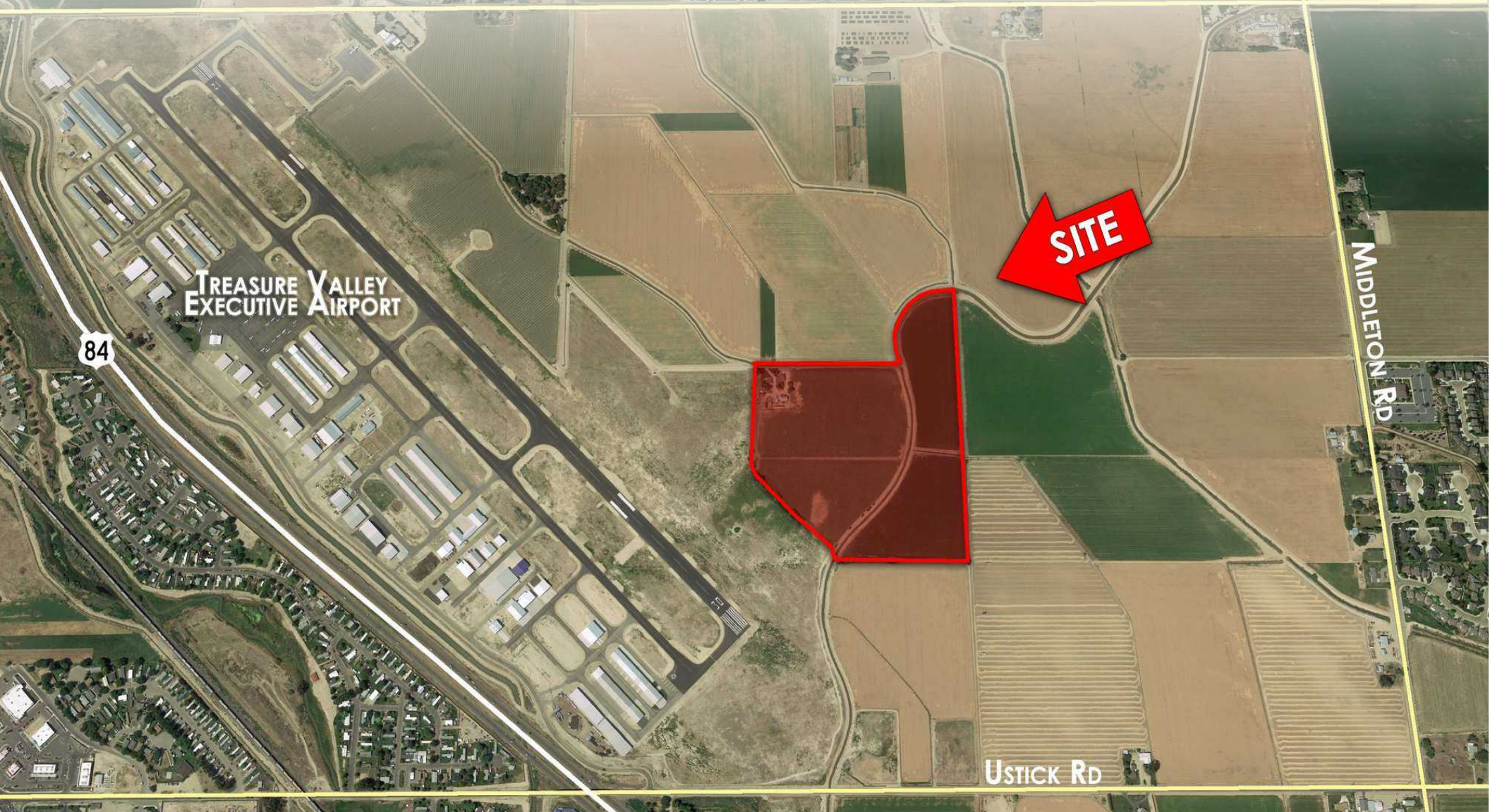


# 2925 S KCID RD | CALDWELL, ID 83605

## KCID RD INDUSTRIAL LAND



**MARK BOTTLES** | [mark@markbottles.com](mailto:mark@markbottles.com)

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# TRANSPORTATION ROUTES TO I-84



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# KCID RD INDUSTRIAL LAND

2925 S KCID RD | CALDWELL, ID 83605

## PROPERTY DESCRIPTION

Rare opportunity to own industrial zoned land in Treasure Valley with convenient access to I-84.

## PROPERTY HIGHLIGHTS

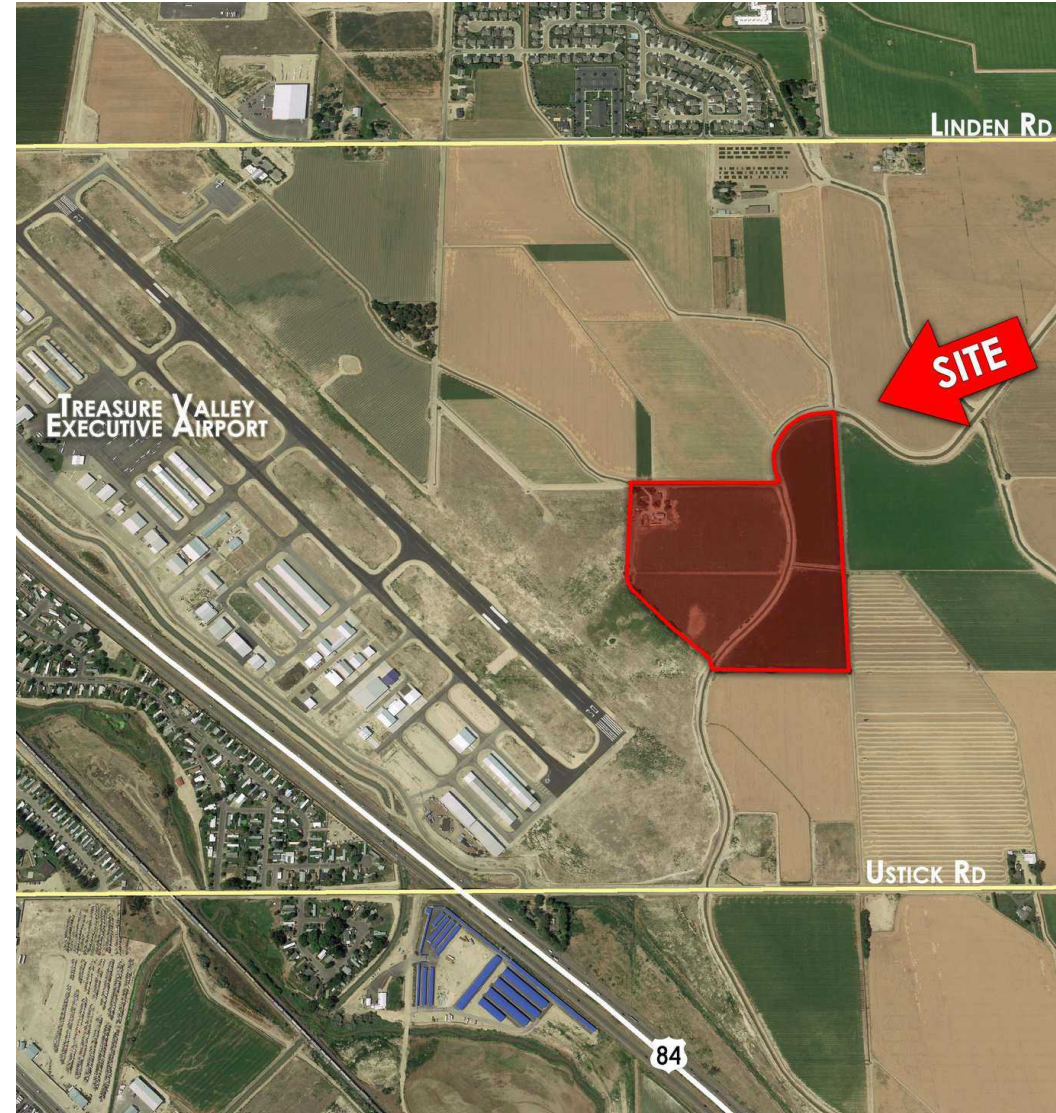
- Annexed into the City of Caldwell with M1-Industrial Zoning
- Adjacent to Treasure Valley Executive Airport
- Sewer located +/- 2200 ft. north on KCID Road.
- 2.7 miles from I-84 access off Chinden Blvd.

## OFFERING SUMMARY

Sale Price:	\$4.95 / SF
Lot Size:	39.38 Acres

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	1,104	5,599	12,899
Total Population	3,680	17,620	39,607



## MARK BOTTLES

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## MARK BOTTLES REAL ESTATE SERVICES

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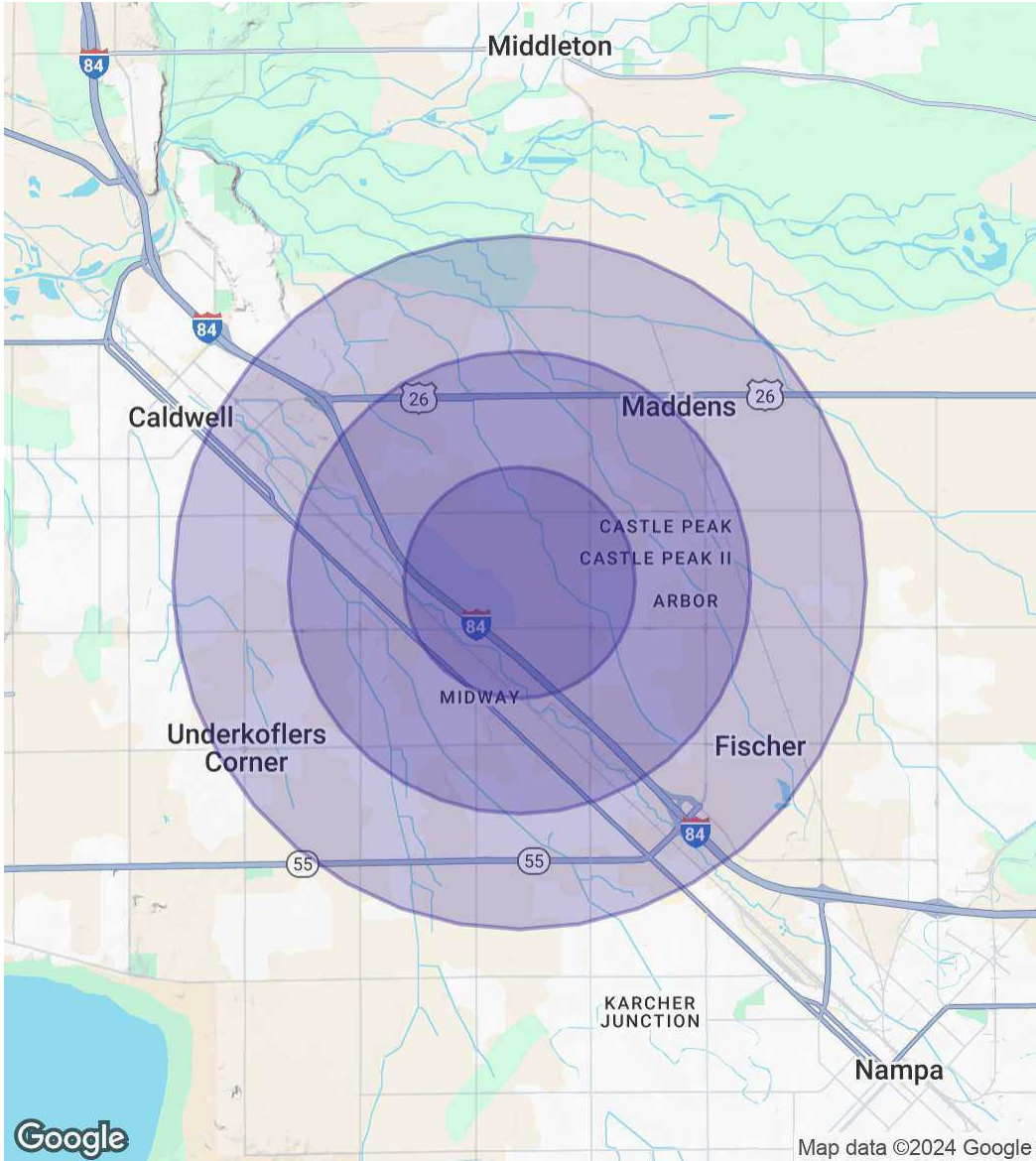
# KCID RD INDUSTRIAL LAND

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,680	17,620	39,607
Average Age	29.8	29.0	29.7
Average Age (Male)	29.8	27.4	28.4
Average Age (Female)	28.6	29.0	30.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,104	5,599	12,899
# of Persons per HH	3.3	3.1	3.1
Average HH Income	\$71,025	\$62,179	\$61,771
Average House Value	\$283,881	\$206,905	\$194,953

\* Demographic data derived from 2020 ACS - US Census



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