74.2 AC INDUSTRIAL LAND FOR SALE

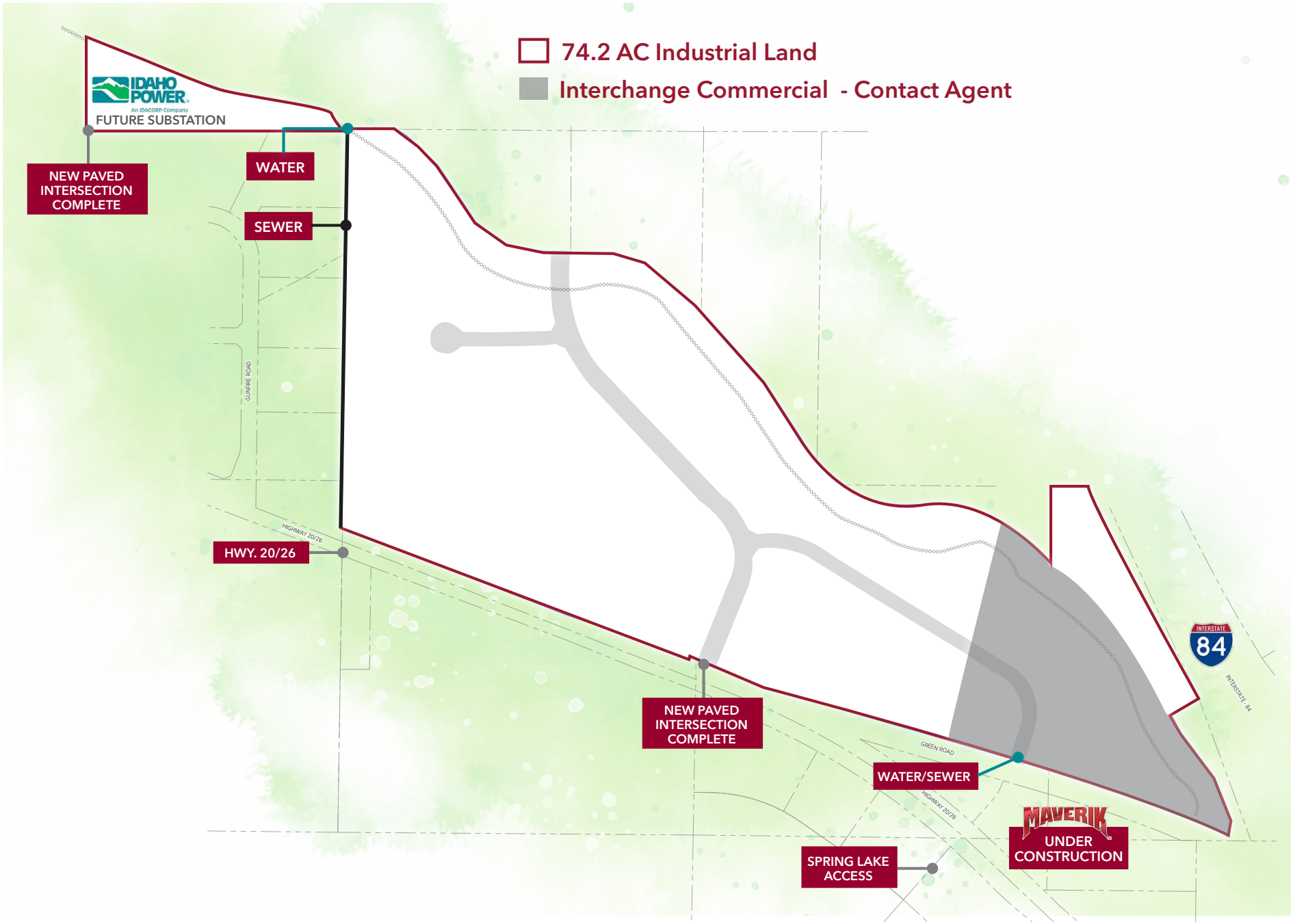
15256 Green Rd., Caldwell, ID 83607

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

MATT MAHONEY, SIOR
Managing Principal
208.340.9780
mattm@leeidaho.com

SHANE JIMENEZ
Principal
208.602.4500
shanej@leeidaho.com

SITE MAP


74.2 AC Industrial Land
Interchange Commercial - Contact Agent
IDAHO POWER
An IDACORP Company
FUTURE SUBSTATION
NEW PAVED INTERSECTION COMPLETE
WATER
SEWER
HWY. 20/26
GUNPRE ROAD
HIGHWAY 20/26
NEW PAVED INTERSECTION COMPLETE
GREEN ROAD
WATER/SEWER
HIGHWAY 20/26
MAVERIK
UNDER CONSTRUCTION
SPRING LAKE ACCESS
INTERSTATE
84
INTERSTATE - 84

EXECUTIVE SUMMARY

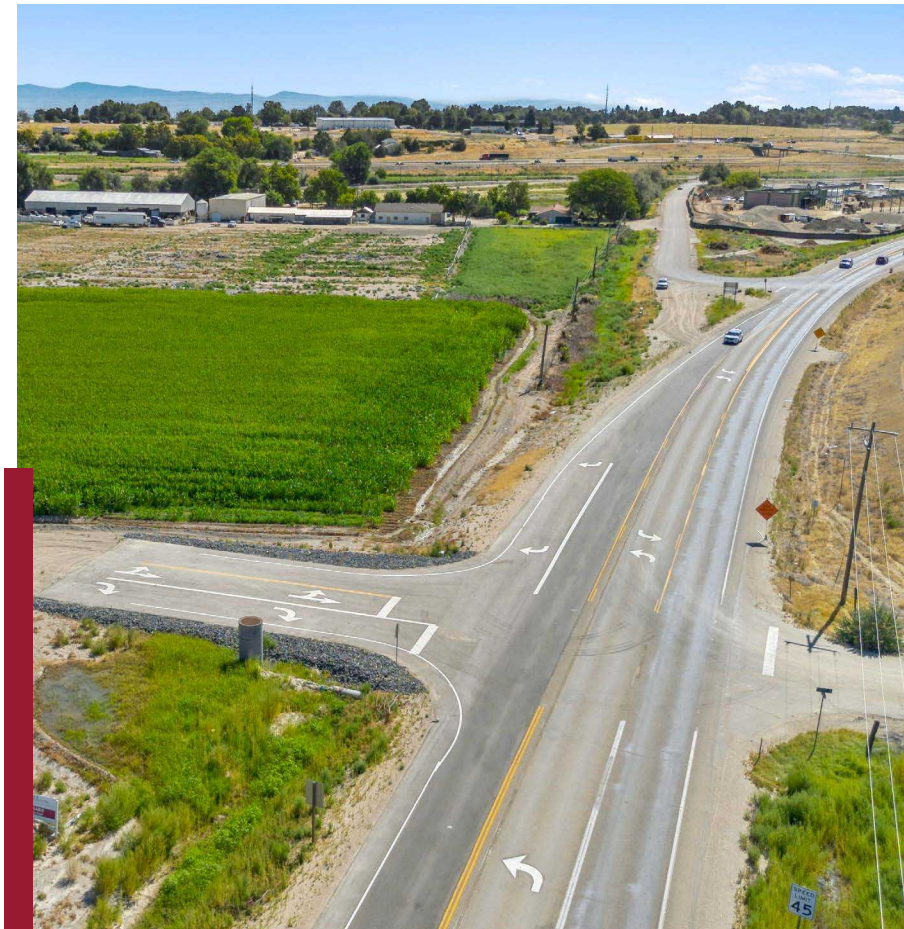
Lee & Associates is pleased to present 74.2 acres of industrial land for sale. The property offers exceptional flexibility, allowing users or developers to combine parcels of any size to meet their specific needs. The property is located adjacent to the 20/26 Interchange of Interstate 84, the single major interstate in the Treasure Valley. Located in the recently created Caldwell North Urban Renewal District. The Caldwell North Urban Renewal District offers tax incentives, tariff reductions and capital contributions for infrastructure improvements to businesses that locate within its boundaries.

Idaho Power recently closed on 2.5 acres of land to construct its new power substation on-site. Water, Sewer, and Power are on-site. Gas and Internet is available to the property. Gas is based on use. Intermountain gas will serve the property.

FULL ACCESS COMPLETED AT DISTRICT WAY; SPRING LAKE ACCESS SET FOR Q4 2025.

M-1 ZONING WITH DEVELOPMENT AGREEMENT. MANY USES PERMITTED. CLICK HERE TO DOWNLOAD PERMIT PAGES.

PRICE	$20,202,039
PRICE/SF	$6.25 SF
SIZE	74.2 AC
COUNTY	Canyon
SUBMARKET	Caldwell
UTILITIES	Electricity, Water, & Sewer
WATER	Water Rights & Well
ACCESS	Direct access with Freeway Frontage
ZONING	Annexed & Zoned City of Caldwell M-1



PROPERTY HIGHLIGHTS

LOCATION & WORKFORCE ADVANTAGE
Adjacent to the Caldwell Housing Authority (CHA), providing a strong local labor pool with affordable housing, shorter commutes, and improved retention.

UTILITIES, INFRASTRUCTURE & WATER RIGHTS
Fully serviced site with water, sewer, power, and gas availability, plus two existing commercial water rights. URA reimbursement available for public improvements.

ACTIVE DEVELOPMENT AGREEMENT
Annexed into Caldwell with multiple approved uses.

FLEXIBLE PARCEL CONFIGURATION
20 recorded parcels that can be combined or resized for industrial or commercial development.

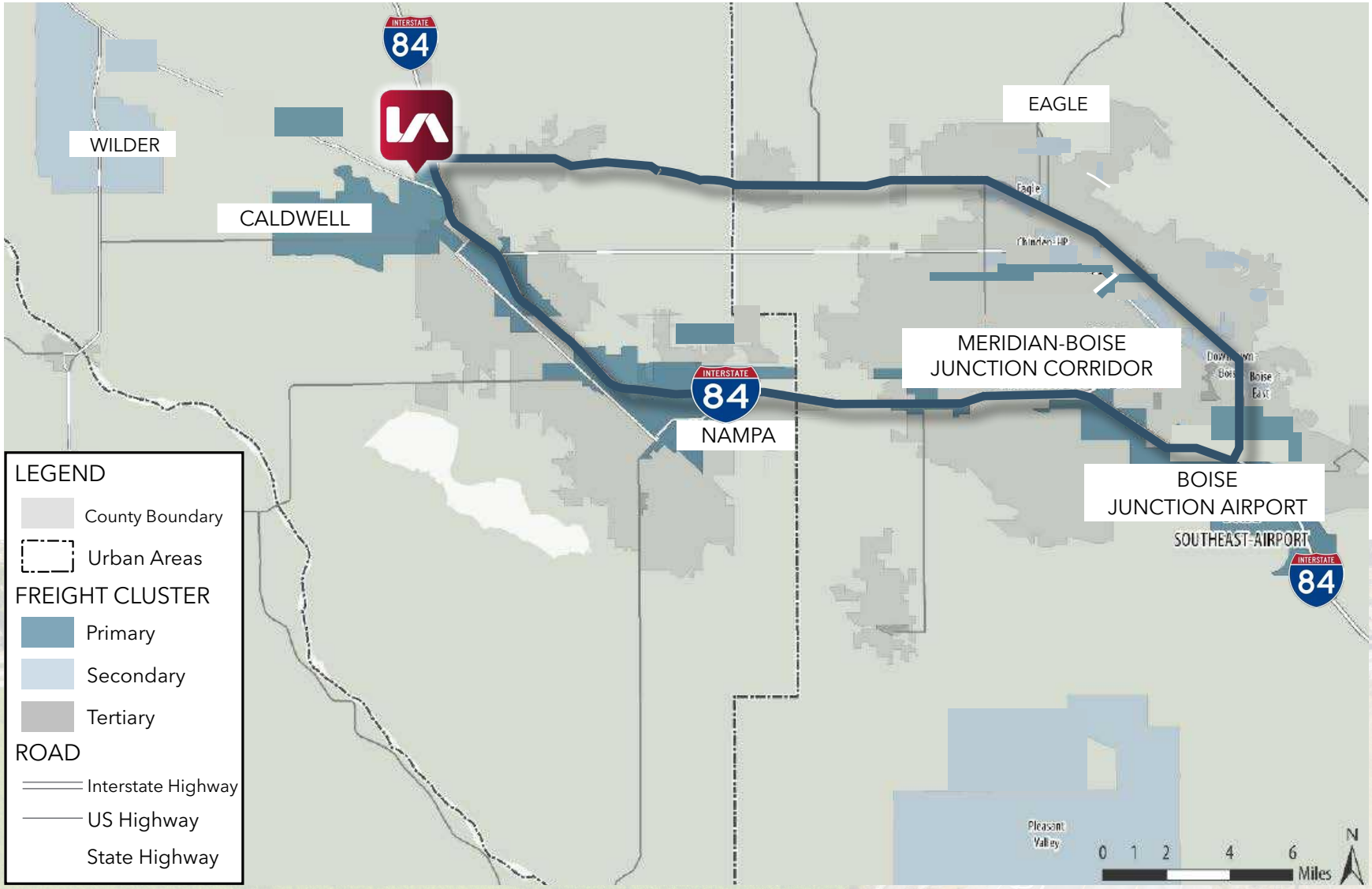
CLEAN ENVIRONMENTAL REPORTS
Phase I and II studies confirm clean soils and suitable development conditions.

EXCELLENT ACCESS & VISIBILITY
Direct access from I-84 and US-20/26, adjacent to Maverik, freeway visibility, and a planned signalized intersection at Gravel Rd.

SOME OF THE POTENTIAL PERMITTED USES IN INTERCHANGE COMMERCIAL AREA INCLUDE:

- **Carwash**
- **RV & Vehicle Sales**
- **Big Box Retail**
- **Building Supply Outlet**
- **Bank**
- **QSR/Drive-thru**
- **Hotel/Motel**
- **Office Buildings**
- **Health Club/Fitness Facility**
- **Hospital/Clinic**

FREIGHT CIRCULATION MAP



POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	9,316	37,529	81,999

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	$69,473	$74,465	$82,333

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	3,198	12,829	26,543

LABOR FORCE

	2-MILE	4-MILE	6-MILE
Civilian Labor Force	3,941	16,595	37,314

KEY EMPLOYERS

	# OF EMPLOYEES
Canyon County	900+
Vallivue School District #132	900+
Caldwell School District #132	800+
West Valley Medical Center	600+
The College of Idaho	500+

CANYON COUNTY OVERVIEW

271,605
2025 POPULATION

34.8
2025 MEDIAN AGE

$72,355
2025 MEDIAN HOUSEHOLD INCOME

$499,990
2025 MEDIAN PROPERTY VALUE

As of 2025, Canyon County, ID has an estimated population of 271,605 reflecting a 2.56% increase from the previous year. The median age is 34.8, and the median household income stands at $72,355. Between 2024 and 2025, the population grew from 266,892 to 271,238, marking a 1.63% increase. The median household income saw a modest rise from $72,355 in 2023, maintaining economic stability in the region.

AREA OVERVIEW

CALDWELL, IDAHO | JUST NAMED FASTEST GROWING CITY IN IDAHO WITH 21.5% GROWTH

Caldwell, Idaho, is a thriving city in the Treasure Valley, approximately 25 miles west of Boise. Established in the late 19th century, Caldwell has deep agricultural roots and has long been a hub for farming, particularly in crop production and the burgeoning wine industry. The city boasts a historic downtown area, centered around the revitalized Indian Creek Plaza, a popular venue that hosts numerous community events, farmers' markets, and seasonal festivals. This vibrant space has become a focal point for residents and visitors, reflecting Caldwell's commitment to preserving its heritage while embracing growth and development.

Education and culture also play a significant role in Caldwell's identity. The College of Idaho, a small, prestigious liberal arts college, is located in the heart of the city and contributes to its intellectual and cultural vibrancy. Caldwell's close-knit community is characterized by a blend of small-town charm and the conveniences of a larger urban area, thanks to its proximity to Boise. As the city continues to grow, it maintains a balance between honoring its historical roots and welcoming new opportunities for business and residential expansion, making it an attractive place to live, work, and visit.

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

FOR MORE INFORMATION, PLEASE CONTACT

MATT MAHONEY, SIOR
Managing Principal
208.340.9780
mattm@leeidaho.com

SHANE JIMENEZ
Principal
208.602.4500
shanej@leeidaho.com

Lee & Associates Idaho LLC | 1161 W. River Street, Ste. 310 | Boise, ID 83702 | 208.343.2300 | leeidaho.com