



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR LEASE / BUILD-TO-SUIT

## Build-to-Suit Pads Available

Old Highway 30 & Highway 44, Caldwell, Idaho 83607



### CUSTOM BUILD-OUT OPPORTUNITIES

## 5,000-20,000 SF Build-to-Suits Lease Rates Negotiable

### Property Highlights

|                    |   |
|--------------------|---|
| Proposed Buildings | Multiple Buildings Planned                                      |
| Available Spaces   | 5,000 - 20,000 SF   |
| Lot Sizes          | 13.47 Acres (Potential for Splits)                              |
| Current Zoning     | R-1 (Potential for Rezone)                                      |
| Building Types     | Proposed Single & Multi-Tenant                                  |
| Frontage           | Over 1,200 Feet on Interstate 84<br>Over 600 Feet on Highway 44 |
| Access             | Easy Access to On/Off Ramp 25                                   |
| Parcel Number      | R3462001000   |
| Availability       | Contact Agents for Details and Delivery Time Line               |

### Listing Features

- New Commercial, Manufacturing, Distribution and/or Multifamily Built-to-Suit Opportunity in Caldwell, Idaho
- Parcel Split Potential for Almost any Size Need, Contact Agents for Sizes & Details
- Current Residential Zoning can be Rezoned to Commercial for Specific Users Needs
- Property is Located North West of Caldwell on Exit 25 at Highway 44 and Old Highway 30
- High Visibility Location with Unobstructed Visibility & Frontage on Interstate 84 and Highway 44
- Contact Agents to Discuss Various Uses and Layouts and to Schedule a Site Visit Today!!

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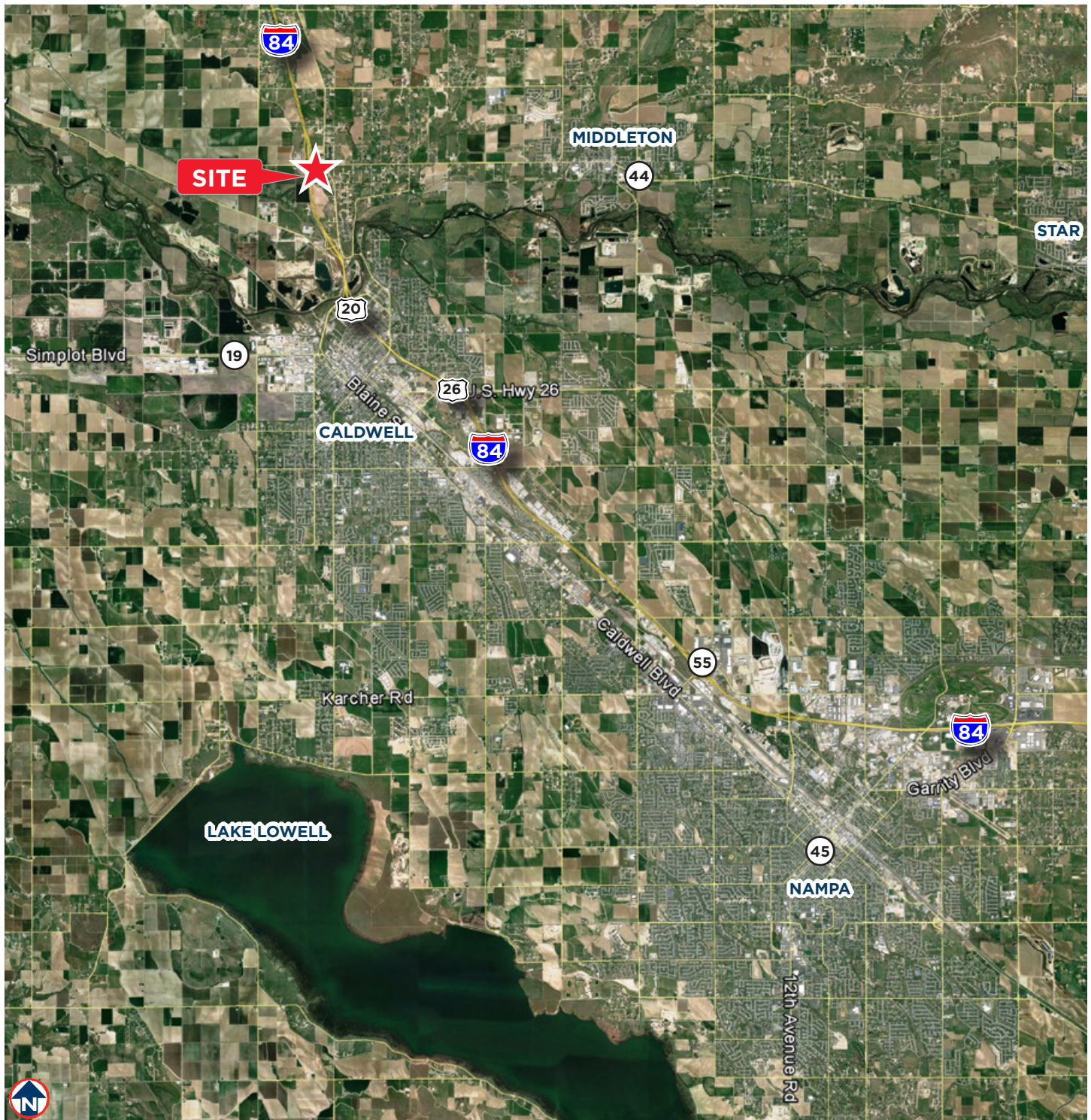
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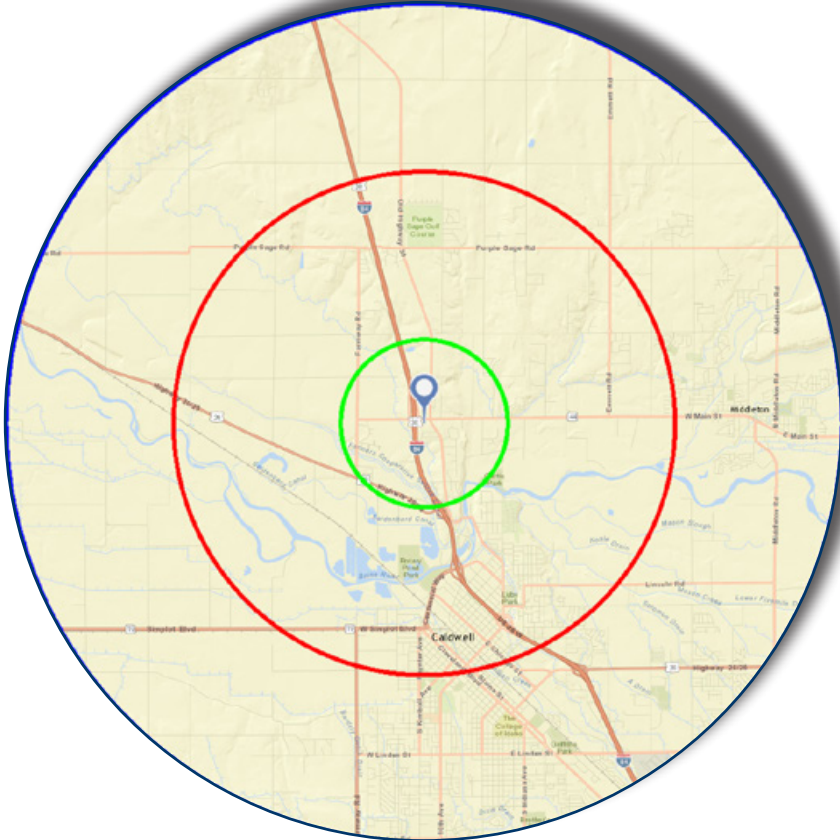
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## - LOCATED IN A HIGH GROWTH AREA IN CALDWELL -

In the identified area, the current year population is 47,595. In 2010, the Census count in the area was 43,515. The rate of change since 2010 was 1.44% annually. The five-year projection for the population in the area is 51,955 representing a change of 1.77% annually from 2016 to 2021.



|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2000 Population        | 1,665  | 12,211  | 33,939  |
| 2010 Population        | 1,954  | 14,306  | 43,515  |
| 2016 Population        | 2,095  | 15,278  | 47,595  |
| 2021 Population        | 2,299  | 16,693  | 51,955  |
| 2000-2010 Annual Rate  | 1.61%  | 1.60%   | 2.52%   |
| 2010-2016 Annual Rate  | 1.12%  | 1.06%   | 1.44%   |
| 2016-2021 Annual Rate  | 1.88%  | 1.79%   | 1.77%   |
| 2016 Male Population   | 48.7%  | 51.3%   | 49.9%   |
| 2016 Female Population | 51.3%  | 48.7%   | 50.1%   |
| 2016 Median Age        | 32.9   | 32.8    | 32.3    |

|                             |       |       |        |
|-----------------------------|-------|-------|--------|
| <b>Households</b>           |       |       |        |
| 2000 Households             | 461   | 3,905 | 11,791 |
| 2010 Households             | 570   | 4,547 | 14,758 |
| 2016 Total Households       | 614   | 4,860 | 16,044 |
| 2021 Total Households       | 676   | 5,320 | 17,465 |
| 2000-2010 Annual Rate       | 2.15% | 1.53% | 2.27%  |
| 2010-2016 Annual Rate       | 1.20% | 1.07% | 1.35%  |
| 2016-2021 Annual Rate       | 1.94% | 1.83% | 1.71%  |
| 2016 Average Household Size | 3.41  | 3.01  | 2.87   |

|                                 |          |          |          |
|---------------------------------|----------|----------|----------|
| <b>Average Household Income</b> |          |          |          |
| 2016 Average Household Income   | \$53,994 | \$51,893 | \$51,684 |
| 2021 Average Household Income   | \$58,052 | \$56,331 | \$56,420 |
| 2016-2021 Annual Rate           | 1.46%    | 1.65%    | 1.77%    |

|  |               |                |                |
|--|---------------|----------------|----------------|
| <b>Data for all businesses in area</b> | <b>1 mile</b> | <b>3 miles</b> | <b>5 miles</b> |
| Total Businesses:                      | 46            | 643            | 1,532          |
| Total Employees:                       | 292           | 6,321          | 15,546         |

## - IDAHO RANKS NO. 1 IN JOB SATISFACTION IN THE NATION -

Idahoans are the happiest workers in the country, according to a study done by Monster and Brandwatch. The two companies analyzed about 2 million tweets from across the globe to find information on job-loving and job-hating trends.

<http://www.idahostatesman.com/news/state/idaho/article89581862.html>