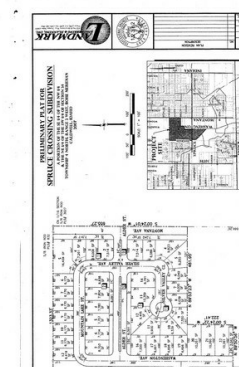


Montana/Washington/Spruce Development

2924 Montana Ave, Caldwell, ID 83605



Matthew LeBaron

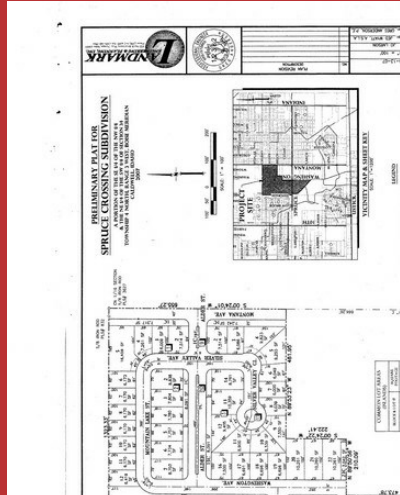
Trust Realty
1214 2nd South St, Nampa, ID 83651
matt@trustidaho.com
(208) 463-7707

Montana/Washington/Spruce Development

\$1,800,000

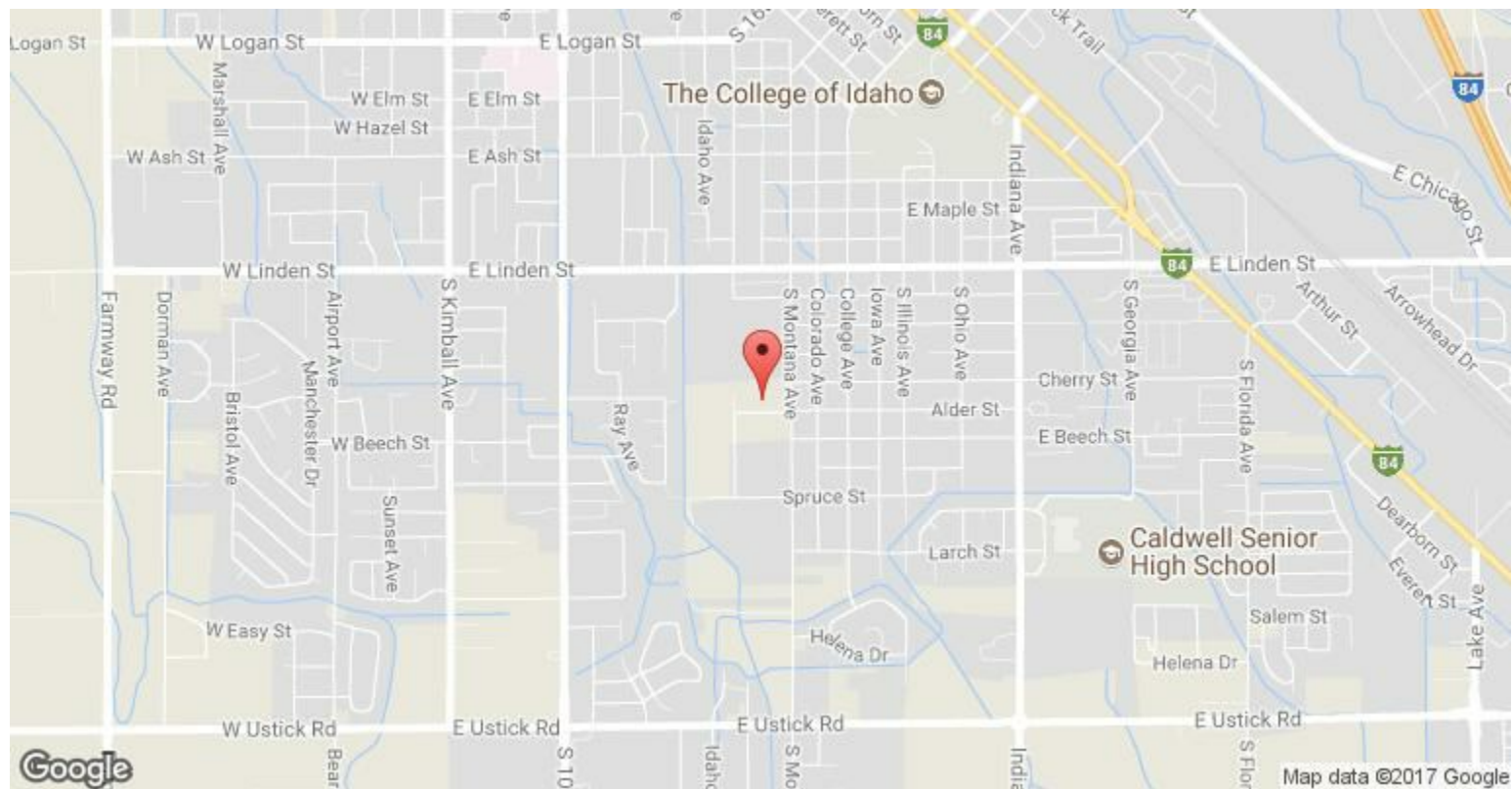
Prime development ground located w/in the middle of growing Caldwell Idaho. Expired plat which can likely be revitalized contains 100 building lots. All utilities (including irrigation) at property. Adjacent to Washington Elementary along with Syringa and Jefferson Middle Schools. Recreational/walking path leading to the YMCA runs within and adjacent to proposed development. Centrally located and within walking distance to services and schools. Owner will entertain joint venture agreements.

- Preliminary Plat Available with 100 residential lots (expired)
- Adjacent to Jefferson and Syringa Middle Schools along with Washington Elementary
- Optimal Location For Development
- Adjacent to City of Caldwell Recreational Paths
- Joint Venture Available With Appropriate Terms



Plat (expired)

Price:	\$1,800,000
Property Type:	Land
Property Sub-type:	Residential
Proposed Use:	Single Family Development
Sale Type:	Investment
Total Lot Size:	32.36 AC
No. Lots:	1
Zoning Description:	Residential
APN / Parcel ID:	3578000000



2924 Montana Ave, Caldwell, ID 83605

LEGEND

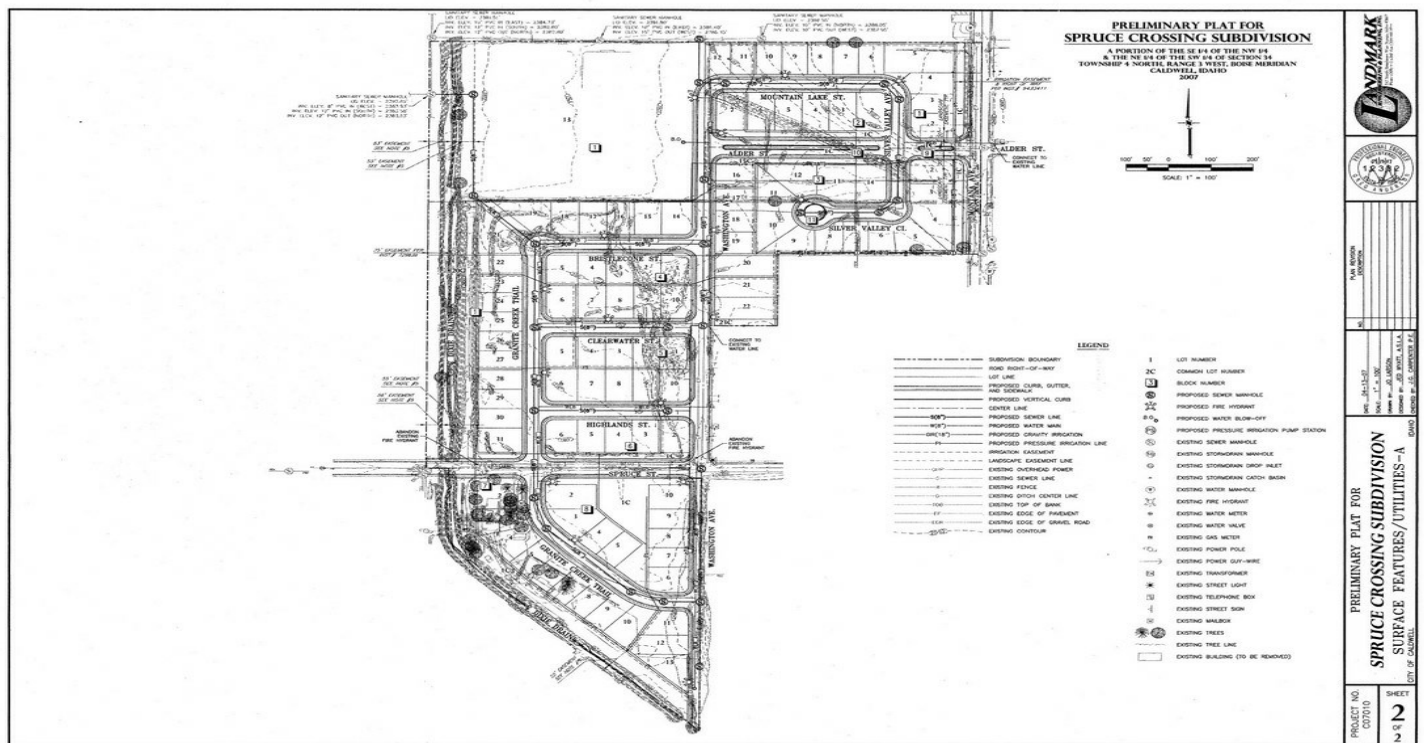
- OVERMATURE TREES
- SHADE AND STREET TREES
- ORNAMENTAL TREES
- EXISTING TREE TO REMAIN
- LAWN
- ROADWAY AREA
- FUTURE SCHOOL SITE
- RESIDENTIAL LOTS
- EXISTING GROVE OF TREES TO REMAIN

LOT SUMMARY

RESIDENTIAL LOTS	96
SCHOOL DISTRICT LOTS <td>1</td>	1
APPROX. LOT ACRES <td>1,297.56 AC.</td>	1,297.56 AC.
TOTAL AREA <td>1,119 ACRES</td>	1,119 ACRES
EXISTING UNDEVELOPED ACRES <td>2.24 ACRES</td>	2.24 ACRES
RESIDENTIAL LOTS <td>97 ACRES (8.4%)</td>	97 ACRES (8.4%)
COMMERCIAL AREA <td>4.47 ACRES (7.1%)</td>	4.47 ACRES (7.1%)
FUTURE SCHOOL SITE <td>1.17 ACRES (1.2%)</td>	1.17 ACRES (1.2%)

SPRUCE CROSSING SUBDIVISION
CALDWELL, IDAHO

LANDMARK
A LANDSCAPING & PLANNING, INC.
101 N. Broadway Ave., Suite 100, Boise, Idaho 83720
Phone (208) 461-6100 Fax (208) 461-9904



Property Photos

