

**FOR  
SALE**

# Legacy Falls

KARCHER RD & FLORIDA AVE | CALDWELL, ID



## PROPERTY INFORMATION

**Land Size:** 0.33-22.5 Acres *Selling all or separate parcels*  
**Price:** \$105,000-\$2,800,000  
**Zoning:** C-1

## SPACE AVAILABLE

	Parcel	Size	Price (PSF)
2	Building Pad*	19,602 SF	\$142,000 (\$7.24)
4	Building Pad*	33,106 SF	\$240,000 (\$7.25)
5	Building Pad*	14,375 SF	\$105,000 (\$7.30)
6	Building Pad*	15,246 SF	\$108,000 (\$7.08)
8	Future Development	3.44 Acres	\$430,000 (\$2.87)
9	Future Development	14.29 Acres	\$1,775,000 (\$2.85)
	<b>TOTAL</b>	<b>22.5 Acres</b>	<b>\$2,800,000</b>

## HIGHLIGHTS

- Perfect for wide variety of uses i.e. retail, multi-family and office
- Raw land or improved pads
- Ideally located on Karcher Road, the main thoroughfare in Caldwell
- Excellent access and visibility
- Can accommodate small or large buildings (up to ± 200k SF)

\*Site work completed: Paved lot, water, power, and sewer in place

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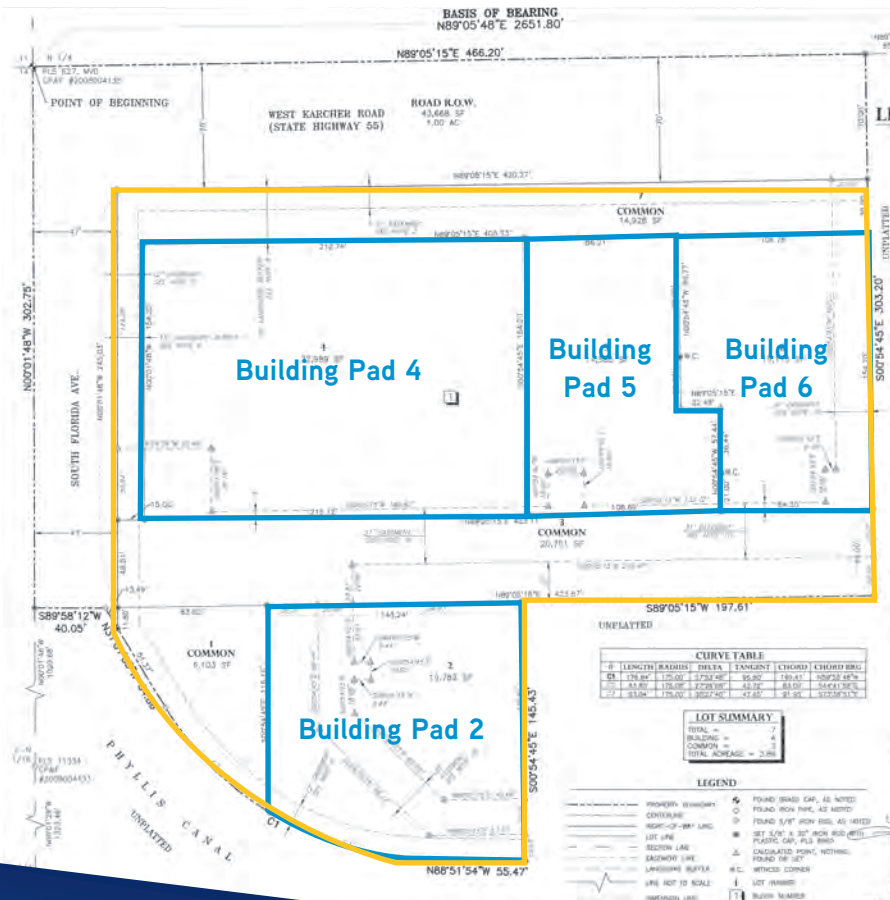
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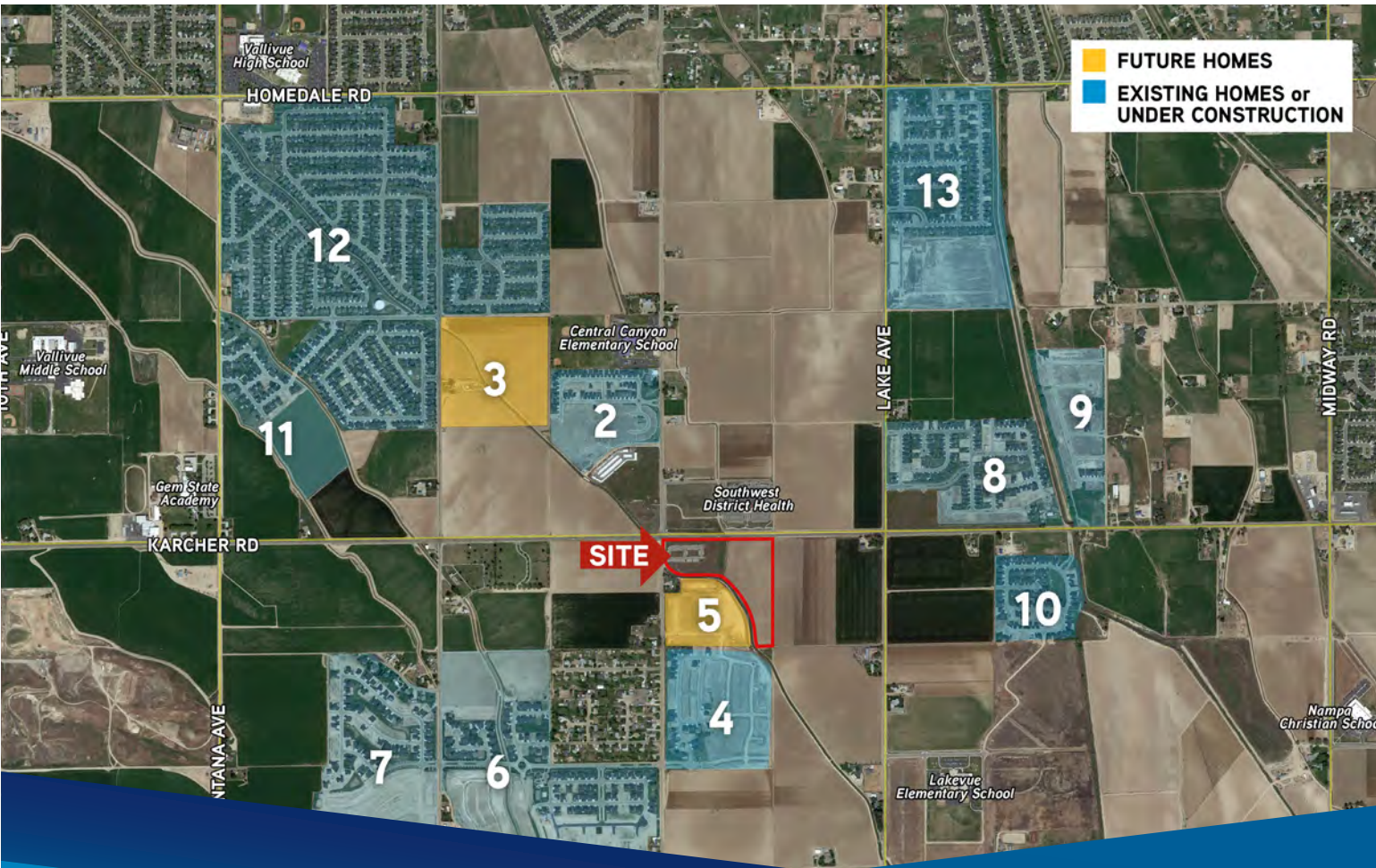
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### Legend

- 2 CBH Sawgrass Community
- 3 CBH-40 Acres
- 4 CBH Cedar Park
- 5 18.2 Acres
- 6 Sienna Hills
- 7 Hubble Homes Cirrus Pointe
- 8 Hubble Homes Fieldcrest
- 9 CBH Dakota Crossing
- 10 CBH Canyon View Estates
- 11 CBH Quail Ridge
- 12 Kingsview
- 13 CBH Windsor Creek



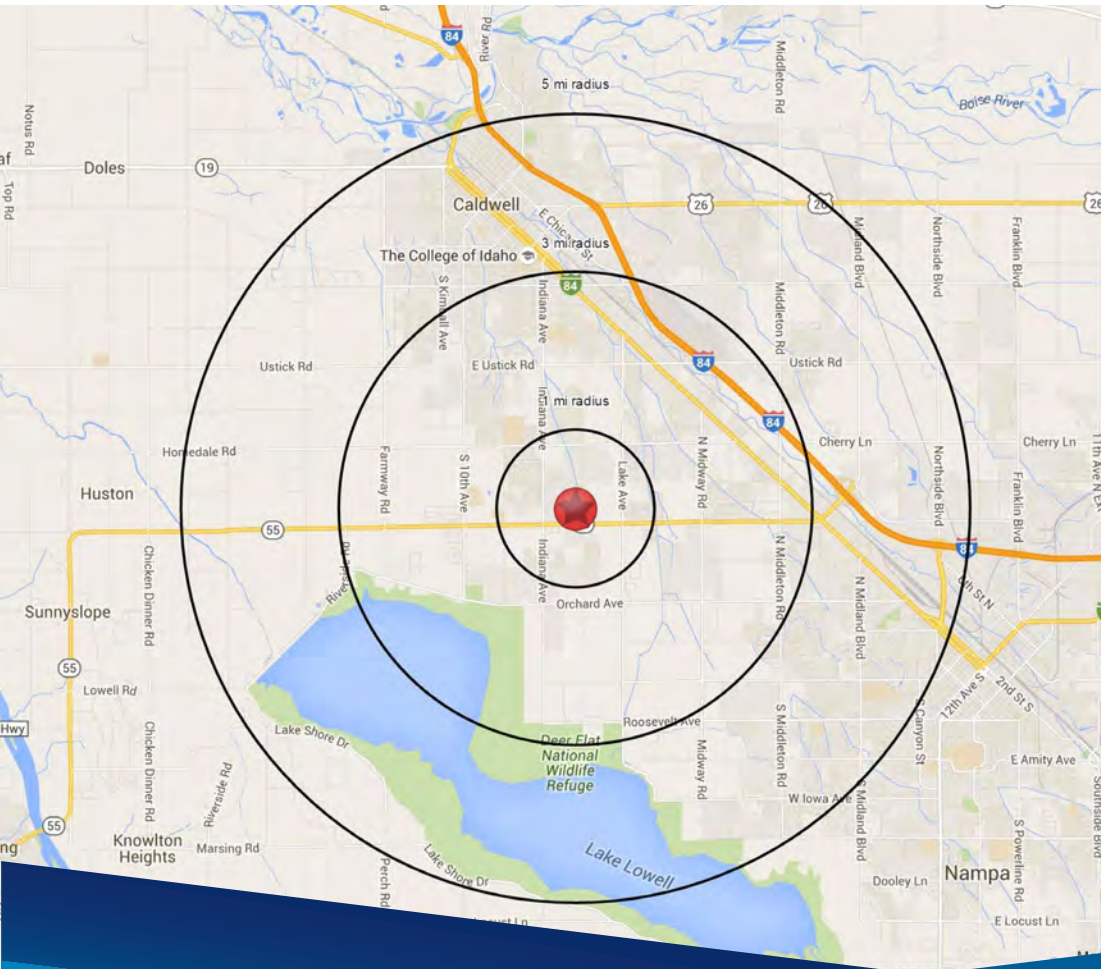
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## Demographics

1 Mile 3 Miles 5 Miles

### Population

2015 Estimated Population	4,304	33,882	88,030
2020 Projected Population	4,494	35,355	92,239

### Households

2015 Estimated Household	1,368	11,435	30,148
2020 Projected Households	1,452	12,136	32,151
Annual Growth 2000-2015	13.7%	6.9%	4.8%

### Income

2015 Average Household Income	\$51,867	\$52,429	\$50,538
2015 Median Household Income	\$47,434	\$43,979	\$41,735



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