



For Sale
0 Specht Street
Caldwell, ID

John Starr
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Jack Cosca
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Property Overview

- Seller prefers long term Ground Lease
- Approx. 10 acres of flat ground
- Approx. 5 acres of sloped ground
- Utilities in E. Chicago St.



Physical Description

Property Type Land

Land Size 15.009

Parcel No. R0070500000

Zoning Light Industrial

Price \$3,269,178 (\$5/SF)

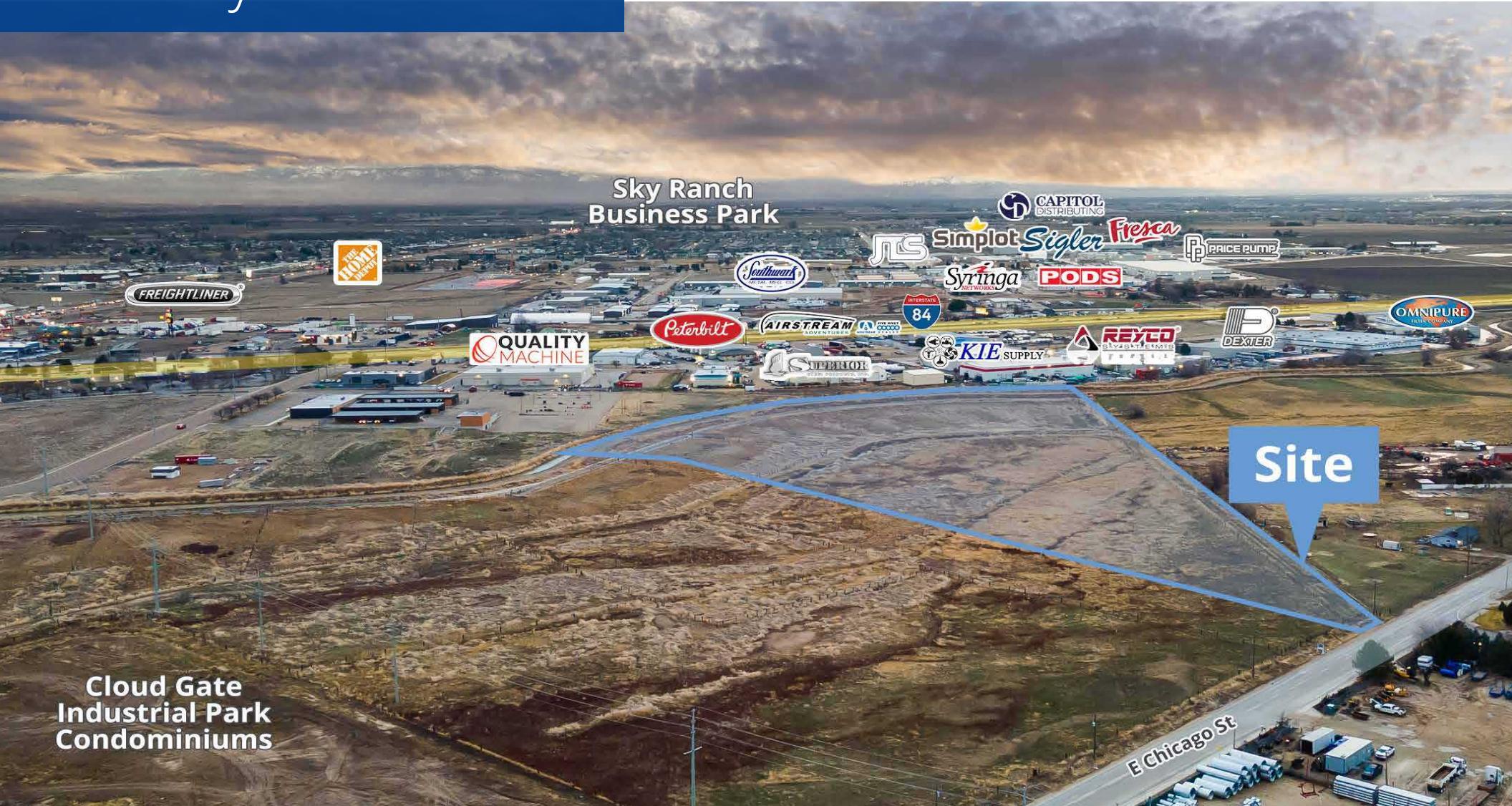
Due Diligence file from 2022 available upon mutual execution of Letter of Intent.



Nearby Industrial

 Google Map

 Street View



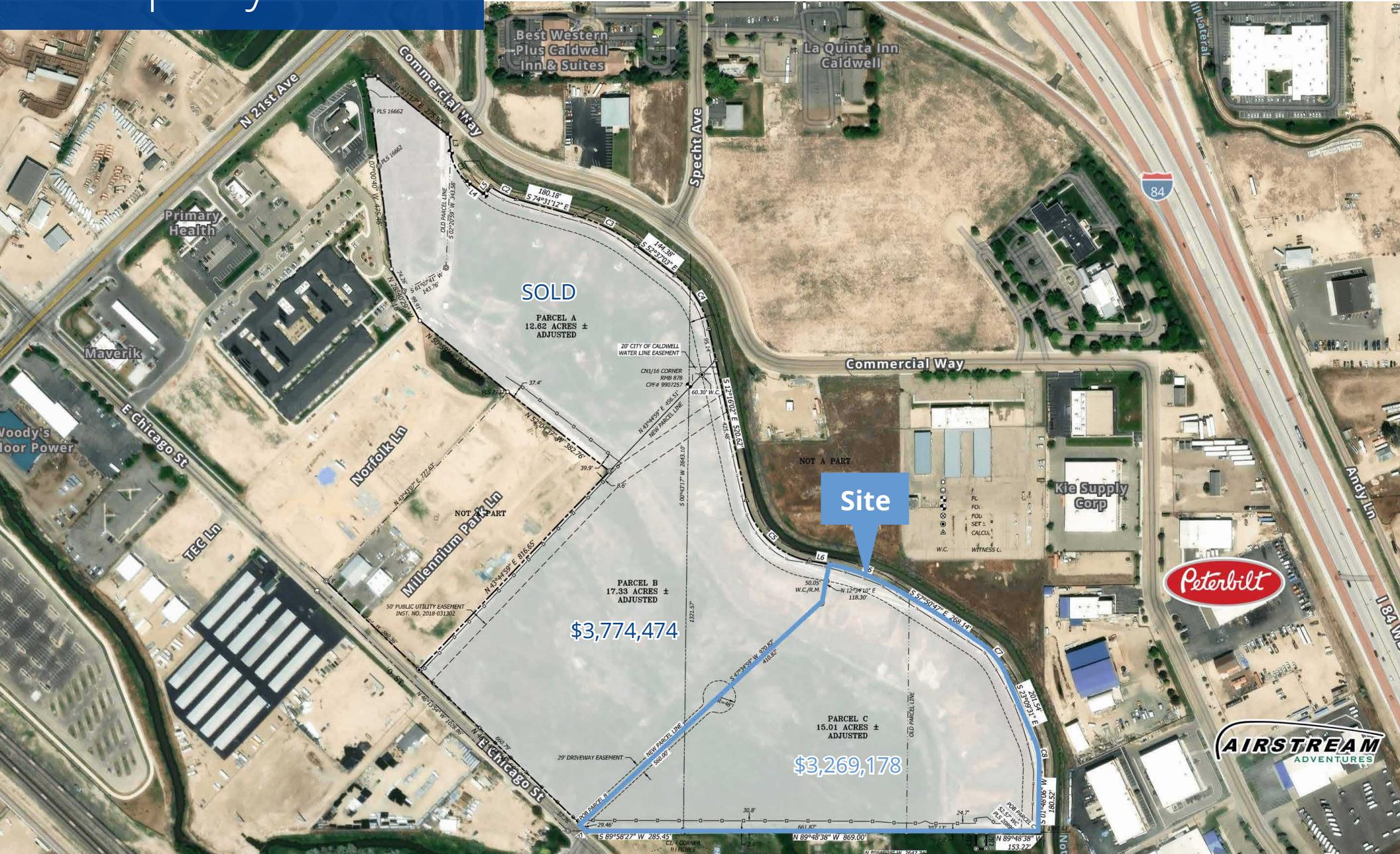
Cloud Gate
Industrial Park
Condominiums

Demographics	1 Miles	3 Miles	5 Miles
Population	6,716	58,712	99,862
Households	2,297	19,084	32,639
Avg. HH Income	\$62,298	\$77,041	\$83,992

Property Aerial

 Google Map

 Street View



Local Overview | Caldwell, ID

The City of Caldwell is located on the western edge of the Treasure Valley. Located in close proximity to Idaho's largest metropolitan area, Boise; it provides its residents with all of the benefits of being a short drive from a big city with the quiet appeal of a smaller community.

Caldwell's rich agricultural history supports its modern tourist attractions such as the Sunnyslope Wine country, destination AgVenture trails and farm-to-fork dining experiences.

Caldwell has seen significant growth over the last few years, much of which is attributed to the low cost of doing business, the ease of establishing a business, our highly motivated workforce, and a pro-business city administration.

Resources:

www.cityofcaldwell.org/



2024
population

70,428



2024 Average Household
Income

\$82,687



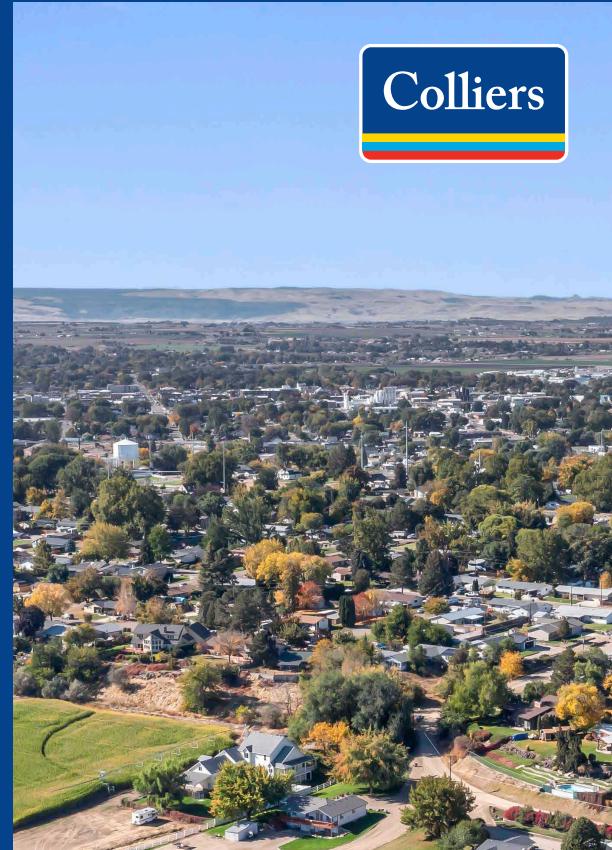
Unemployment
Rate

3.3%



Average
Commute Time

24.9



"The best citizens and business owners
who make you feel right at home "

- Jarom Wagoner, City of Caldwell Mayor



Major Employers



Academic Institutions Near Caldwell



Location

Google Map

Street View



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