,000 residents. Projections estimate that Caldwell's population could surpass 80,000 by 2030. The city's proximity to major transportation routes, such as I-84, and improvements like the Franklin Road exit, further encourage this growth.

The property is available to purchase for \$5,500,000; the investment thesis is to tear-down and redevelop the convenience store and fully realize the opportunity afforded by an incredible location. Our evaluation does not require the canopies and pumps to be redone.



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# INVESTMENT SUMMARY

- Situated in a prime location with easy access to I-84
- Business & Real Estate Sale of a Gas Station & C-Store
- 2023 Annual Inside Sales – \$691,438
- 2023 Gallons Sold – Total: \$1,097,865; Gas: \$668,949, Diesel: \$425,422
- 24 minutes to Boise Airport & 7 minutes to Caldwell Industrial Airport



## PURCHASE PRICE

\$5,500,000



## LAND SIZE

3.22 AC



## # OF PUMPS

6 gas pumps,  
10 diesel pumps



## YEAR BUILT

1971

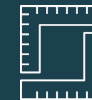


## FUEL SUPPLIER INFO

Phillips 66

## UNDERGROUND STORAGE TANK INFO

5 Tanks Made of  
Cathodically Protected  
Steel, Installed in 1967 &  
1980. Tank Capacity: 6K,  
10K, 10K, 12K, 12K.



## GROSS LEASABLE AREA

7,470 SF

## FRANKLIN EXIT

In July of 2023 the Idaho Transportation Department announced that the Caldwell Exit on I-84 was open. This construction was necessary to address current and future traffic demands, improve safety, reduce congestion, and support economic growth. The project consisted of:

**Widening of I-84:** The project widened I-84 to three lanes in each direction between the Franklin Road Interchange and the Karcher Road Interchange to accommodate increased traffic volumes and reduce congestion.

**Ramp Reconstruction:** All four ramps at the Franklin Road Interchange were rebuilt. This included extended ramp closures over several weeks to connect the ramps to the newly expanded lanes on I-84.

**Improved Safety Features:** The project included the addition of new lanes to improve the flow of traffic on and off the highway, reducing the risk of accidents at the ramps and along the corridor.

**Overall Mobility Improvements:** The project enhanced the movement of freight and commuter traffic along I-84, which is critical for the economic growth of the Treasure Valley. It aimed to reduce delays, improve traffic flow, and make the highway safer for both local and long-distance travelers.

## SURROUNDING NEIGHBORHOOD

Within walking distance of the subject property are several multi-family projects and vacant land for additional development.

**New Development:** Directly to the West of the subject property is the construction of a new 144-unit apartment complex. This project will add a new captive audience to the site in addition to the heavy traffic that has come into play following the completion of the I-84 construction. Construction on this project is anticipated to be completed in 2025.

**Existing Multifamily:** The HOPE Plaza 1 is an existing 50-unit multifamily property located less than one mile from the subject property.

**Dome Church Site:** Additionally, the Caldwell Planning and Zoning Commission recommended an application for approval that could bring an additional 150 dwelling units to the First Assembly of God site, the dome-shaped building just North-east of the Subject property.

**Vacant Land:** There are vacant sites for additional residential development in the direct vicinity of the subject property.



# PROPERTY FEATURES & LAND OVERVIEW



## LOCATION:

Off of I-84 and Exit 29 (Franklin Road)

## LAND AREA:

Consists of 3.22 Acres or 140,263 SF of land area

## BUILDING AREA:

The subject property consists of one retail building approximately 7,470 SF of gross leasable area

## FRONTAGE AND ACCESS:

The subject property has two direct access points totaling approximately 153 feet along US-26 (Franklin Rd)

## ANNUAL AVERAGE DAILY TRAFFIC\*:

I-84 RAMP – 6,800 ADT

US-26 – 22,000 ADT

## YEAR BUILT:

1971

\*Traffic counts may not reflect the I-84 impact.



## LAND OVERVIEW

APN #	ACRES	SF
35138000 0	1.94	84,508
35138012 0	1.28	55,757
<b>Total</b>	<b>3.22</b>	<b>140,263</b>

# PARCEL



**1.94 AC**

**1.28 AC**

**17,500 ADT** **FRANKLIN RD**

HWY 20/26 MP 24

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

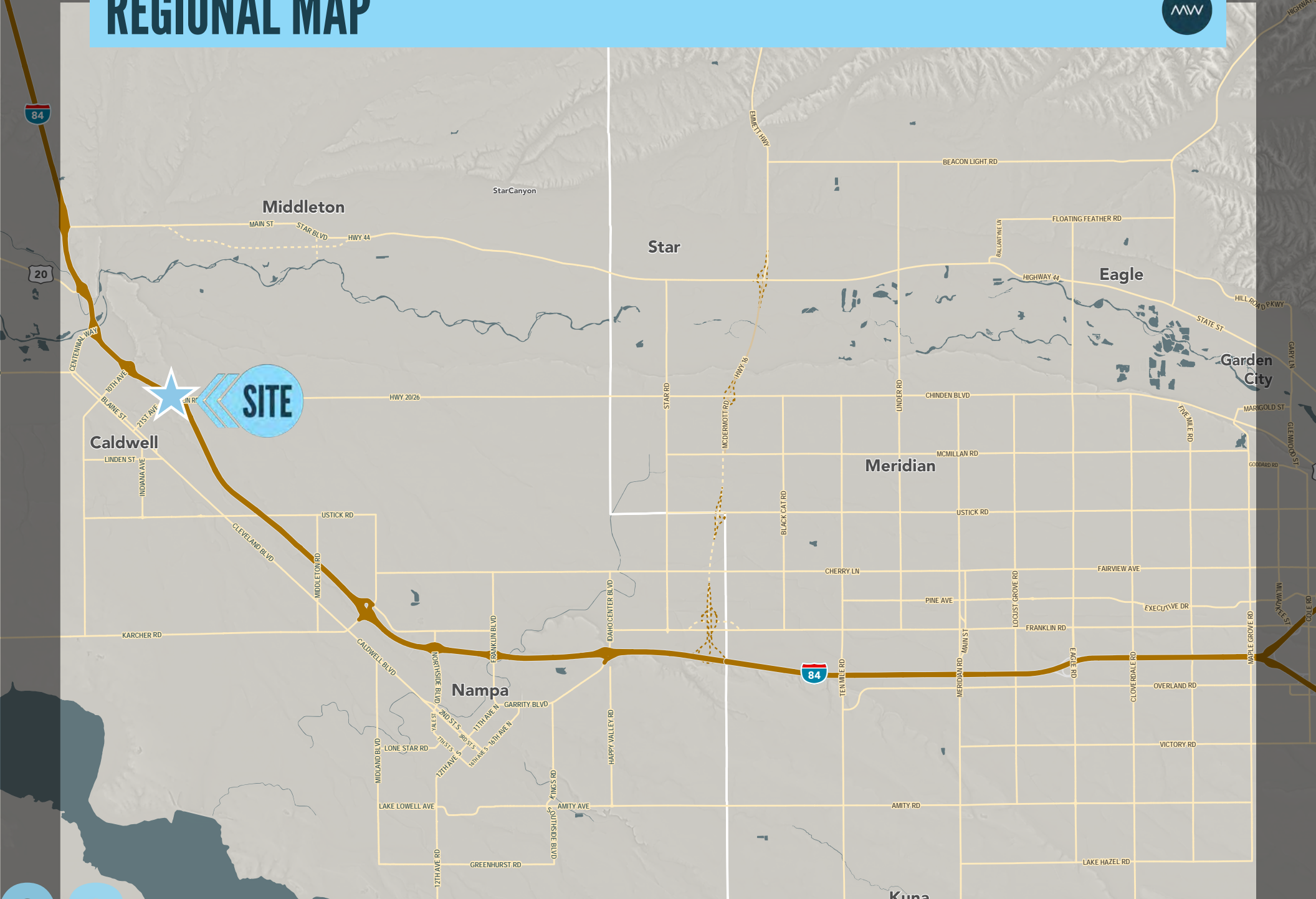
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# LOCATION MAP

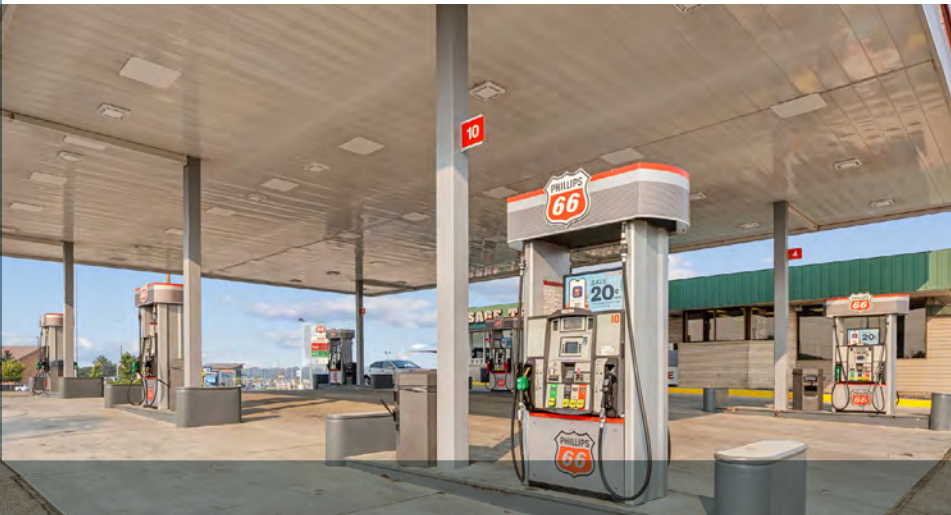


# REGIONAL MAP

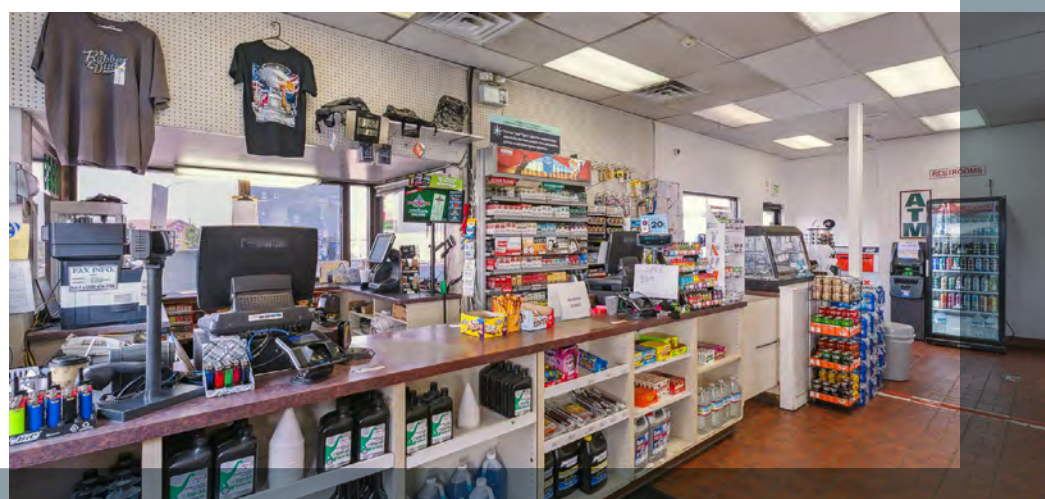
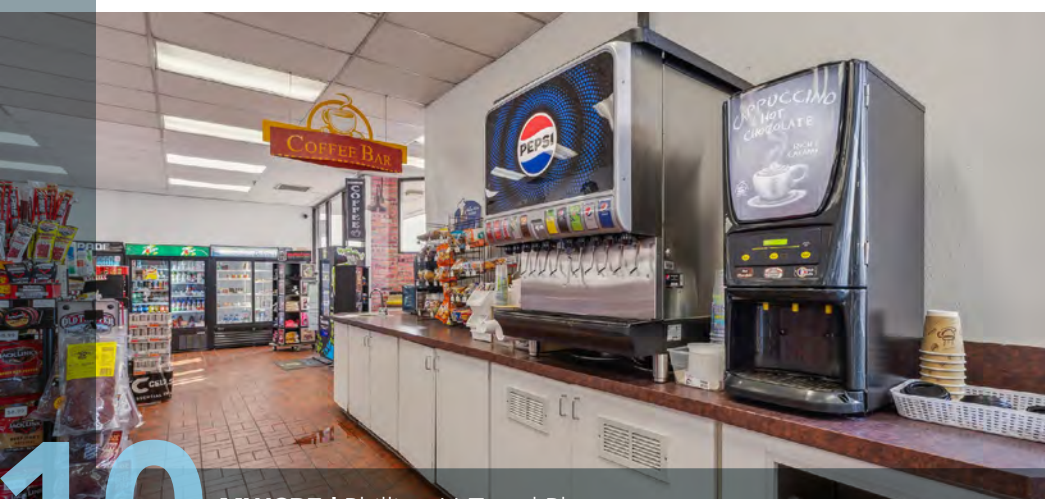




# PROPERTY PHOTOS



# PROPERTY PHOTOS



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# CALDWELL, ID

The City of Caldwell is located on the western edge of the Treasure Valley. 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.

Since the incorporation of Caldwell on January 15, 1890, the population has changed at an ever increasing rate. Caldwell has continued to grow as an agricultural, trading and educational center and the City's geographic position places it in an advantageous position to accommodate additional

future growth. As the fifth largest city in Idaho, Caldwell serves as the gateway to the Treasure Valley from the West and represents the county seat of Canyon County.

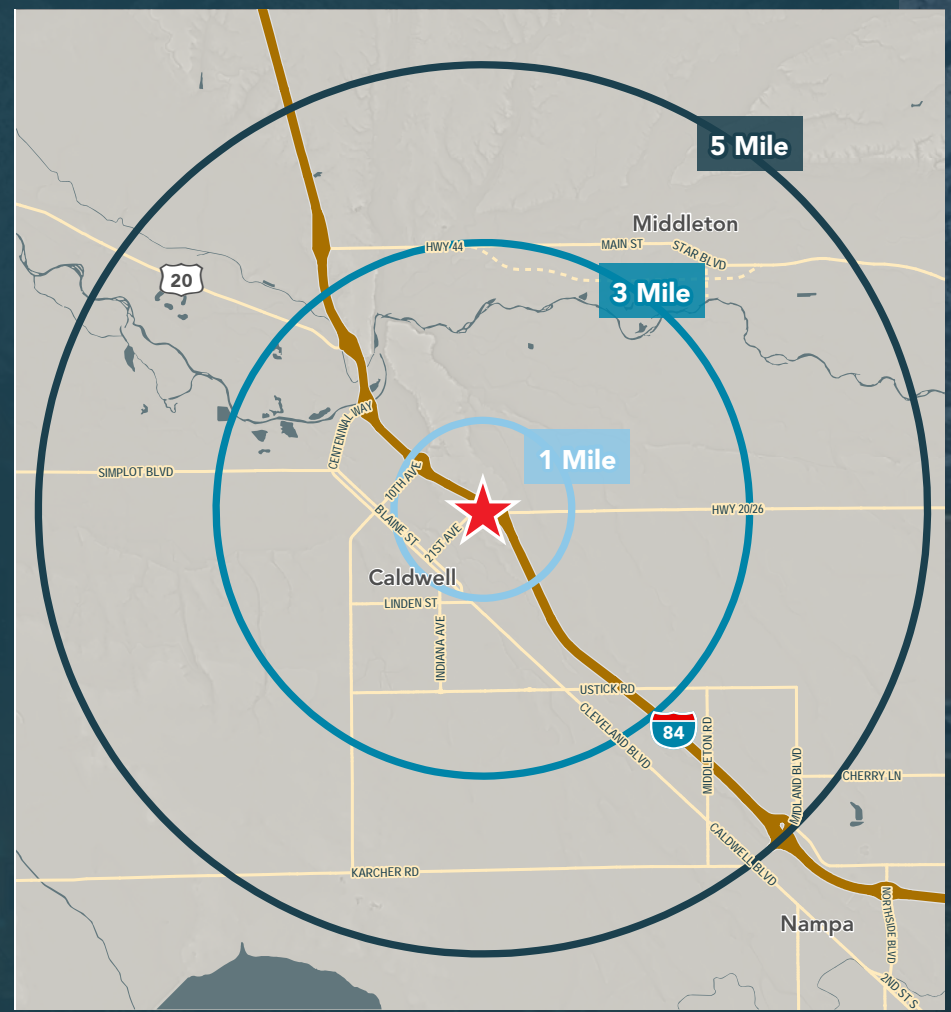
In 1971 local aviation visionaries realized the potential and need for a new airport in the "Hub of the Northwest" – an airport not surrounded by housing developments and obstructions. Four hundred and sixty acres of land was purchased alongside Interstate 84, offering quick and easy access. It has grown into a vibrant airport with vast potential. Caldwell Airport is a full-service airport offering one-stop shopping for mechanics, fuel islands, sky-diving and other amenities. Caldwell also serves as the designated reliever airport for the Boise Airport.



# 2024 DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
EST. POPULATION	10,017	43,506	87,458
2029 EST. POPULATION	10,913	47,508	99,647
EST. HOUSEHOLDS	3,731	15,230	29,644
EST. AVERAGE HOUSEHOLD INCOME	\$65,958	\$74,371	\$83,906
EST. MEDIAN HOUSEHOLD INCOME	\$49,331	\$57,999	\$68,024



why

# MOUNTAIN WEST COMMERCIAL REAL ESTATE!



11,675+

TRANSACTIONS COMPLETED



\$13 BILLION

TRANSACTIONS COMPLETED



67 MILLION

SF TRANSACTED



4,359

TENANT ASSIGNMENTS



\$4.5 BILLION+

INVESTMENT TRANSACTIONS

Mountain West Commercial Real Estate embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



# CONFIDENTIALITY & DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 2929 Franklin Rd, Caldwell, ID 83605. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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