FOR SALE | Two .353 Acre Lots



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



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

Chrissy Smith

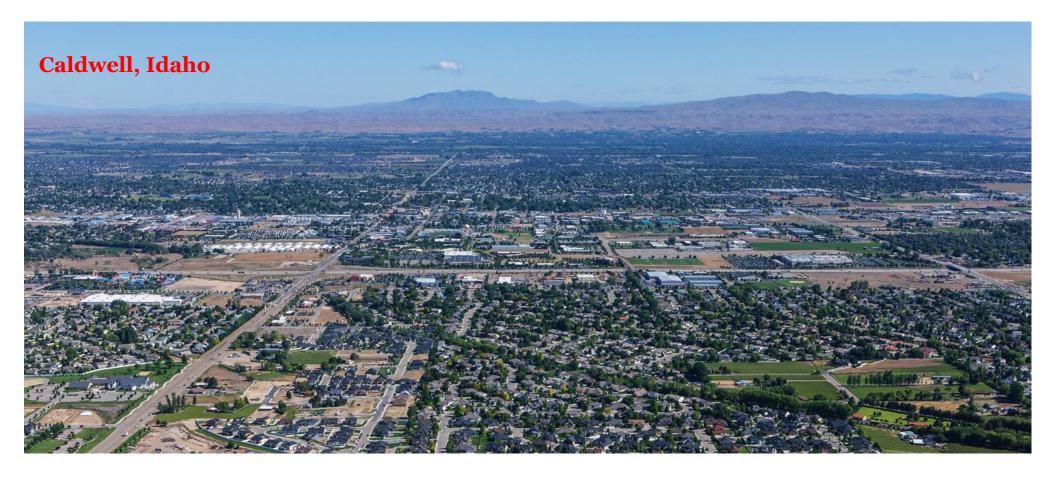
208.720.2981 csmith@cbboise.com





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





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

