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Property Overview

- Seller prefers long term Ground Lease
- Approx. 10 acres of flat ground
- Approx. 5 acres of sloped ground
- Utilities in E. Chicago St.

Physical Description

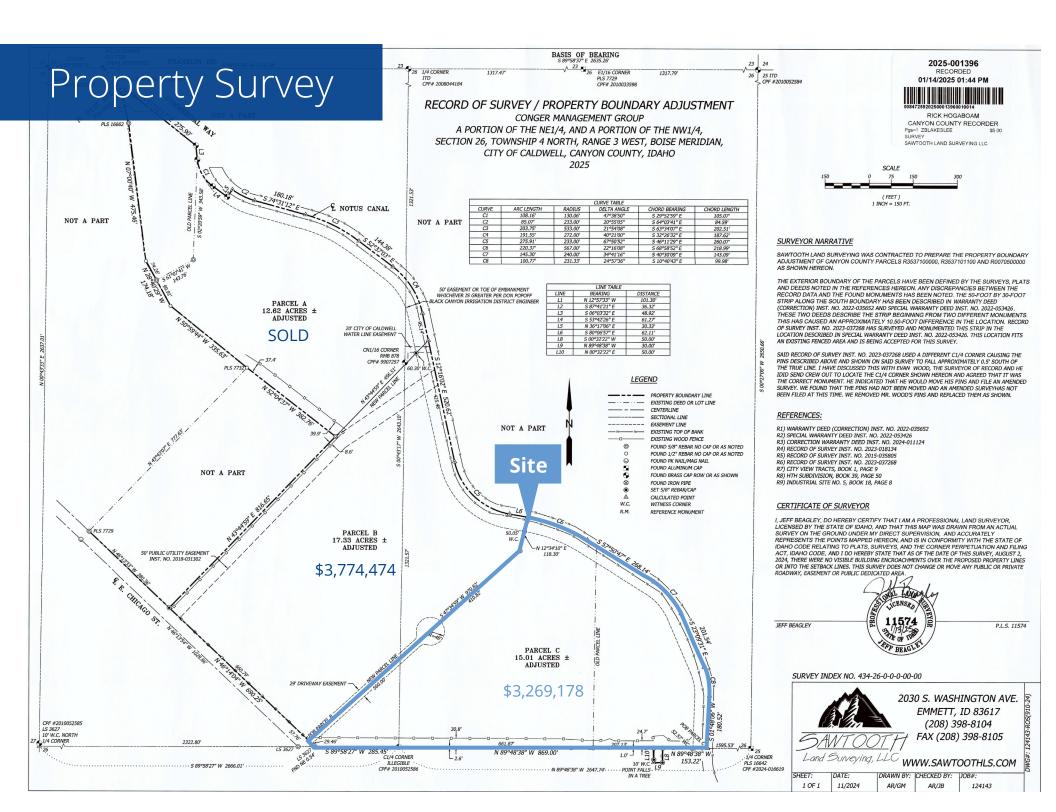
Property Type	Land
Land Size	15.009
Parcel No.	R0070500000
Zoning	Light Industrial
	Light maastial

Price \$3,269,178 (\$5/SF)

Due Diligence file from 2022 available upon mutual execution of Letter of Intent.













Demographics	1 Miles	3 Miles	5 Miles
Population	6,716	58,712	99,862
Households	2,297	19,084	32,639
Avg. HH Income	\$62,298	\$77,041	\$83,992

Google Map Street View Property Aerial Best Western Plus Caldwell Inn & Suites SOLD PARCEL A 12.62 ACRES ± ADJUSTED 20' CITY OF CALDWELL WATER LINE EASEMENT Commercial Way Kie Supply Site Peterbilt PARCEL B 17.33 ACRES ± ADJUSTED \$3,774,474 PARCEL C 15.01 ACRES ± ADJUSTED AIRSTREAM ADVENTURES \$3,269,178

Local Overview | 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.

Caldwell has seen significant growth over the last few years, much of which is attributed to the low cost of doing business, the ease of establishing a business, our highly motivated workforce, and a probusiness city administration.

www.cityofcaldwell.org/



2024 population

70,428



Unemployment Rate

3.3%



2024 Average Household Income

\$82,687

Median Household

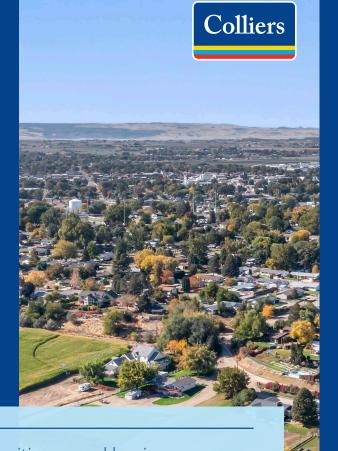
Income Growth -Idaho

2024 BUSINESS REVIEW



Average Commute Time

24.9



"The best citizens and business owners who make you feel right at home "

- Jarom Wagoner, City of Caldwell Mayor

Resources:

Major Employers







Academic Institutions Near Caldwell



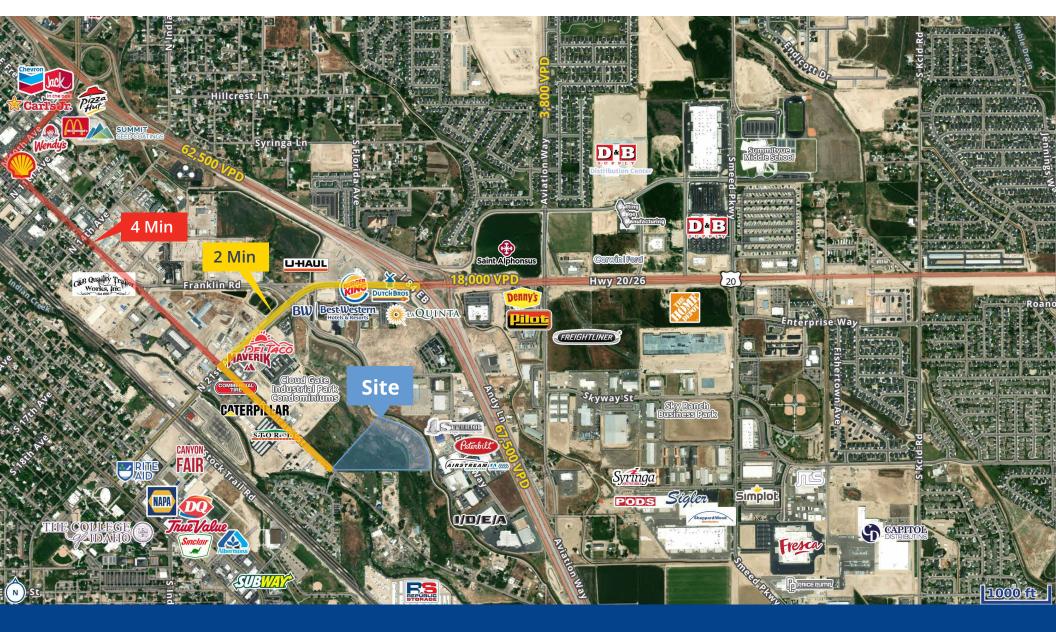




Location









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