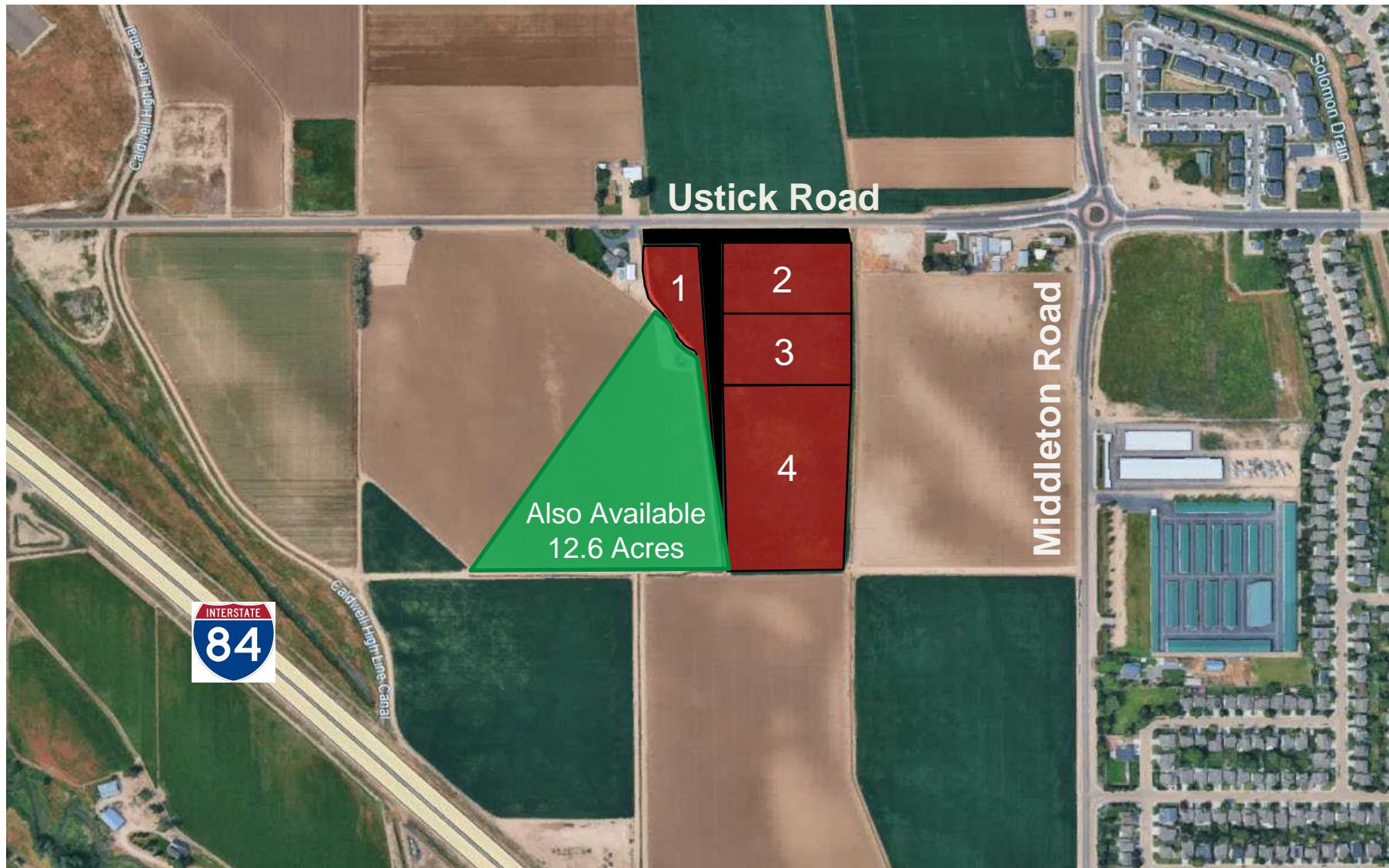


TBD USTICK RD & MIDDLETON RD | CALDWELL, ID 83687

INDUSTRIAL LAND FOR SALE (18.3 ACRES \$5.00/SF)

OWNER USER OR DEVELOPMENT



MARK BOTTLES | mark@markbottles.com

DAVE BOHECKER | dave@markbottles.com

839 S. Bridgeway Place Eagle, ID 83616-6097 | 208.377.5700 | markbottles.com

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MB **MARK BOTTLES**
REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- Plat ready to submit or modify for up to 4 lot development or 18.3 acres for owner/user
- High traffic volumes on Ustick Rd and Middleton Rd
- C-3 Zoning allows for Warehouse, Flex Space, Storage Facility as well as Commercial Use
- 750 ft of frontage on Ustick Rd Located on Principal Arterial Close to I-84
- Sewer less than a mile to the North Within Caldwell Airport overlay zone
- Possible Interstate access at Ustick & I-84. City of Caldwell currently working through the justification process with ITD
- Adjacent 12.6 Acres also available - Contact Agent

OFFERING SUMMARY

Sale Price:	\$3,986,000 (\$5.00/SF)
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Lot Size:	18.3 Acres
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POTENTIAL LOT DEVELOPMENT

Parcel	Acreage
1	2.643 Acres
2	3.039 Acres
3	3.010 Acres
4	7.414 Acres

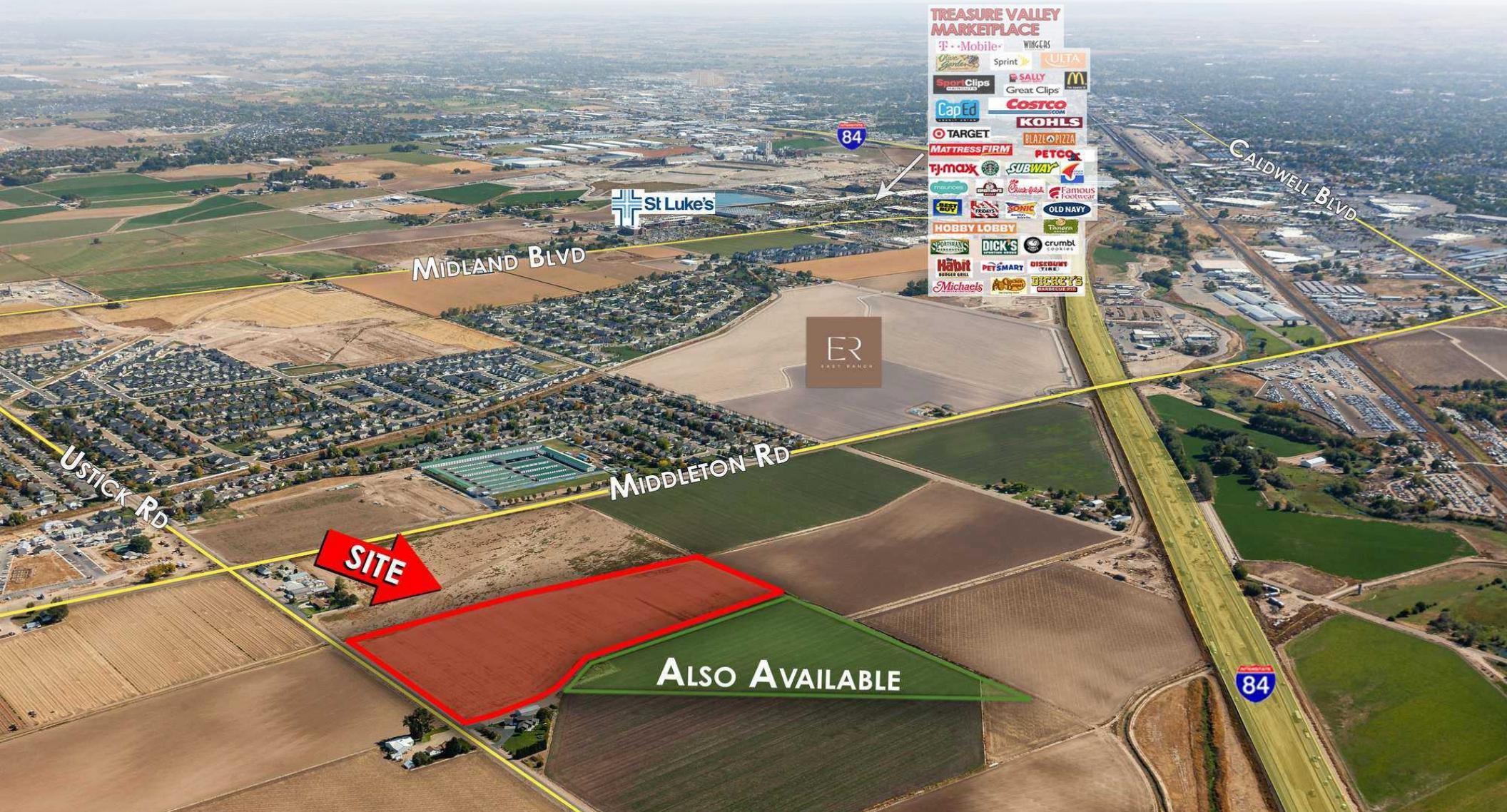


MARK BOTTLES
REAL ESTATE SERVICES

Industrial Land For Sale

USTICK RD INDUSTRIAL LAND

CALDWELL, ID 83687 | 18.3 ACRES



MARK BOTTLES
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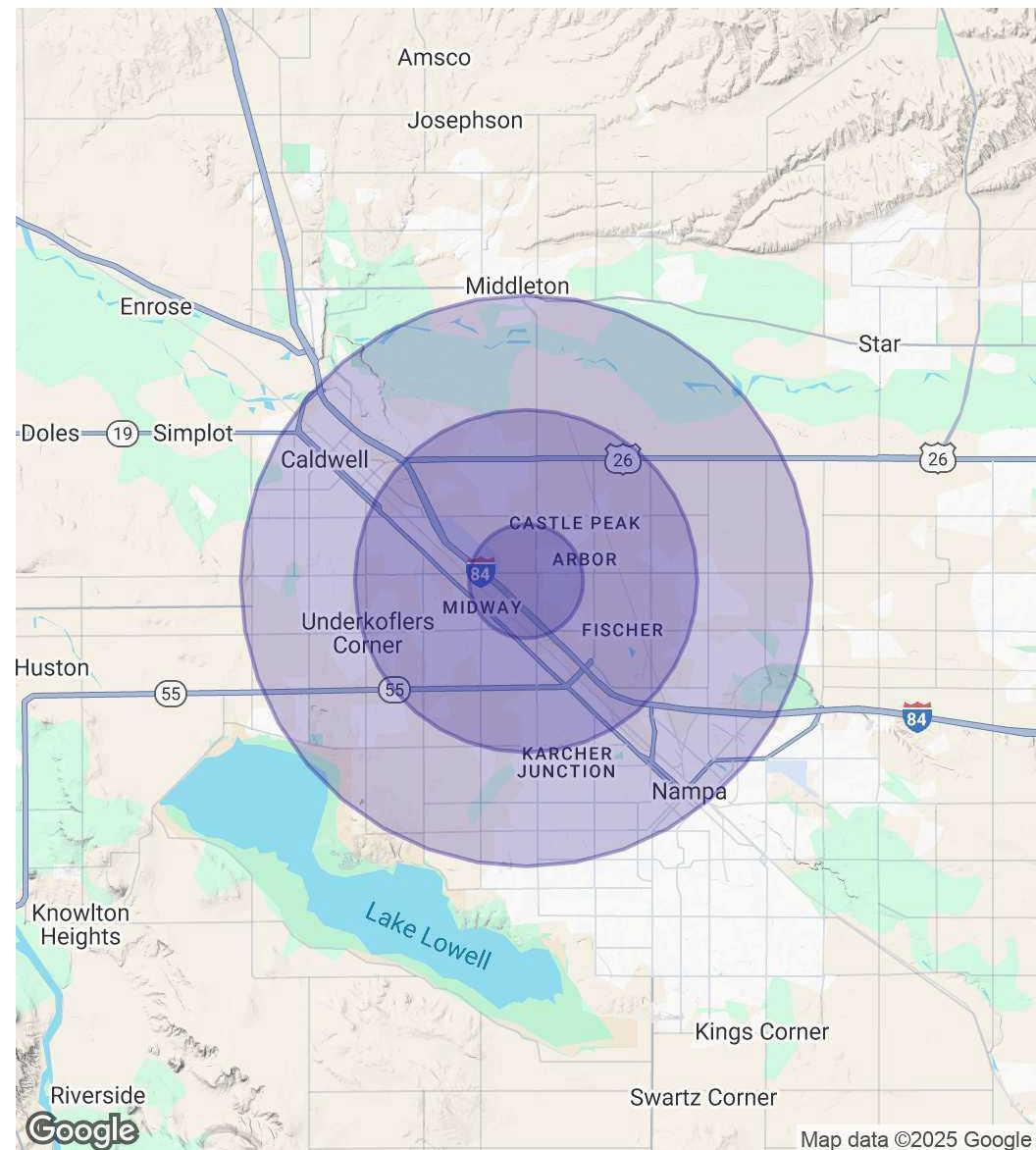
USTICK RD INDUSTRIAL LAND

CALDWELL, ID 83687 | 18.3 ACRES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,880	47,247	144,630
Average Age	32	35	36
Average Age (Male)	31	34	35
Average Age (Female)	33	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,805	15,371	48,354
# of Persons per HH	3.3	3.1	3
Average HH Income	\$88,673	\$87,313	\$84,560
Average House Value	\$468,029	\$400,926	\$394,034

*Demographic data derived from 2020 ACS - US Census



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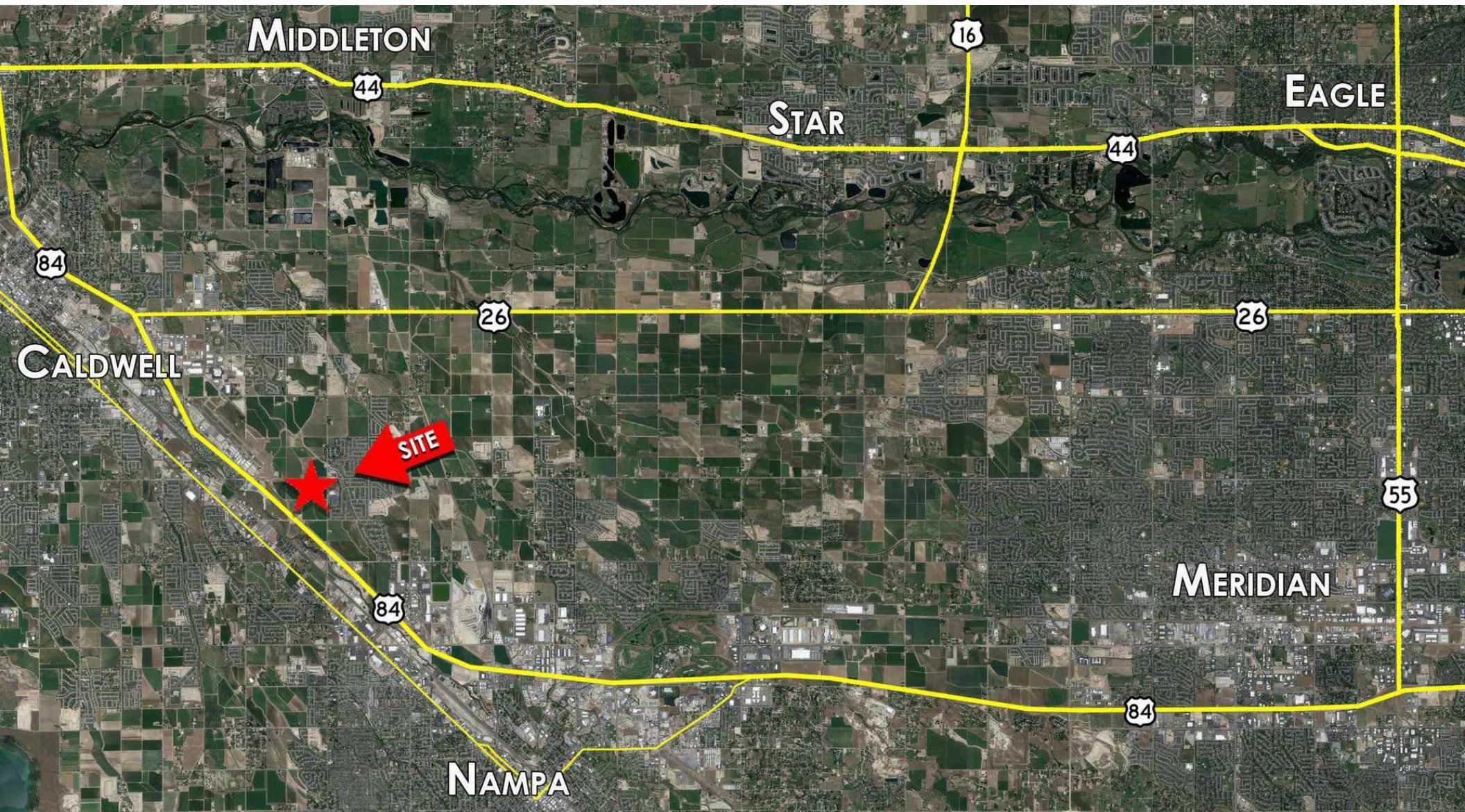


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