

FOR SALE & LEASE



### PROPERTY INFORMATION

<b>ADDRESS</b>	11113 & TBD HWY 20/26 Caldwell, ID
<b>COUNTY</b>	Canyon
<b>ZONING</b>	±0.85 Acres: C-2 ±3.2 Acres: MDR
<b>PAD PRICE</b>	<b>Ground Lease Preferred</b>
<b>RESIDENTIAL LAND PRICE</b>	<b>Contact Agent</b>

### HIGHLIGHTS

- Prime retail pad available for ground lease with frontage off Chinden Boulevard
- Residential acreage zoned for medium-density residential – allows up to 16 units per acre with density bonus potential
- Located in a rapidly growing area, surrounded by ongoing commercial and residential developments
- Utilities stubbed to site
- Drive-through possible
- Curb cut onto Chinden for direct access
- Incredible traffic counts with new highway improvements

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

**BRIAN RALLENS**

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RALLENS REALTY CONSULTANTS | 401 W FRONT STREET, SUITE 307 | BOISE, ID 83702 | 208.996.1055



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