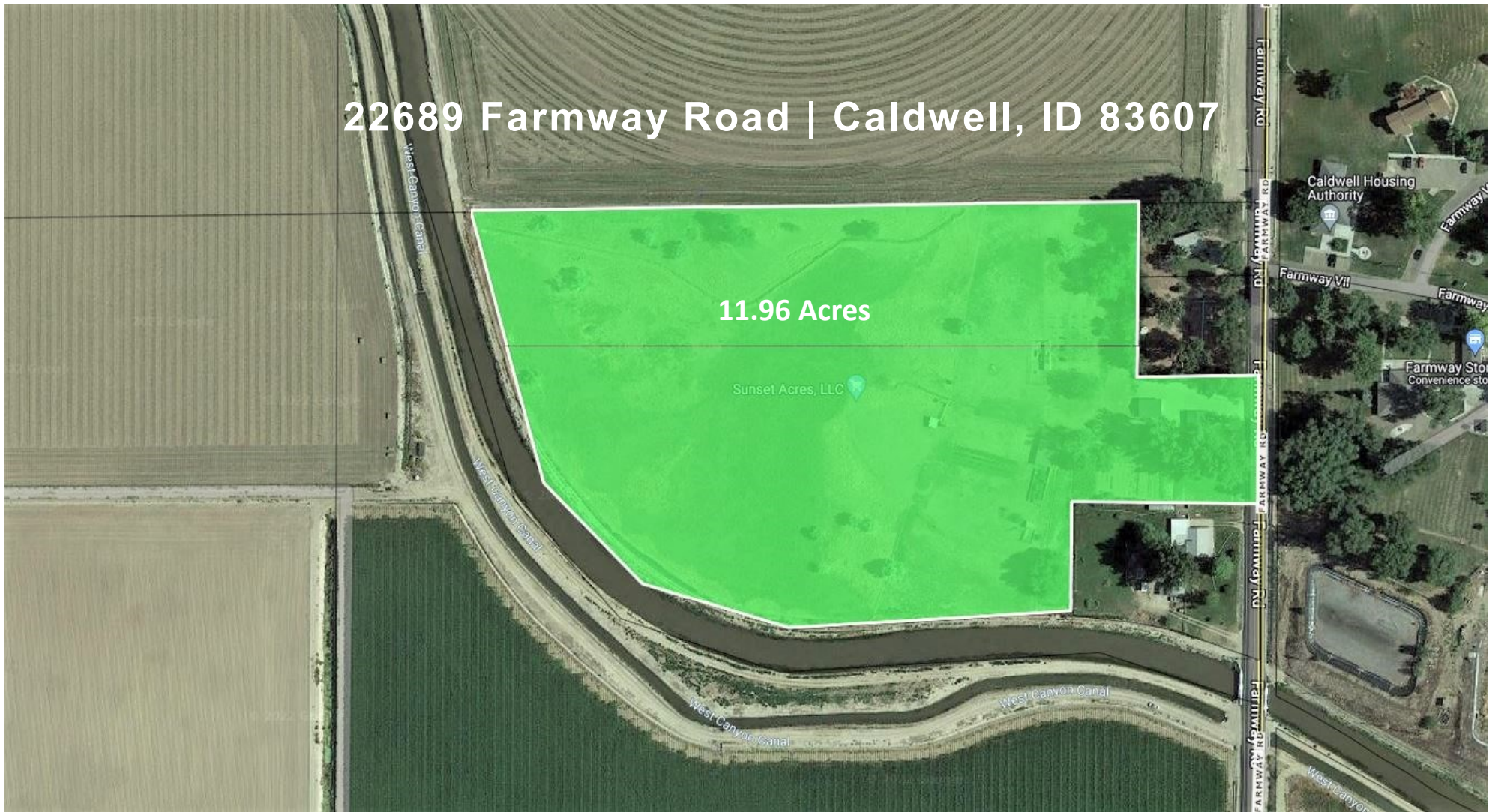


22689 Farmway Road | Caldwell, ID 83607



11.96 Acres

Sunset Acres, LLC

FOR SALE

11.96 ACRE DEVELOPMENT PARCEL

OFFERED FOR \$1,275,000 | \$2.45/SF

Rick McGraw

208.880.8889

rickmcgraw54@gmail.com



**COLDWELL BANKER
COMMERCIAL
TOMLINSON**

The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

FOR SALE

22689 Farmway Road | Caldwell, ID 83607

PROPERTY SUMMARY

- Price: \$1,275,000 | \$2.45/SF
- Size: 11.96 Acres
- Two Homes on the Property:
 - ⇒ Main House: 1,617 SF
 - ⇒ Guest House: 800 SF
- Both Homes are in excellent condition
- Value is in the Land
- Easy Access to I-84 and all the Boise Valley
- Contact Listing Agent for Full Information Package



City Of Caldwell, Idaho



Caldwell's Economic Development Department is to encourage economic growth in the Caldwell region that will create diverse, quality jobs and provide a strong financial basis for a healthy community. The department focuses on supporting and expanding existing businesses and assisting new retail, commercial and industrial establishments to develop in the city.

Caldwell has seen significant growth over the past few years, much which is attributed to the low cost of doing business, the ease of establishing a business, and a pro-business city administration.

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Property Aerial



Main House



Guest House



Main Interior

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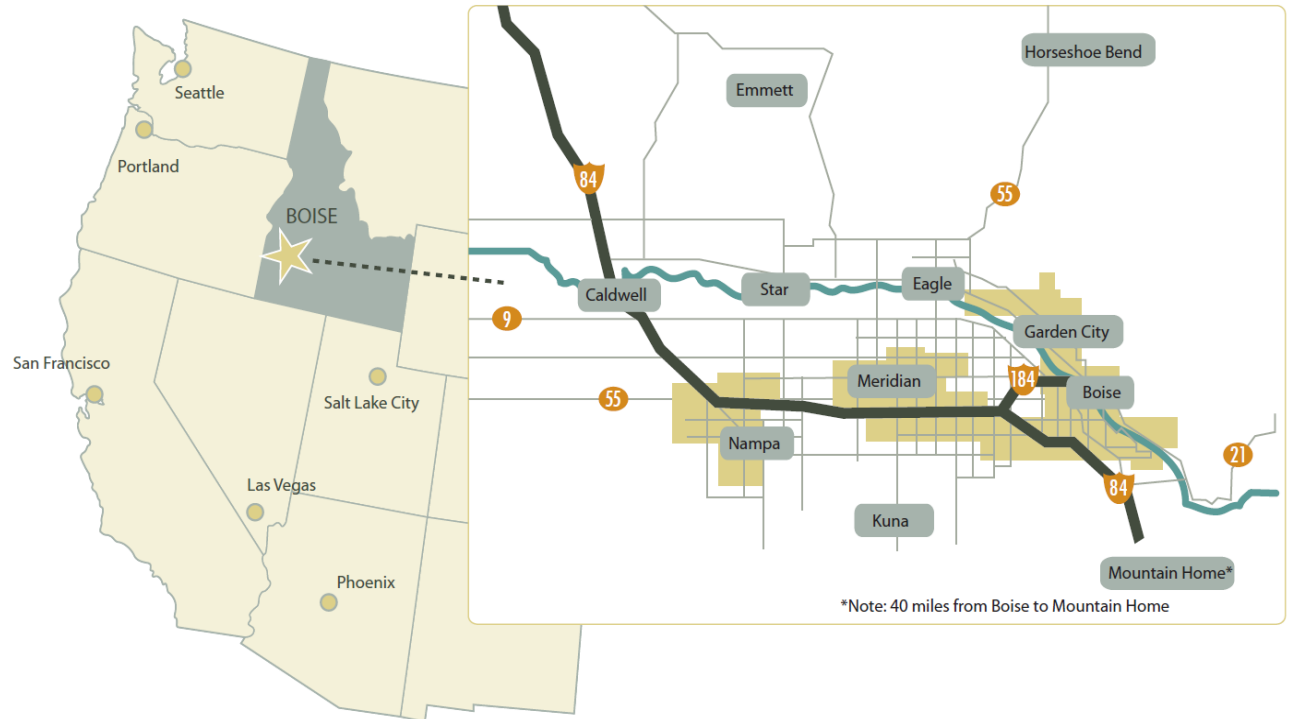
11.96 Acre Development Parcel

22689 Farmway Road | Caldwell, Idaho 83607

The Boise Valley is centrally located in the Mountain Time Zone and Southwestern Idaho, providing easy non-stop access to all major cities on the West Coast, the Pacific Northwest and Intermountain West.

The Boise Metro is home to 749,202 people and a labor force of 373,691 within a 45-minute drive of Boise. The average commute time is 22 minutes.

The major interstate serving the Boise Valley is I-84, running through the metro area's major cities Boise, Meridian, Nampa, Caldwell, and I-184 branches toward the northeast into downtown Boise. Daily commutes are easy for the Boise Valley's population with federal highways 20, 26, and 30 and state highways 21, 44 and 55 providing access to communities across the Valley. Valley Regional Transit offers public transportation



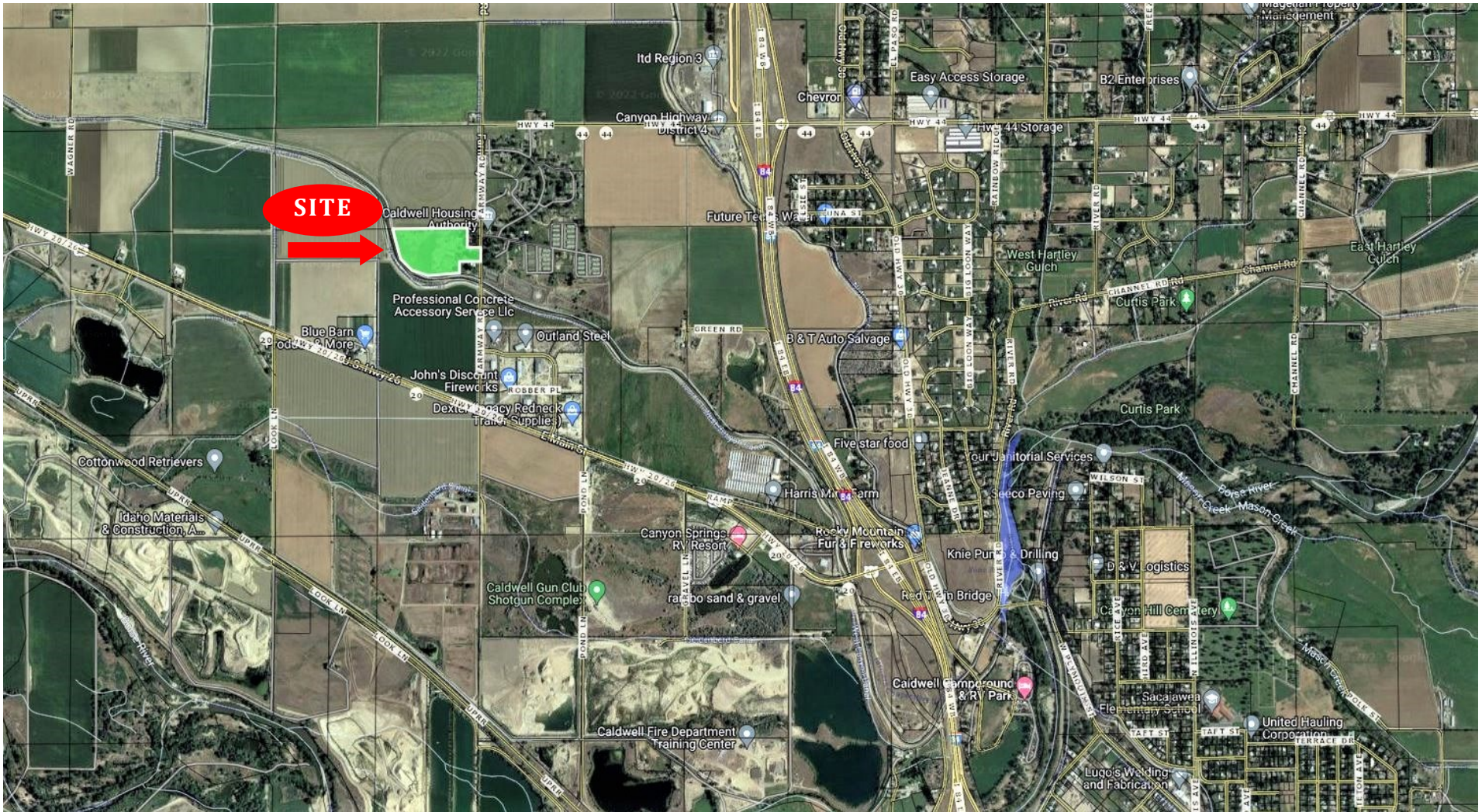
There are 50 motor freight companies traveling 5 interstates, 20 U.S. highways and 30 state highways that serve the Boise Valley. More than 1,600 miles of rail line through Union Pacific and Burlington Northern Santa Fe provide connection points to Canada, Mexico and the U.S. These rail lines are aided by the State's regional line and 6 short line railroads. Annually, the rail system transports over 11 million tons of freight.



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22689 Farmway Road | Caldwell, Idaho 83607



Directions: From Boise, take I-84 West through Caldwell.

Take Highway 44 / Middleton exit West. South on Farmway Road



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