

FOR SALE

HIGHWAY 20/26 & 1-84 LAND

CALDWELL, ID

Colliers
INTERNATIONAL



PROPERTY INFORMATION

Property Type: Prime Development Land

Size: ±18.6 Acres

Zoning: C-4 Freeway Commercial

Sale Price: \$3,848,526—\$4.75 | PSF Entire Site

Parcel A	2.21 Ac.	\$ 6.00 PSF
Parcel B	2.44 Ac.	\$ 6.00 PSF
Parcel C	11.34 Ac.	TBD
Parcel D	1.51 Ac.	TBD

HIGHLIGHTS

- Prime development land near Franklin Interchange
- Located next to future St. Luke's hospital, across from Sky Ranch
- Highway 20/26 expansion completed; highly-traveled highway connecting to I-84 (±52,415 vehicles per day at I-84 and Exit 29)
- Utilities to site
- Under-served market for retail and restaurants

Demographics	1 Mile	3 Miles	5 Miles
Population	3,878	53,442	107,444
Household	1,375	18,734	36,399
Income	\$40,114	\$46,803	\$51,926



FOR MORE INFORMATION

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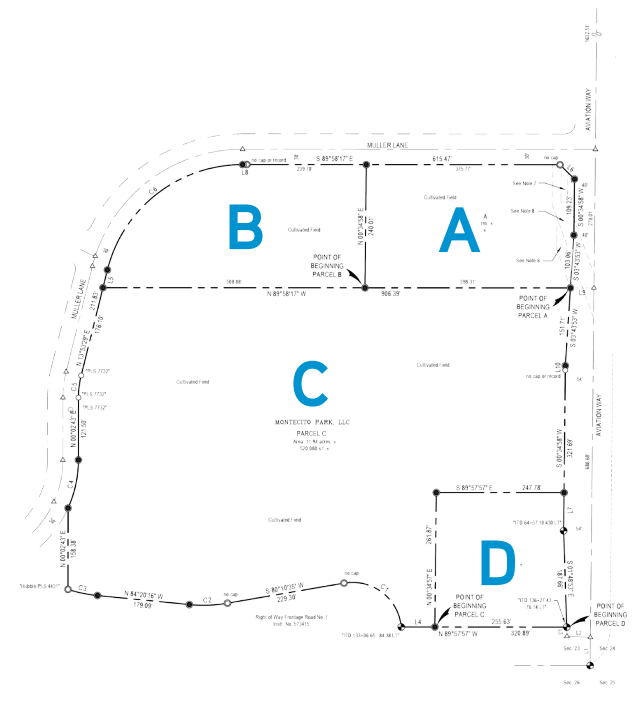
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