

# FOR SALE | Two .353 Acre Lots

119 W. Logan Street | Caldwell, Idaho 83605



Parcel B  
.353 acres

Parcel C  
.353 acres

Parcel B  
Price: **\$250,000**

Parcel C  
Price: **\$250,000**

Parcels can be  
Purchased Separately  
or Together

**Chrissy Smith**

208.720.2981

[csmith@cbboise.com](mailto:csmith@cbboise.com)



**Directions:** Take S. 10th Avenue to West Logan Street. Property is located West of the Kimball and Logan intersection behind the Allergy Group

# 119 W. Logan Street | Caldwell, Idaho 83605

- **Property Summary**

- Parcel B: \$250,000
- Parcel C: \$250,000
- Each Lot: .353 acres  
(15,386 SF)
- Total Lot Size: .706 acres
- Zoning: Hospital District H-D
- Parcels can be sold together or separately

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- Legal Descriptions are finalized and being recorded
- Uses include: Medical, Office, Retail, Health Care & Daycare
- Contact Listing Agent for Full Information Package









# Caldwell, Idaho



## AREA SUMMARY

Caldwell is the county seat of Canyon County and a growing part of the Boise Metropolitan area. Located on the Boise River and Interstate 84, it is home to College of Idaho and is roughly 20 minutes north of Lake Lowell and the Deer Flat National Wildlife Refuge.

Caldwell is increasingly becoming a desirable business center, with established businesses and known for a highly motivated workforce. The growth and development through job retention and creation is providing incentives for companies to establish and expand their operations.

## MARKET HIGHLIGHTS | CALDWELL, ID

- Located 2 Miles from I-84, Highway 20/26, Highway 19, Union Pacific Railroad & College of Idaho
- Caldwell has an established Foreign Trade Zone 280
- 14% less expensive than the average US city
- Total crime is 20% lower than US average
- Caldwell housing is 39% lower than US average

