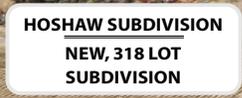


TOK GREENMONT SUBDIVISION

COMMERCIAL

COMMERCIAL DEVELOPMENT LAND FOR SALE | SOLITUDE WAY | CALDWELL, ID 83607



9,100 VPD



CONTACT

SAM MCCASKILL
CCIM
208.947.0804
sam@tokcommercial.com

HIGHLIGHTS



- Prominent hard-corner location with full access on the frontage parcels of the new Greenmont Subdivision by Hubble Homes.
- Prime opportunity to add needed amenities and services in a commercially underserved submarket.
- Directly across from schools, parks, sports facilities and gyms, and surrounded by abundant rooftops.
- C-2 (Community Commercial) zoning supports a wide range of commercial uses.
- Development Agreement has no restrictions for uses in the C-2 zone.
- Surrounded by residential development, in Caldwell's path of rapid residential growth, with more to come — historical 5-year growth rate of 21.5%!
- Accessible within minutes from I-84 providing accessibility to major area employers, educational facilities, entertainment, and services.

DETAILS



PROPERTY TYPE:	Commercial Land
LOT SIZE:	10.32 Acres
LOT DIVISIBILITY:	3.316 - 7.021 Acres
SALE PRICE:	\$5,400,000 (\$12.00/SF)
PARCEL NO:	R3255210100, R3255210300
ZONING:	C-2, Community Commercial
UTILITIES:	All to Site

UPDATED: 2.25.2026
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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



BRING COMMERCIAL AMENITIES TO A FAST-GROWING RESIDENTIAL AREA!



ASPEN CREEK
SENIOR LIVING

CLOCKTOWER
PROFESSIONAL PARK



VALLEY VIEW
SELF STORAGE

HERITAGE COMMUNITY
CHARTER SCHOOL

RICHMOND HEIGHTS
NEW, 24-UNIT
APARTMENT COMPLEX

 **GREENMONT
SUBDIVISION**



9,100 VPD

HOSHAW SUBDIVISION
NEW, 318 LOT
SUBDIVISION

**PLANNED SUBDIVISIONS
+4,014 PLANNED LOTS**

**ENTITLED SUBDIVISIONS
+4,125 TOTAL LOTS**



POPULATION
72,293
3 MI. RADIUS

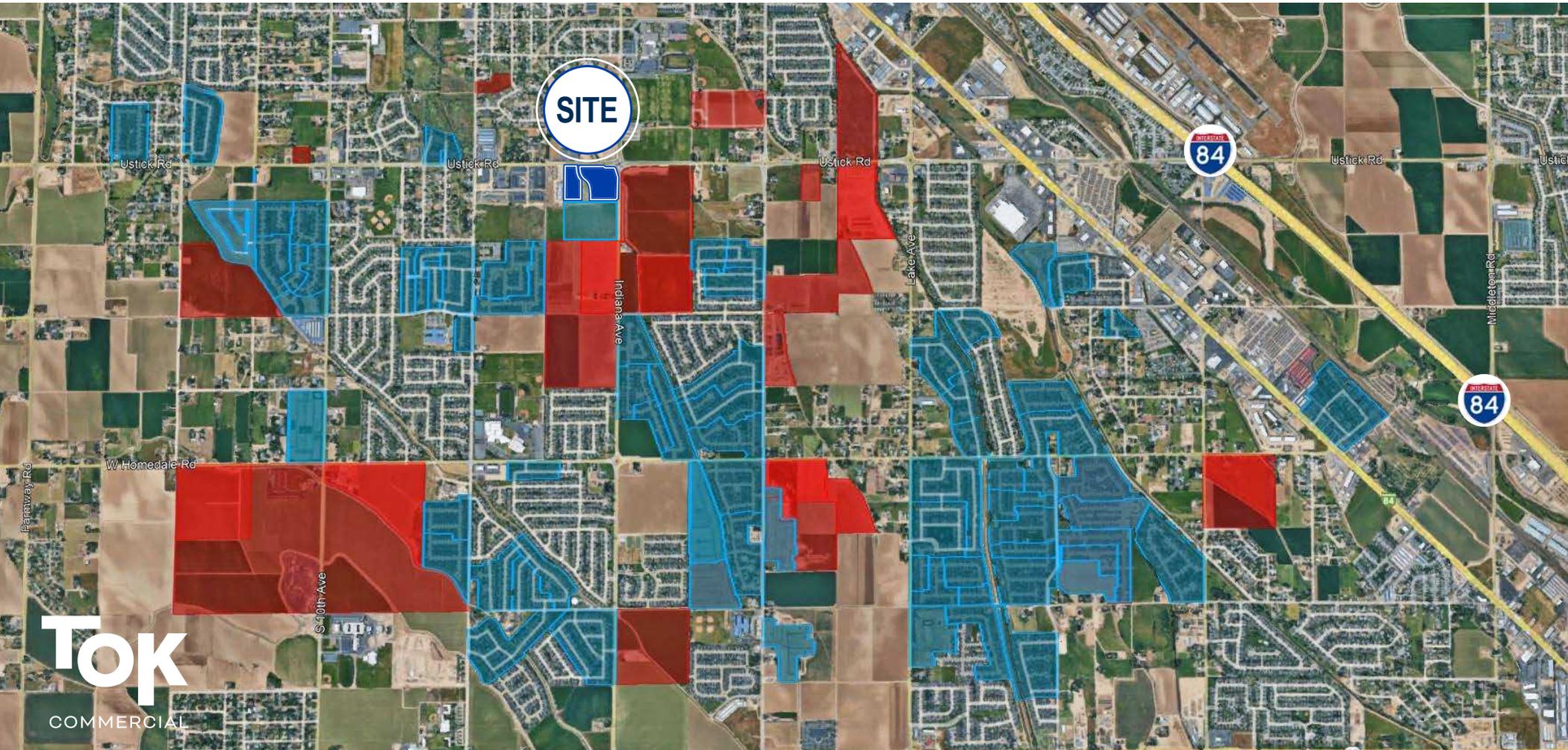


HISTORIC ANN. GROWTH
21.5%
PAST 5 YEARS



AVG. HOUSEHOLD INC.
\$86,111
3 MI. RADIUS

Caldwell is the fastest growing city in the state. It has experienced a 21.5% increase in population over the past five years. Furthermore, it ranked 51st nationally among the fastest-growing cities. The city's commercial and industrial growth has outpaced even its residential growth, with a 40% increase in valuation according to the Canyon County assessor.



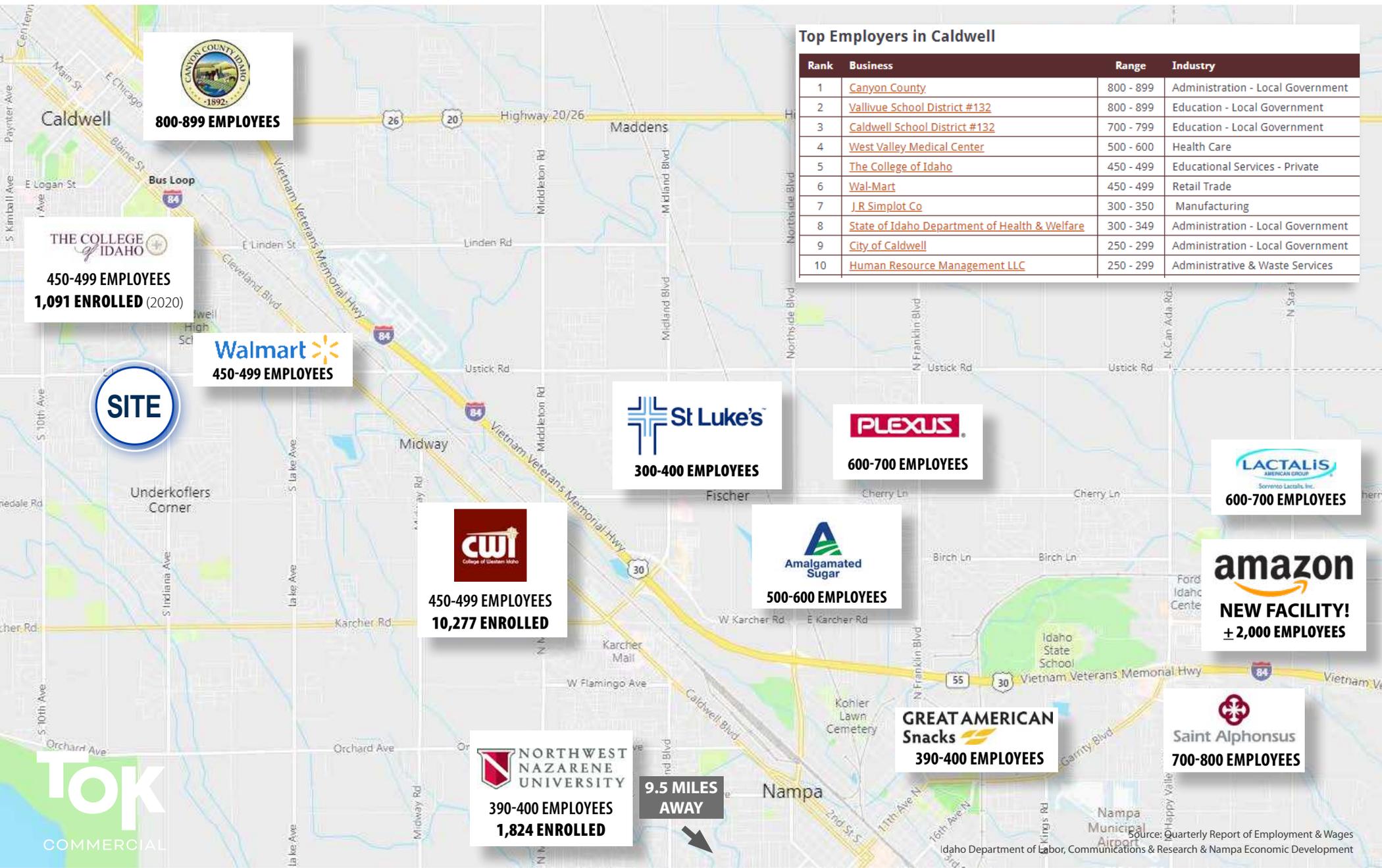
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TOKCOMMERCIAL.COM



Top Employers in Caldwell

Rank	Business	Range	Industry
1	Canyon County	800 - 899	Administration - Local Government
2	Vallivue School District #132	800 - 899	Education - Local Government
3	Caldwell School District #132	700 - 799	Education - Local Government
4	West Valley Medical Center	500 - 600	Health Care
5	The College of Idaho	450 - 499	Educational Services - Private
6	Wal-Mart	450 - 499	Retail Trade
7	J.R. Simplot Co	300 - 350	Manufacturing
8	State of Idaho Department of Health & Welfare	300 - 349	Administration - Local Government
9	City of Caldwell	250 - 299	Administration - Local Government
10	Human Resource Management LLC	250 - 299	Administrative & Waste Services

800-899 EMPLOYEES

450-499 EMPLOYEES
1,091 ENROLLED (2020)

450-499 EMPLOYEES

SITE

300-400 EMPLOYEES

600-700 EMPLOYEES

600-700 EMPLOYEES

450-499 EMPLOYEES
10,277 ENROLLED

500-600 EMPLOYEES

NEW FACILITY!
± 2,000 EMPLOYEES

390-400 EMPLOYEES
1,824 ENROLLED

9.5 MILES AWAY

390-400 EMPLOYEES

700-800 EMPLOYEES

Source: Quarterly Report of Employment & Wages
Idaho Department of Labor, Communications & Research & Nampa Economic Development