

STRATEGIC COMMERCIAL DEVELOPMENT LAND

19769 Karcher Rd., Caldwell, ID 83607



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE \$1,698,840

SITE SIZE ±7.74 AC

COUNTY Canyon

MARKET Caldwell

ZONING CR-C2

UTILITIES Septic, Well, Power,
and Water Rights

PARCEL R3338000000



EXECUTIVE SUMMARY

Lee & Associates is pleased to present this ±7.74-acre development opportunity in one of Caldwell's fastest-growing commercial corridors. Rezoned to CR-C2, the property offers flexibility for a variety of mixed-use commercial developments or convenience store positioned to serve the area's continued residential and infrastructure expansion.

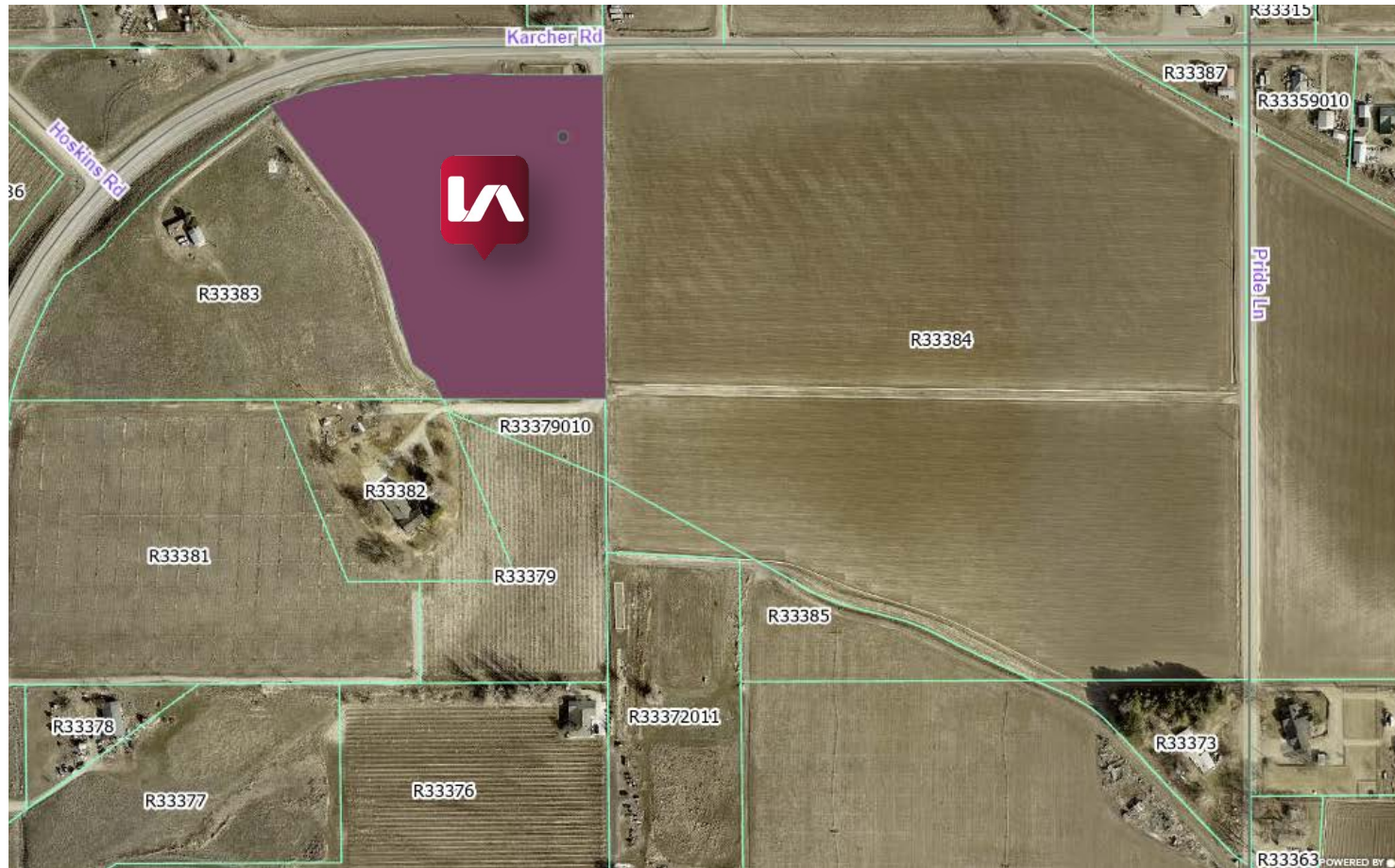
The site includes a 1,470 SF residence with existing well, septic, power, and valuable water rights, providing both immediate utility and long-term development potential. Located along the Highway 55 growth corridor near the expanding Silverleaf and Laster Lane communities, the property is poised to benefit from increased visibility and accessibility as the Idaho Transportation Department advances its highway widening and modernization efforts. This is a rare opportunity to secure a strategically located site in the direct path of Treasure Valley growth.

PROPERTY HIGHLIGHTS

- » Rezoned for mixed-use commercial development or convenience store.
- » Positioned along the Highway 55 growth corridor with access to ongoing ITD improvements and increasing traffic counts.
- » 1,470 SF, 3-bedroom, 2-bath home suitable for rental income, owner occupancy, or a project office.
- » Well, septic, and power already in place, reducing initial development costs.
- » Valuable water rights convey with the property, enhancing development flexibility.
- » Flat, versatile site with ample room for commercial development, parking, and phased expansion.
- » Located near rapidly expanding residential communities driving future commercial demand.



CANYON COUNTY CURRENT ZONING



Current Zoning

-  RR (RURAL RESIDENTIAL)
-  CR-RR (RURAL RESIDENTIAL - COND REZONE)
-  CR-RR (RURAL RESIDENTIAL - COND REZONE), Pending
-  CR-R1 (SINGLE FAMILY RESIDENTIAL- COND REZONE)
-  CR-R1 (SINGLE FAMILY RESIDENTIAL- COND REZONE), Pending
-  R1 (SINGLE FAMILY RESIDENTIAL)
-  R2 (MEDIUM DENSITY RESIDENTIAL)
-  C (COMMERCIAL - 1965 ZONING ORD.)
-  C1 (NEIGHBORHOOD COMMERCIAL)
-  CR-C1 (NEIGHBORHOOD COMMERCIAL - COND REZONE)
-  CR-C1 (NEIGHBORHOOD COMMERCIAL - COND REZONE), Pending
-  C2 (SERVICE COMMERCIAL)
-  CR-C2 (SERVICE COMMERCIAL - COND REZONE)
-  CR-C2 (SERVICE COMMERCIAL - COND REZONE), Pending
-  M1 (LIGHT INDUSTRIAL)
-  CR-M1 (LIGHT INDUSTRIAL - COND REZONE); CR-M1 (LIGHT INDUSTRIAL - COND REZONE)
-  CR-M1 (LIGHT INDUSTRIAL - COND REZONE), Pending
-  M2 (HEAVY INDUSTRIAL)
-  AG (AGRICULTURAL)

KARCHER DEVELOPMENTS





POPULATION

	2-MILE	5-MILE	10-MILE
2025 Population	1,033	11,647	122,126

INCOME

	2-MILE	5-MILE	10-MILE
2025 Average Household Income	\$113,316	\$100,901	\$85,626

HOUSEHOLDS

	2-MILE	5-MILE	10-MILE
2025 Total Households	317	3,985	41,248

LABOR FORCE

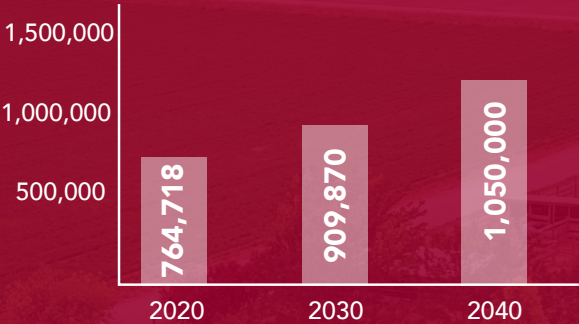
	2-MILE	5-MILE	10-MILE
Civilian Labor Force	465	5,116	55,269

KEY EMPLOYERS

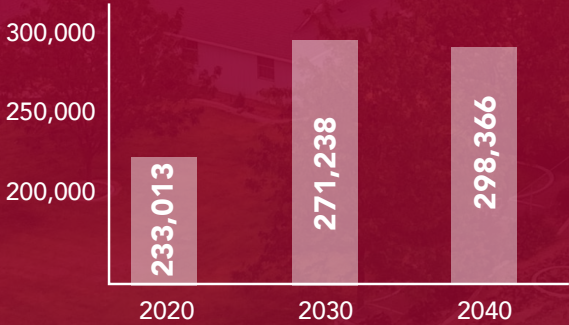
	# OF EMPLOYEES
Canyon County	900+
Vallivue School District #132	900+
Caldwell School District #132	800+
West Valley Medical Center	600+
The College of Idaho	500+

POPULATION PROJECTION

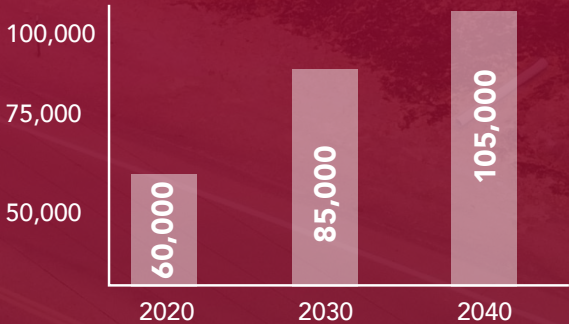
BOISE MSA



CANYON COUNTY



CALDWELL



AREA OVERVIEW

CALDWELL, IDAHO

Caldwell, Idaho, is one of the fastest-growing cities in the Treasure Valley, located approximately 25 miles west of Boise. Founded in 1883, Caldwell has deep agricultural roots and continues to be a hub for farming, food production, and Idaho's expanding wine industry. The city features a historic downtown district centered around the revitalized Indian Creek Plaza, a popular venue that hosts concerts, farmers markets, seasonal festivals, and community events throughout the year. This vibrant space has become a focal point for residents and visitors, reflecting Caldwell's commitment to preserving its heritage while embracing growth and development.

Education and culture also play an important role in Caldwell's identity. The College of Idaho, the state's oldest private liberal arts college, is located in the heart of the city and contributes to its academic and cultural vibrancy. Caldwell's close-knit community blends small-town charm with modern amenities, supported by its proximity to Boise and continued residential and commercial growth. As the city continues to expand, it maintains a balance between honoring its historic roots and welcoming new opportunities for business and development, making it an attractive place to live, work, and visit.



CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 19769 Karcher Rd., Caldwell, ID 83607 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





FOR MORE INFORMATION, PLEASE CONTACT

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