PRICE REDUCED SKY RANCH BUSINESS PARK | CALDWELL

COMMERCIAL REAL ESTATE SERVICES LEE & ASSOCIATES IDAHO, LLC

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: (M-1 Rezone Potential)

+/- 1,300 Ft. Hwy 20/26 Frontage:

To Site **Utilities:**

Excellent Access (Exit 29) I-84 Access:



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

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.

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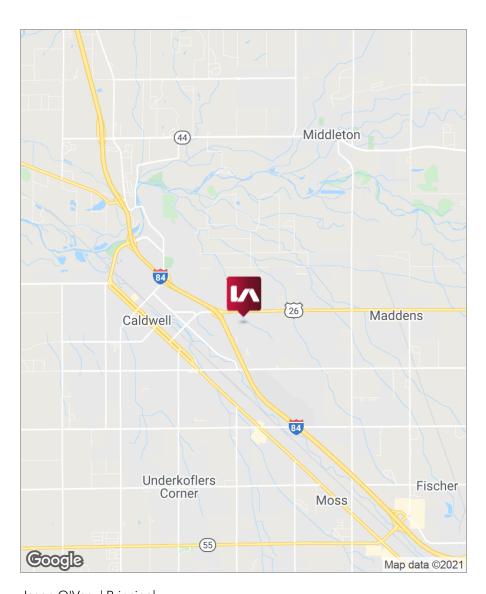
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,676	49,765	82,020
MEDIAN AGE	29.2	29.4	30.2
POPULATION GROWTH 2018-2023	9.85%	9.61%	9.82%
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS	1 MILE 1,086	3 MILES 16,372	5 MILES 27,502
TOTAL HOUSEHOLDS	1,086	16,372	27,502

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