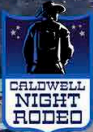


Downtown
Caldwell

Simplot



COMMERCIAL
TIRE

CATERPILLAR

STOR-IT

E Chicago St



Cloud Gate Industrial Park
Condominiums

Site

SNAKE RIVER TRAILER.COM

Feller Trucking



Franklin Rd

BW Best Western
Hotels & Resorts



Dutch Bros

For Sale

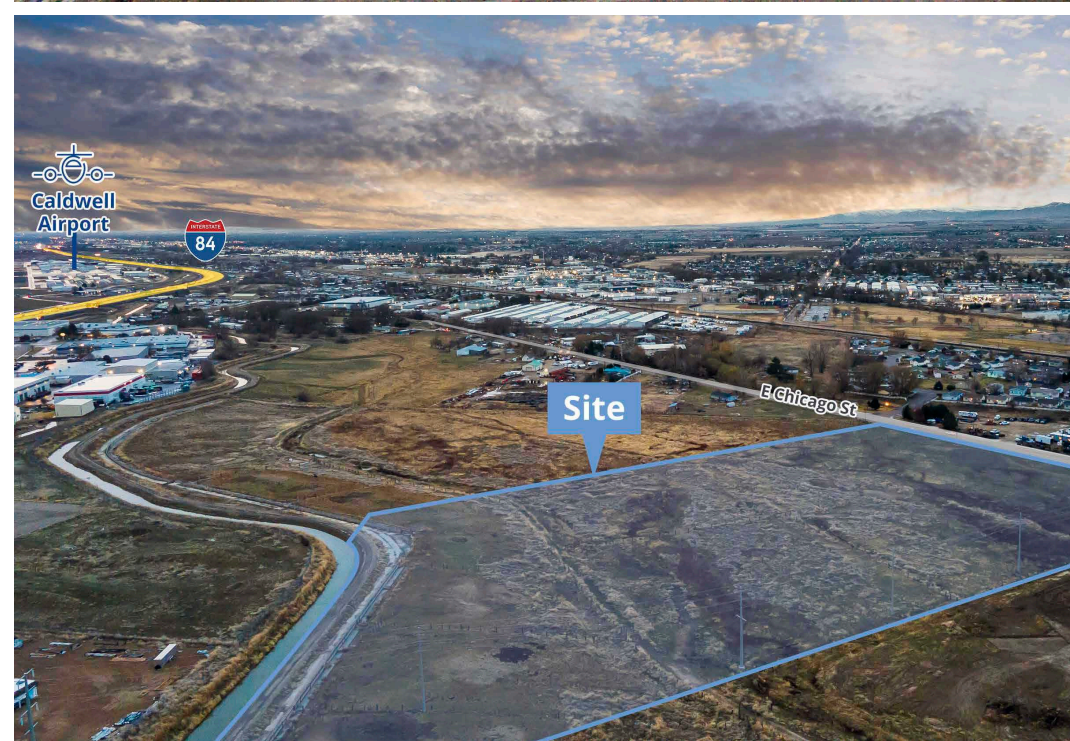
0 E. Chicago Street
Caldwell, ID

John Starr
208 871 0546
john.starr@colliers.com

Jack Cosca
208 297 0530
jack.cosca@colliers.com

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.

Property Survey

RECORD OF SURVEY / PROPERTY BOUNDARY ADJUSTMENT CONGER MANAGEMENT GROUP A PORTION OF THE NE1/4, AND A PORTION OF THE NW1/4, SECTION 26, TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO 2025

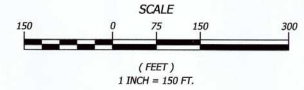
2025-001396

RECORDED

01/14/2025 01:44 PM



RICK HOGABOOM
CANYON COUNTY RECORDER
Pg#1 ZBLAKESLEE \$5.00
SURVEY
SAWTOOTH LAND SURVEYING LLC



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	108.16'	130.06'	47°38'50"	S 29°52'59" E	105.07'
C2	85.07'	233.00'	20°55'05"	S 64°03'41" E	84.59'
C3	203.75'	533.00'	21°54'08"	S 63°34'07" E	202.51'
C4	191.55'	272.00'	40°21'00"	S 32°26'32" E	187.62'
C5	275.91'	233.00'	67°50'52"	S 46°11'29" E	260.07'
C6	220.37'	567.00'	22°16'08"	S 68°58'52" E	218.99'
C7	145.30'	240.00'	34°41'16"	S 40°30'09" E	143.09'
C8	100.77'	231.33'	24°57'36"	S 10°40'43" E	99.98'

LINE	BEARING	DISTANCE
L1	N 12°57'33" W	101.30'
L2	S 87°41'21" E	36.32'
L3	S 06°03'32" E	48.92'
L4	S 53°42'26" E	61.27'
L5	N 36°17'06" E	30.33'
L6	S 80°06'57" E	62.11'
L8	S 00°32'22" W	50.00'
L9	N 89°48'38" W	30.00'
L10	N 00°32'22" E	50.00'

LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING DEED OR LOT LINE
- CENTERLINE
- SECTIONAL LINE
- EASEMENT LINE
- EXISTING TOP OF BANK
- EXISTING WOOD FENCE
- FOUND 5/8" REBAR NO CAP OR AS NOTED
- FOUND 1/2" REBAR NO CAP OR AS NOTED
- FOUND PK NAIL/MAG NAIL
- FOUND ALUMINUM CAP
- FOUND BRASS CAP ROW OR AS SHOWN
- FOUND IRON PIPE
- SET 5/8" REBAR/CAP
- CALCULATED POINT
- WITNESS CORNER
- W.C.
- R.M.
- REFERENCE MONUMENT

SURVEYOR NARRATIVE

SAWTOOTH LAND SURVEYING WAS CONTRACTED TO PREPARE THE PROPERTY BOUNDARY ADJUSTMENT OF CANYON COUNTY PARCELS R3537100000, R3537101100 AND R0070500000 AS SHOWN HEREON.

THE EXTERIOR BOUNDARY OF THE PARCELS HAVE BEEN DEFINED BY THE SURVEYS, PLATS AND DEEDS NOTED IN THE REFERENCES HEREON. ANY DISCREPANCIES BETWEEN THE RECORD DATA AND THE FOUND MONUMENTS HAS BEEN NOTED. THE 50-FOOT BY 30-FOOT STRIP ALONG THE SOUTH BOUNDARY HAS BEEN DESCRIBED IN WARRANTY DEED (CORRECTION) INST. NO. 2022-035652 AND SPECIAL WARRANTY DEED INST. NO. 2022-053426. THESE TWO DEEDS DESCRIBE THE STRIP BEGINNING FROM TWO DIFFERENT MONUMENTS. THIS HAS CAUSED AN APPROXIMATELY 10.50-FOOT DIFFERENCE IN THE LOCATION. RECORD OF SURVEY INST. NO. 2023-037268 HAS SURVEYED AND MONUMENTED THIS STRIP IN THE LOCATION DESCRIBED IN SPECIAL WARRANTY DEED INST. NO. 2022-053426. THIS LOCATION FITS AN EXISTING FENCED AREA AND IS BEING ACCEPTED FOR THIS SURVEY.

SAID RECORD OF SURVEY INST. NO. 2023-037268 USED A DIFFERENT C1/4 CORNER CAUSING THE PINS DESCRIBED ABOVE AND SHOWN ON SAID SURVEY TO FALL APPROXIMATELY 0.5' SOUTH OF THE TRUE LINE. I HAVE DISCUSSED THIS WITH EVAN WOOD, THE SURVEYOR OF RECORD AND HE DID SEND CREW OUT TO LOCATE THE C1/4 CORNER SHOWN HEREON AND AGREED THAT IT WAS THE CORRECT MONUMENT. HE INDICATED THAT HE WOULD MOVE HIS PINS AND FILE AN AMENDED SURVEY. WE FOUND THAT THE PINS HAD NOT BEEN MOVED AND AN AMENDED SURVEY HAS NOT BEEN FILED AT THIS TIME. WE REMOVED MR. WOOD'S PINS AND REPLACED THEM AS SHOWN.

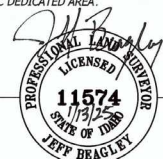
REFERENCES:

- R1) WARRANTY DEED (CORRECTION) INST. NO. 2022-035652
- R2) SPECIAL WARRANTY DEED INST. NO. 2022-053426
- R3) CORRECTION WARRANTY DEED INST. NO. 2024-011124
- R4) RECORD OF SURVEY INST. NO. 2023-018134
- R5) RECORD OF SURVEY INST. NO. 2015-035805
- R6) RECORD OF SURVEY INST. NO. 2023-037268
- R7) CITY VIEW TRACTS, BOOK 1, PAGE 9
- R8) HTH SUBDIVISION, BOOK 39, PAGE 50
- R9) INDUSTRIAL SITE NO. 5, BOOK 18, PAGE 8

CERTIFICATE OF SURVEYOR

I, JEFF BEAGLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS MAPPED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE, AND I DO HEREBY STATE THAT AS OF THE DATE OF THIS SURVEY, AUGUST 2, 2024, THERE WERE NO VISIBLE BUILDING ENCROACHMENTS OVER THE PROPOSED PROPERTY LINES OR INTO THE SETBACK LINES. THIS SURVEY DOES NOT CHANGE OR MOVE ANY PUBLIC OR PRIVATE ROADWAY, EASEMENT OR PUBLIC DEDICATED AREA.

JEFF BEAGLEY



P.L.S. 11574

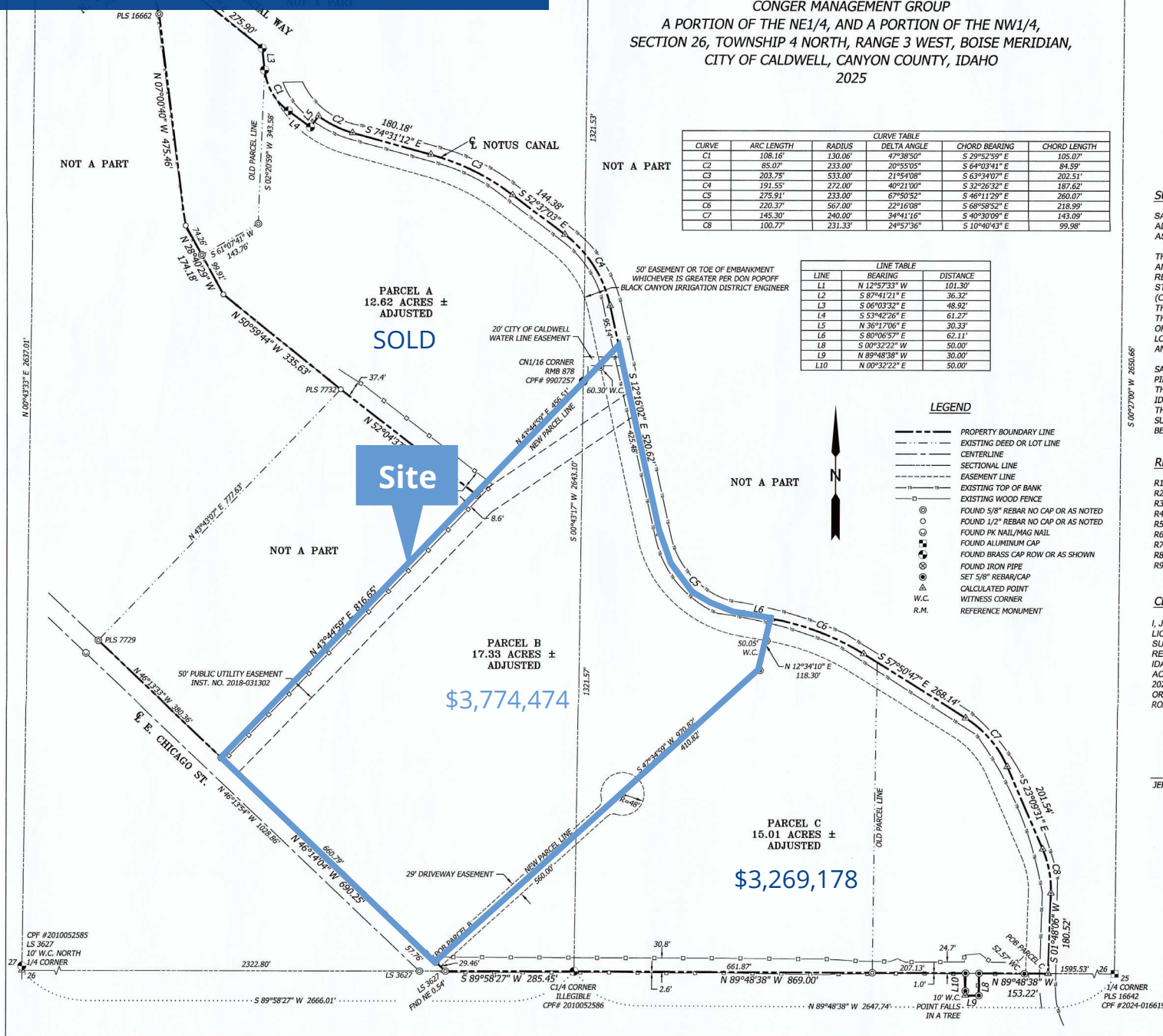
SURVEY INDEX NO. 434-26-0-0-0-00-00



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:
1 OF 1	11/2024	AR/GM	AR/JB	124143

DWG#: 124143-R05(910-24)

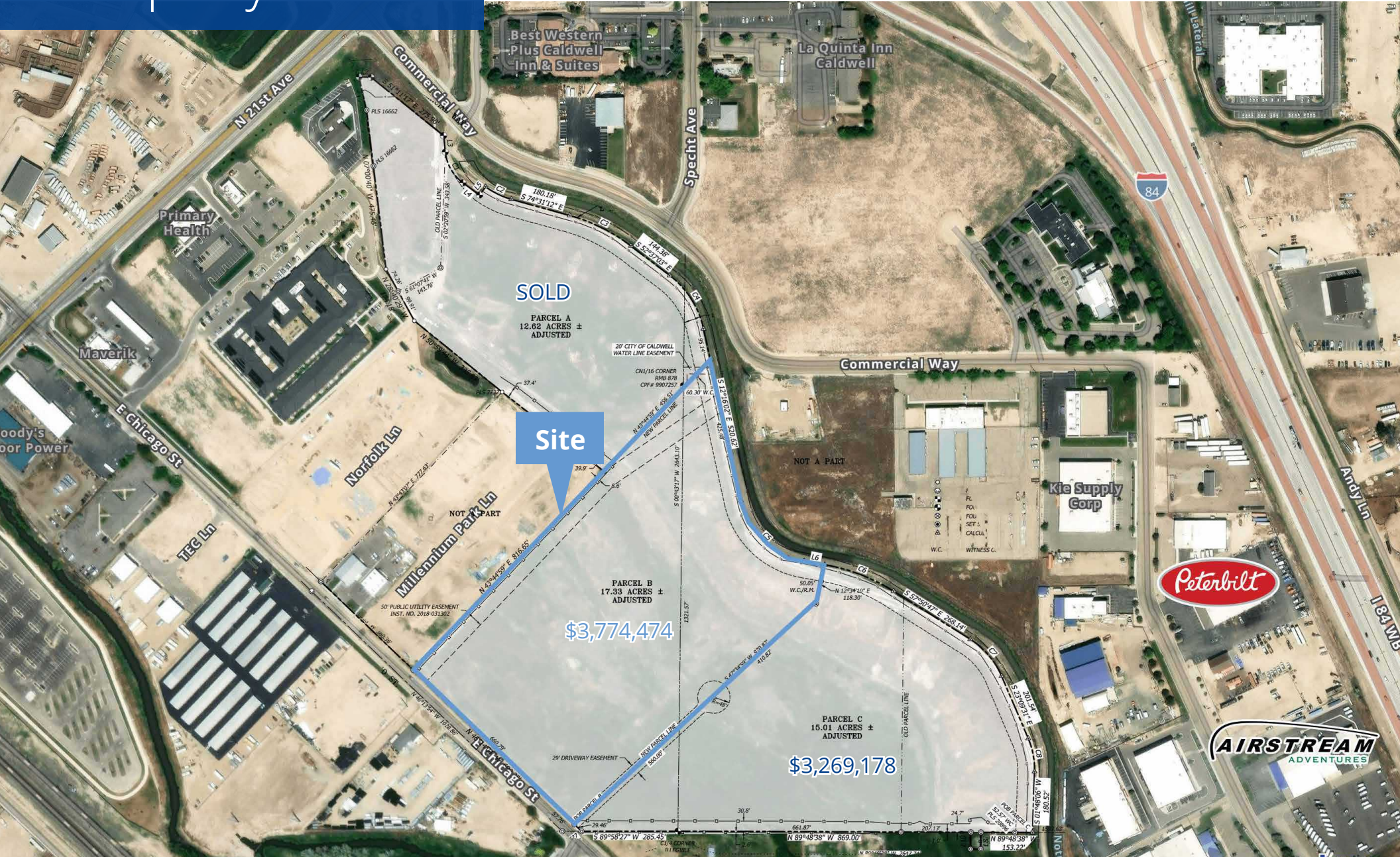


Nearby Industrial



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



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



Unemployment
Rate

3.3%



2024 Average Household
Income

\$82,687



Average
Commute Time

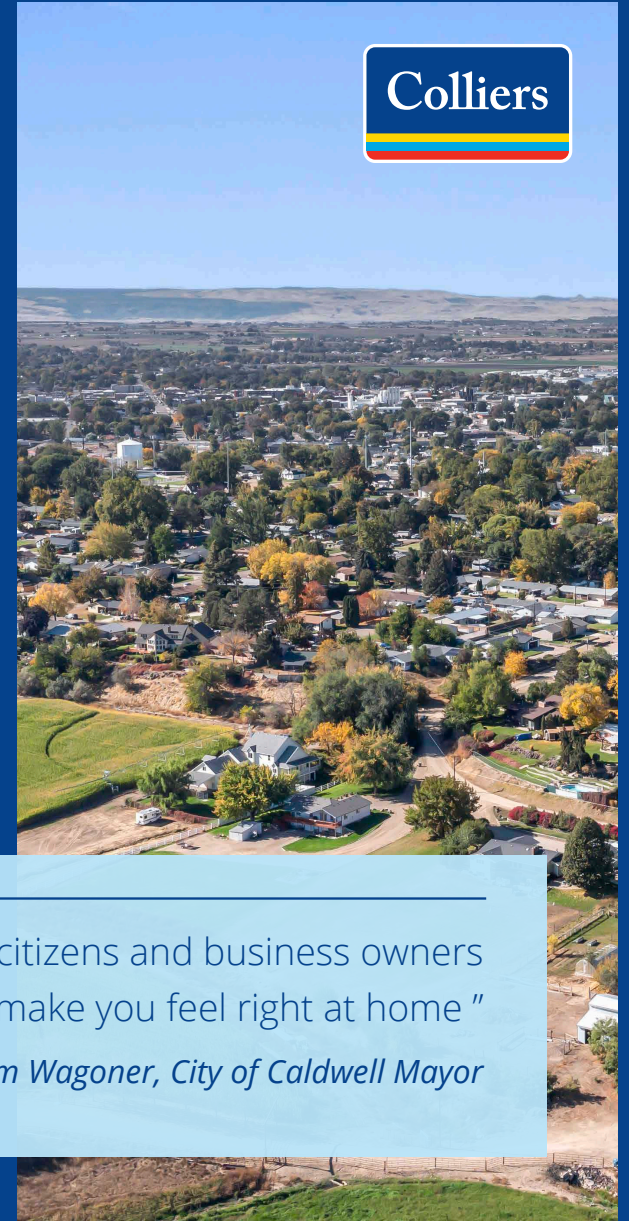
24.9

#1

Median Household
Income Growth -
Idaho

2024 **IDAHO BUSINESS REVIEW**

Colliers



"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



755 West Front Street, Suite 300
Boise, Idaho 83702
208 345 9000
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Treasure Valley, LLC.