

Colliers



For Sale

0 E. Chicago Street  
Caldwell, ID

John Starr  
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Jack Cosca  
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# Property Overview

- Seller prefers long term Ground Lease
- Approx. 11 acres of flat ground
- Approx. 6.5 acres of sloped ground
- Utilities in E. Chicago St.

## Physical Description

Property Type Land

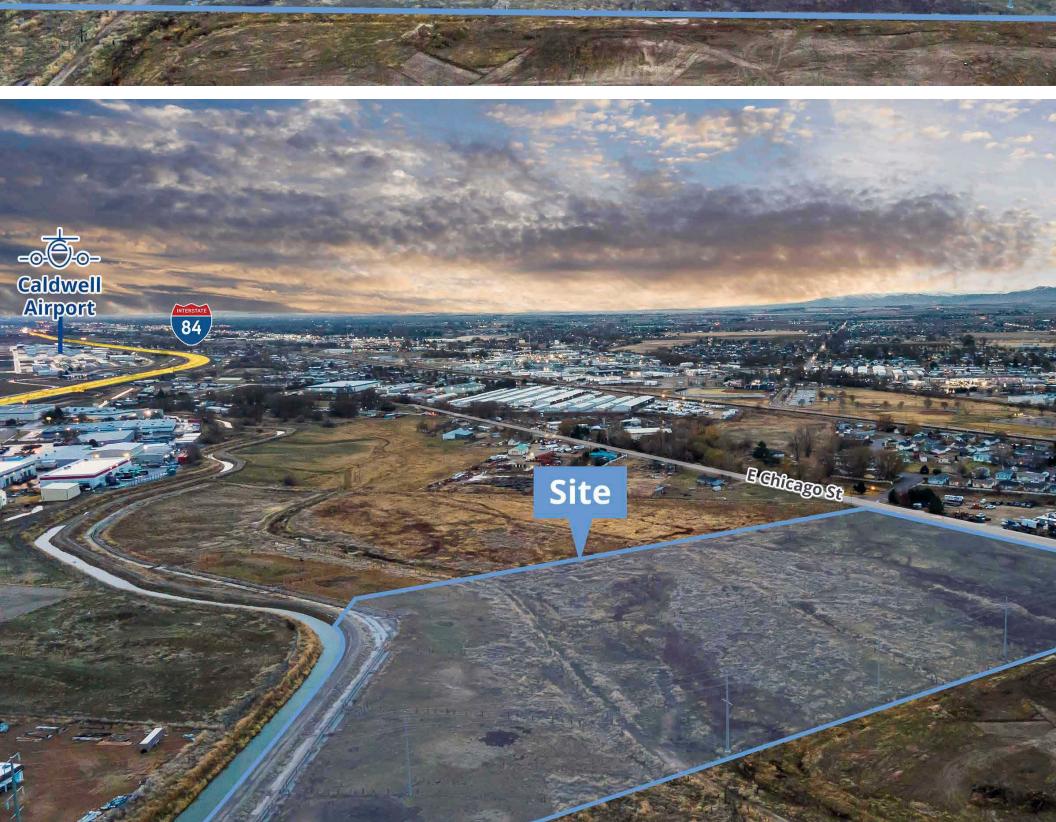
Land Size 17.327

Parcel No. R3537101100

Zoning Light Industrial

Price \$3,774,474 (\$5/SF)

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





# Nearby Industrial

 Google Map

 Street View



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/](http://www.cityofcaldwell.org/)



2024  
population

70,428



2024 Average Household  
Income

\$82,687



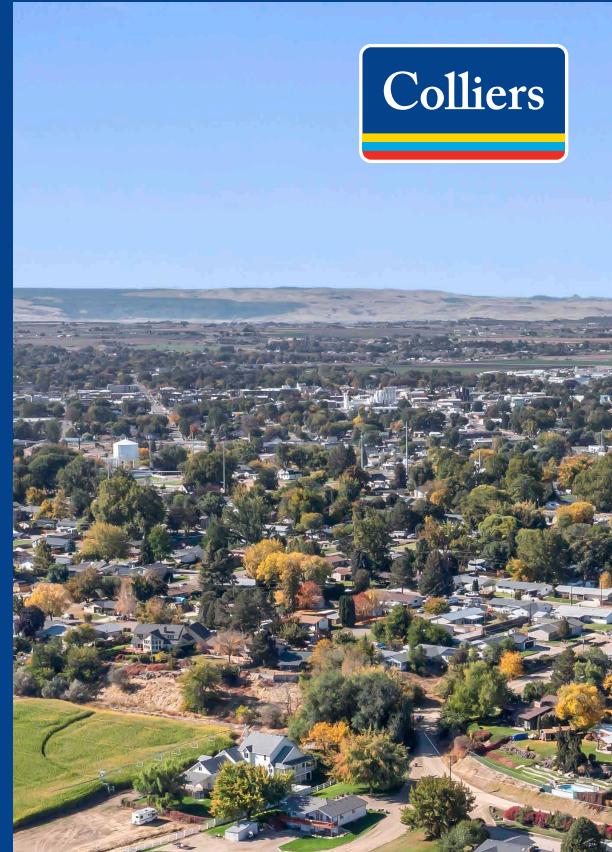
Unemployment  
Rate

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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