

**FOR
SALE**

CLOCK TOWER

1306 USTICK ROAD | CALDWELL, ID

**Only
1 Pad
Left!**



PROPERTY INFORMATION

Land Size: 0.25-2.24 Acres

Price: \$145,000-\$463,000 *Call for more parcel details*

SPACE AVAILABLE

	ACRES	PRICE/PSF	TOTAL PRICE
Parcel 2 <i>Under Contract</i>	2.24	\$4.75	\$463,000
Pad 4	.25	\$13.59	\$145,000

HIGHLIGHTS

- » Well located, easily accessible, in the heart of Caldwell
- » High-quality new construction
- » Professional office park environment
- » Ideal for medical/office uses (multiple dental businesses in place)
- » Ready-to-build pad accommodating \pm 4,000 SF buildings
- » Larger parcel can accommodate \pm 30,000 SF buildings
- » C-2 zoning allows for multiple uses

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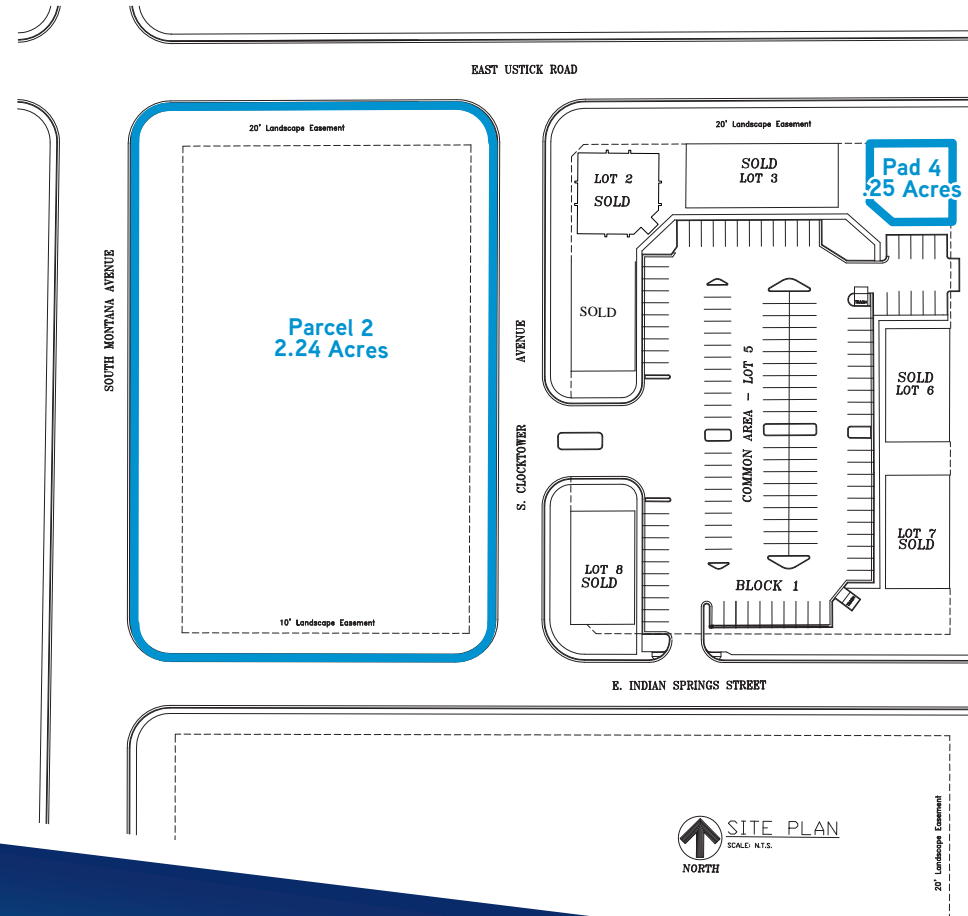
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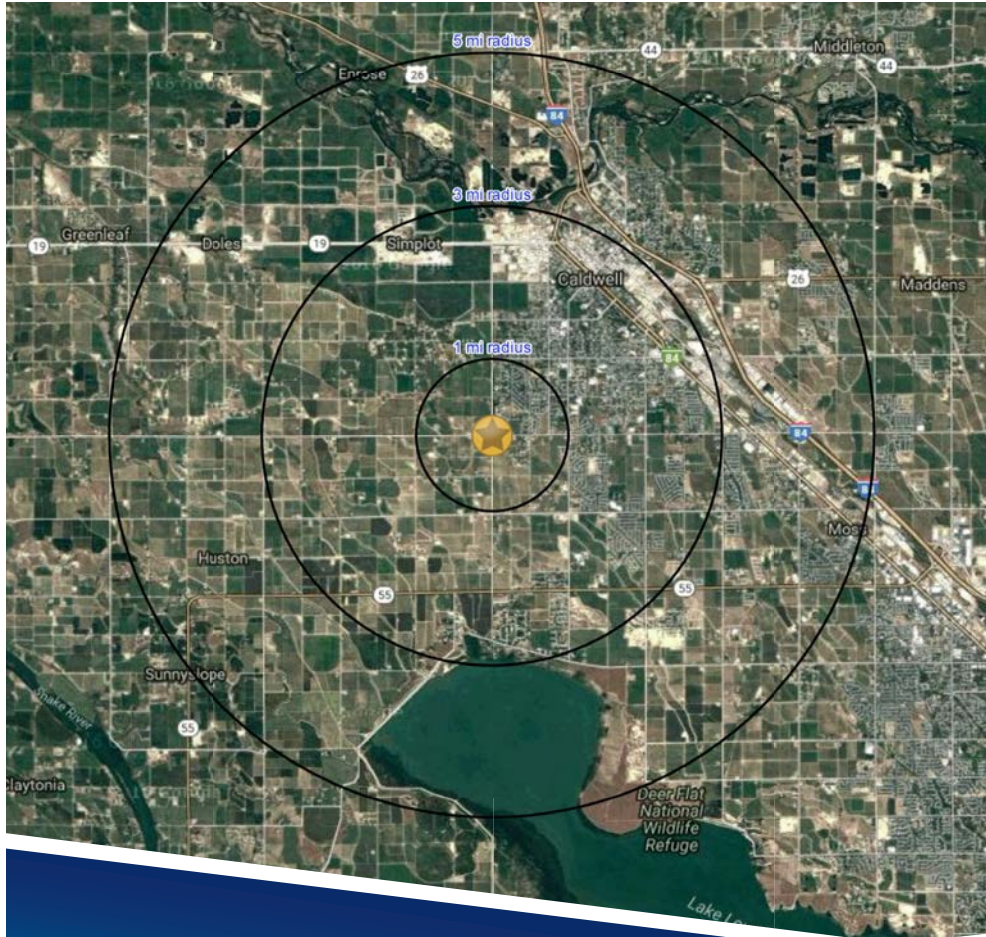
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Demographics

	1 Mile	3 Miles	5 Miles
Estimated Population (2017)	9,351	49,156	74,422
Projected Population (2022)	10,347	54,554	82,569
Estimated Households (2017)	3,049	15,753	24,275
Projected Households (2022)	3,262	16,968	26,099
Annual Growth 2000-2010	7.5%	5.0%	6.1%
Est. Average Household Income (2017)	\$54,329	\$54,329	\$55,385
Est. Median Household Income (2017)	\$47,295	\$46,563	\$47,339



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