

PRICE REDUCED
SKY RANCH BUSINESS PARK | CALDWELL
3912 Highway 20 26, Caldwell, ID 83605

PROPERTY SUMMARY

Lot Size:	35.47 Acres 1,545,073 SF
Sale Price:	\$3.85 /SF \$5,948,531
Parcel ID:	R3530500000
Alternate Parcel ID:	C00000253000
Zoning:	C-4 (M-1 Rezone Potential)
Hwy 20/26 Frontage:	+/- 1,300 Ft.
Utilities:	To Site
I-84 Access:	Excellent Access (Exit 29)



PROPERTY HIGHLIGHTS

- Sky Ranch Business Park (Foreign Trade Zone (see City of Caldwell Discretionary Incentives 2018))
- Hwy 20/26 improvements have been completed along the entire frontage; Hwy 20/26 to be expanded to 6 lanes from Middleton Rd. to I-84 in 2020/2021

Jason O'Very | Principal
jasono@leeidaho.com
D 208.319.1019

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PRICE REDUCED
SKY RANCH BUSINESS PARK | CALDWELL
3912 Highway 20 26, Caldwell, ID 83605

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



Map data ©2021 Imagery ©2021 , Landsat / Copernicus, Maxar Technologies, State of Oregon, U.S. Geological Survey, USDA Farm Service Agency

Jason O'Very | Principal
jasono@leeidaho.com
C 208.695.8787

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PRICE REDUCED
SKY RANCH BUSINESS PARK | CALDWELL
 3912 Highway 20 26, Caldwell, ID 83605



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,676	49,765	82,020
MEDIAN AGE	29.2	29.4	30.2
POPULATION GROWTH 2018-2023	9.85%	9.61%	9.82%
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,086	16,372	27,502
# OF PERSONS PER HH	3.1	3.0	2.9
AVERAGE HH INCOME	\$42,905	\$44,034	\$47,249
AVERAGE HOUSE VALUE	\$143,737	\$151,718	\$152,025

Jason O'Very | Principal
 jasono@leeidaho.com
 D 208.319.1019

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.