

ANNEXED INFILL OPPORTUNITY

# 411 HANNIBAL ST CALDWELL, ID 83605



**±60 FT PYLON SIGN**  
VISIBLE FROM INTERSTATE

[rallensrealty.com](https://rallensrealty.com)



**RALLENS REALTY**  
CONSULTANTS

FOR SALE



### PROPERTY INFORMATION

|                        |                                                                    |
|------------------------|--------------------------------------------------------------------|
| <b>ADDRESS</b>         | 411, 317, & 311 Hannibal St<br>& O Ithaca St<br>Caldwell, ID 83605 |
| <b>ACREAGE</b>         | ±2.635 Acres                                                       |
| <b>COUNTY</b>          | Canyon                                                             |
| <b>ZONING</b>          | C-3 & R-2<br>Comp Plan-Urban Neighborhood                          |
| <b>JURISDICTION</b>    | Annexed — City of Caldwell                                         |
| <b>OFFICE BUILDING</b> | ±2,535 SF                                                          |
| <b>GARAGE/SHOP</b>     | ±1,700 SF                                                          |
| <b>SIGNAGE</b>         | Existing ±60 FT pylon sign<br>visible from Interstate              |
| <b>PRICE</b>           | <b>\$1,749,000</b>                                                 |

### HIGHLIGHTS

- Located in Opportunity Zone & Qualified Census Tract (QCT)
- Four contiguous parcels totaling ±2.635 acres
- C-3/R-2 allows for a wide variety of uses including PUD, restaurant with drive-thru, car wash, hotel, retail, office, c-store & much more
- Already annexed into the City of Caldwell with C-3 & R-2 zoning
- ±2,535 SF office building and ±1,700 SF detached garage/shop in place
- Direct Interstate 84 visibility supported by existing tall pylon sign
- ±1.5 mi to Indian Creek Plaza & downtown
- Strong infill candidate as Caldwell tightens new entitlements

This information, while not guaranteed, is from sources we believe to be reliable.  
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

**BRIAN RALLENS**

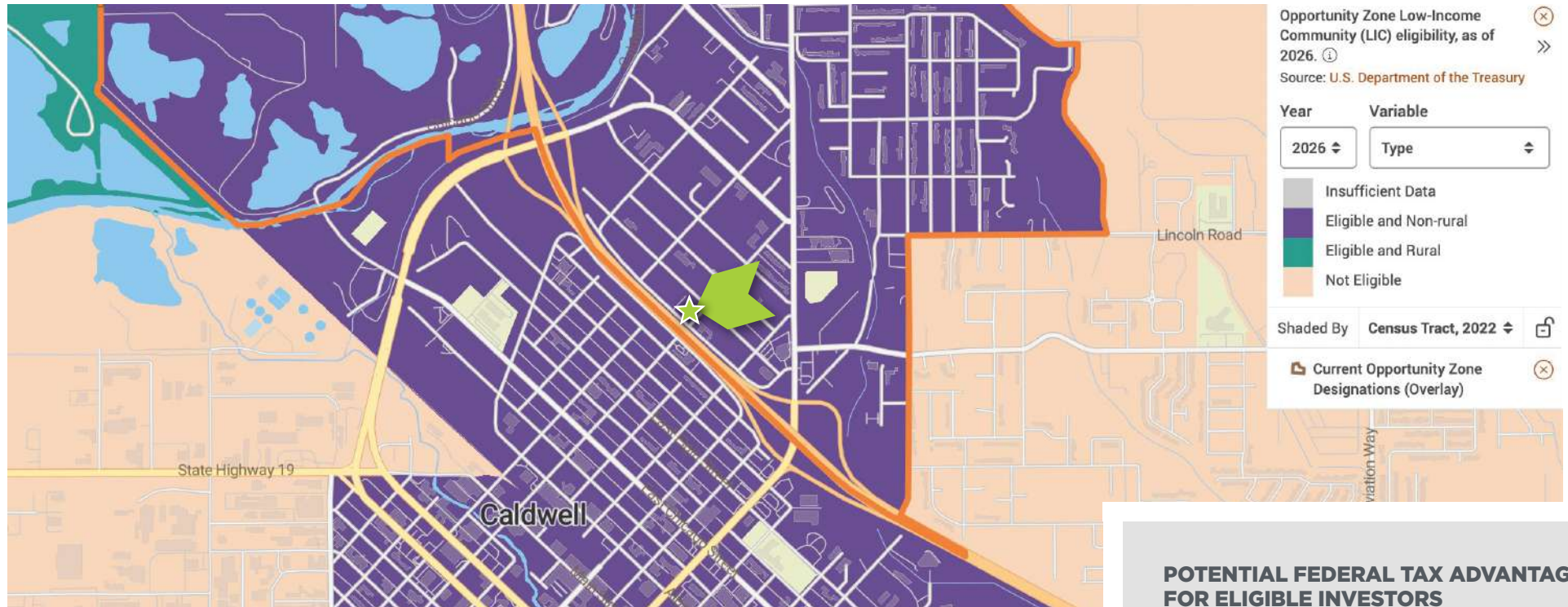
208.761.0924 | brian@rallensrealty.com

**JOSHUA HADDER**

208.870.7091 | joshua@rallensrealty.com

RALLENS REALTY CONSULTANTS | 401 W FRONT STREET, SUITE 307 | BOISE, ID 83702 | 208.996.1055





## WHY THIS MATTERS FOR 411 HANNIBAL

This property is located within a federally designated Qualified Opportunity Zone. For eligible investors, Opportunity Zone and QCT investments may provide meaningful federal tax advantages while investing in long-term community growth.

Disclaimer: This material is provided for informational purposes only and is not intended as tax, legal, or investment advice. Prospective purchasers should consult their own tax, legal, and financial advisors regarding Opportunity Zone eligibility, investment structure, and potential benefits.

### POTENTIAL FEDERAL TAX ADVANTAGES FOR ELIGIBLE INVESTORS

- Potential deferral of eligible capital gains when reinvested into a Qualified Opportunity Fund.
- Potential reduction of deferred gains depending on applicable holding periods and current law.
- Potential exclusion of appreciation on qualifying Opportunity Zone investments held for the required period.
- Support long-term investment in growing communities.
- May qualify for Low Income Housing Tax Credit.

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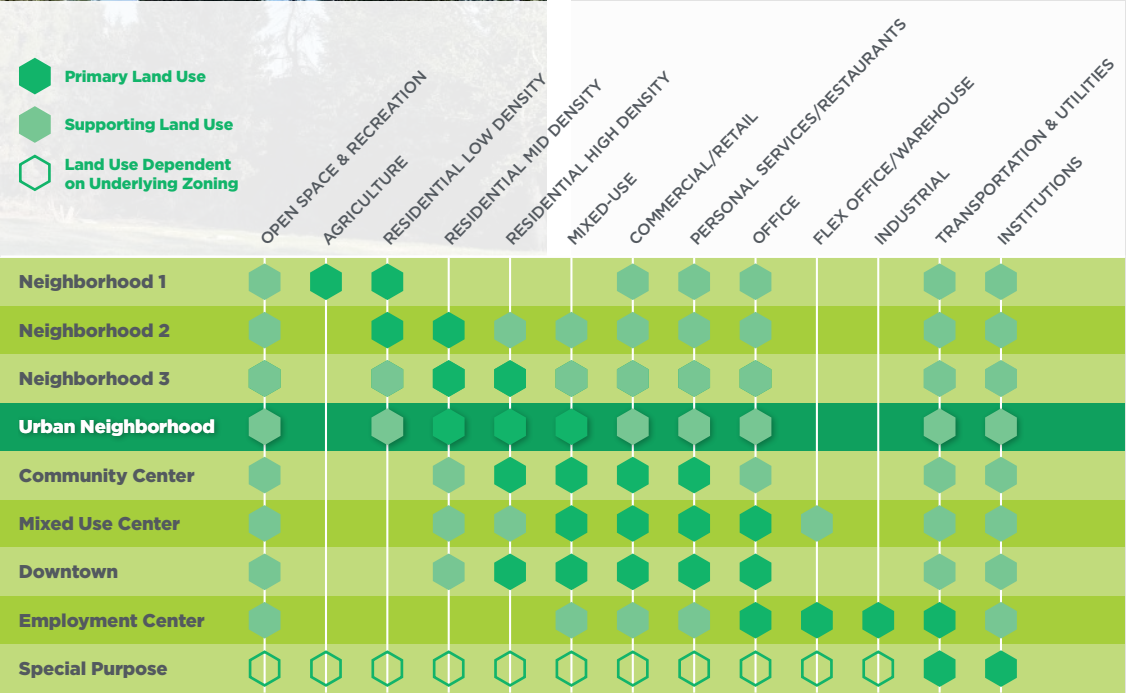
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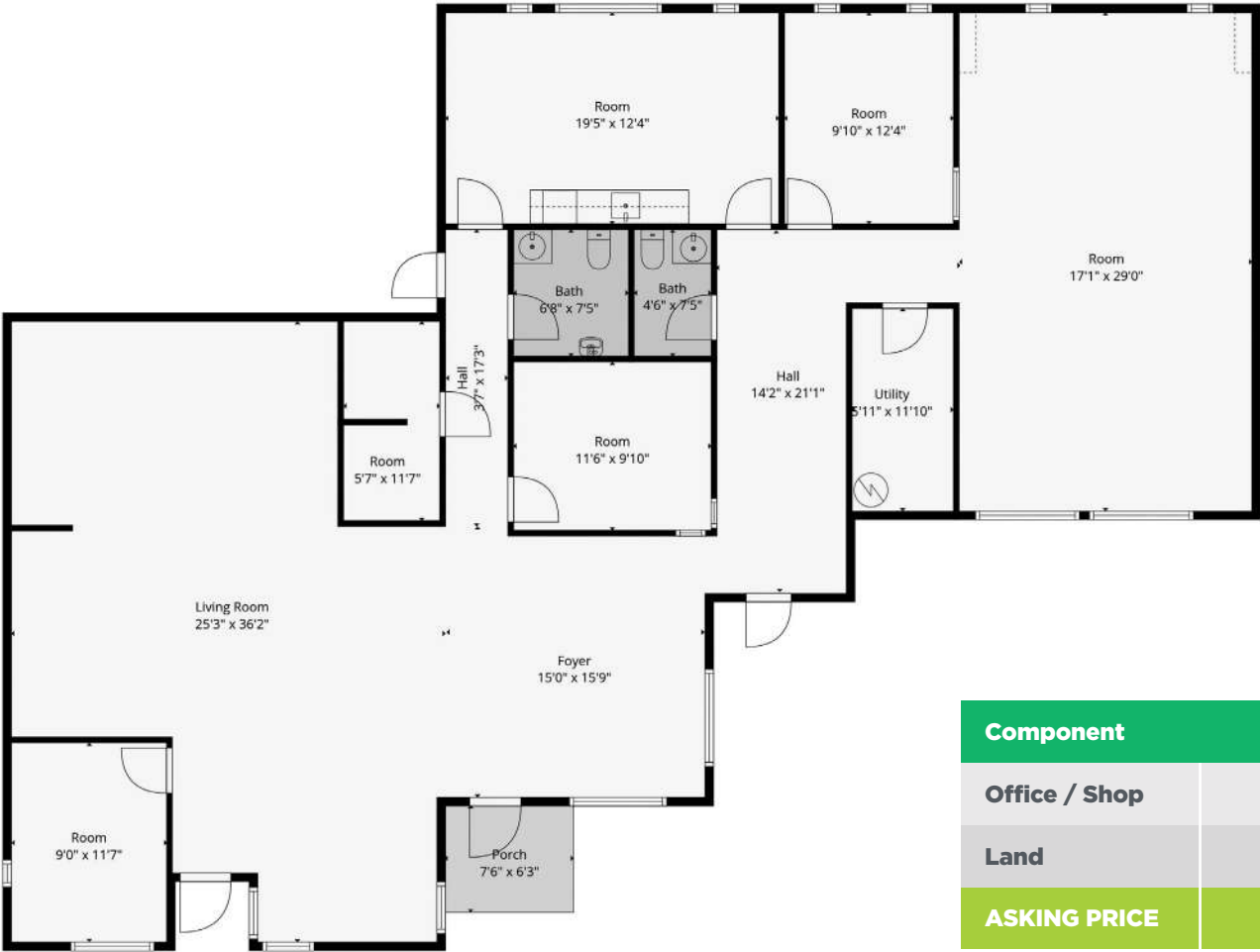
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Already annexed into the City of Caldwell, the property offers a rare infill opportunity with existing commercial zoning and municipal services in place. With the city taking a more cautious stance on new development and annexation, much of the entitlement risk and timeline has already been solved.





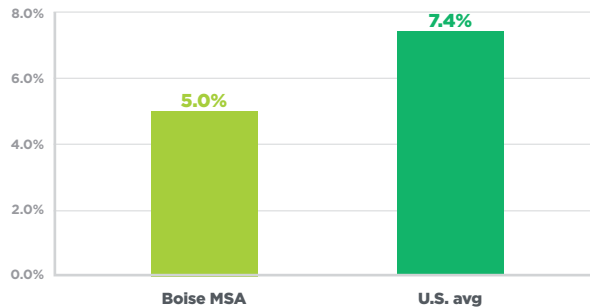
The existing ±4,235 SF improvements provide immediate functionality and income potential for an owner-user or investor, with flexibility for office, medical, or service-oriented use while future redevelopment is planned. The \$1,749,000 asking price reflects approximately \$651,288 in existing improvement value, with the remaining land priced near \$10.50/SF.

| Component     | Quantity  | Price/SF    | Price       |
|---------------|-----------|-------------|-------------|
| Office / Shop | ±4,235 SF | \$153.78/SF | \$651,288   |
| Land          | ±2.4 ac   | \$10.50/SF  | \$1,097,712 |
| ASKING PRICE  |           |             | \$1,749,000 |



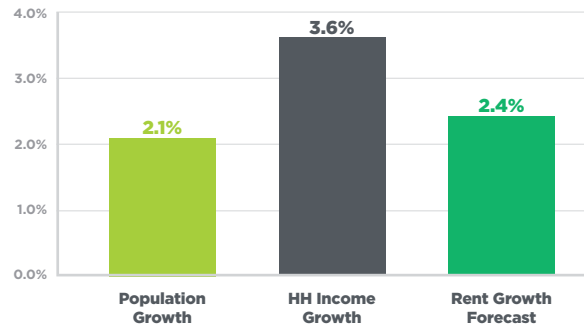
### VACANCY — BOISE VS U.S. (Q4 2025)

Boise apartment vacancy ran ≈240 bps tighter than the national average.



### 2026 TREASURE VALLEY DEMAND DRIVERS

Population, income, and rent fundamentals all positive entering 2026.



Boise-MSA multifamily fundamentals remain constructive heading through 2026. Trailing-twelve-month absorption is the highest since mid-2021, vacancy stabilized at 5.0% to close 2025 — well below the U.S. average — and Boise leads the nation in 2026 population growth at 2.1%. Caldwell remains supply-constrained as the city tightens entitlements through its current Comprehensive Plan update.

#### TTM NET ABSORPTION — Q1 2026

≈**2,300**

units • highest since mid-2021

#### MULTIFAMILY VACANCY — Q4 2025

**5.0%**

stabilized • U.S. avg ≈7.4%

#### 2026 RENT GROWTH FORECAST

**+2.4%**

Berkadia • extends 2025's +2.5%

## WHY THIS MATTERS FOR 411 HANNIBAL

Stabilized vacancy below the U.S. average, nation-leading 2026 population growth, and continued positive rent growth — paired with Caldwell's tightening entitlement posture — create a supply-constrained window for this annexed C-3 Urban Neighborhood infill site with direct I-84 visibility and an existing pylon sign.

Sources: Cushman & Wakefield Boise Multifamily MarketBeat Q1 2025 • Berkadia Boise of 2026 Multifamily Market Report - Callbre CBI Boise CRE Update 12-08-25 - BoiseDev (Caldwell Comp Plan).

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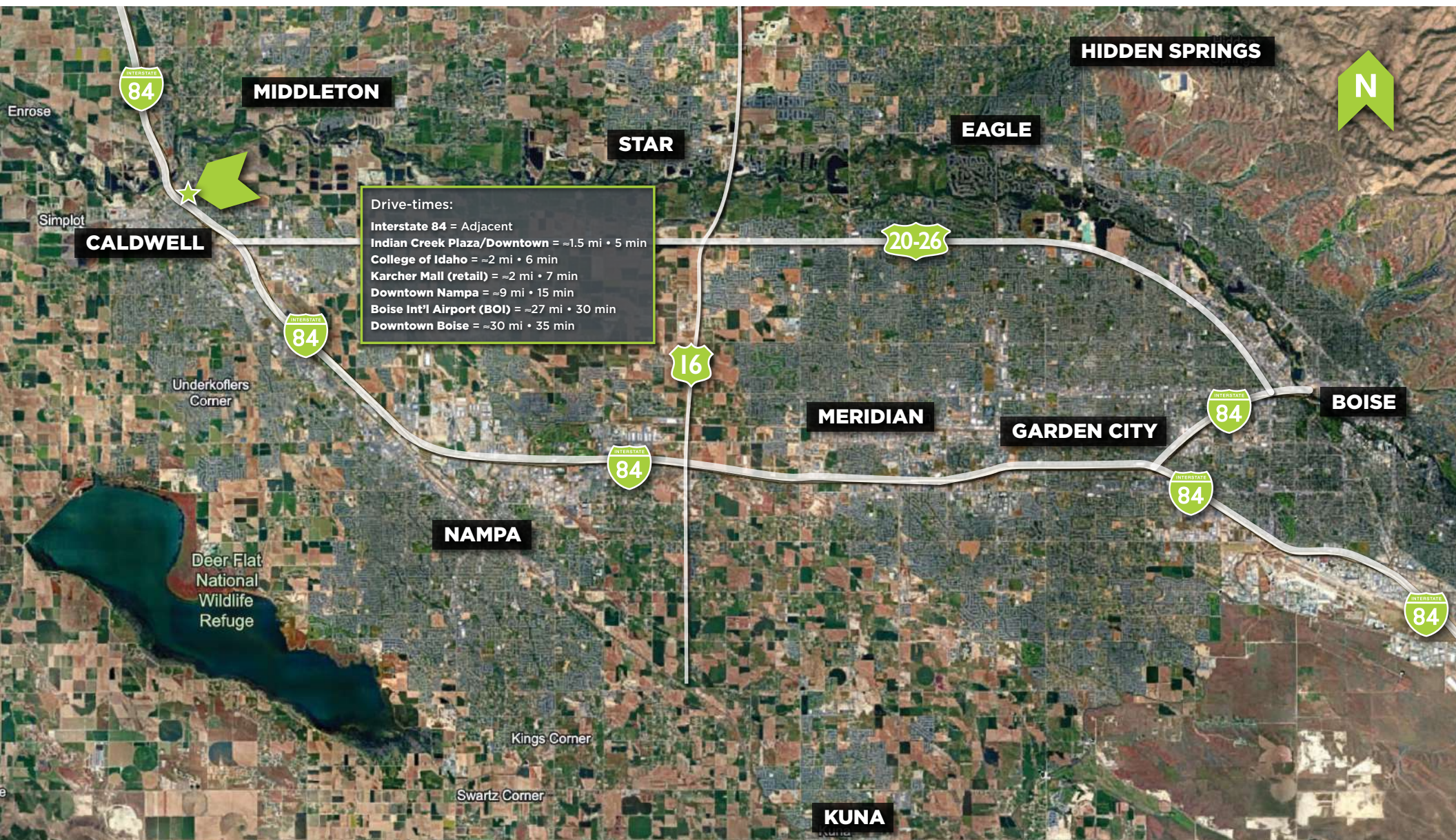
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411 Hannibal fronts the spine of the Treasure Valley — wedged between two I-84 interchanges, with the direct freeway visibility a pylon sign was built for. Five minutes east, Indian Creek Plaza throws 200+ events a year and anchors downtown Caldwell's amenity core. ITD's I-84 widening (Exits 27-29) wraps in 2027, pouring even more traffic past your front door. Caldwell is growing 6%+ a year, entitlements are tightening, and this 2.635-acre annexed assemblage is already sitting on C-3/R-2 zoning — multifamily, drive-thru, hospitality, retail, c-store, or office, no entitlement gauntlet required.

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### SUNNYSLOPE WINE TRAIL

#### 1 – Bitner Vineyards

16645 Plum Ln, Sunnyslope, ID 83605  
208-455-1870 | BitnerVineyards.com

#### 2 – Cuesta Sol Vineyards

16385 Cuesta Sol Ln,  
Sunnyslope, ID 83607  
208-340-8654 | CuestaSolVineyards.com

#### 3 – Devil's Bedstead Winery

21500 Hoskins Rd, Sunnyslope, ID 83607  
208-914-0774 | DevilsBedstead.com

#### 4 – Dunning Estates

19937 Vino Ln, Sunnyslope, ID 83607  
208-606-0936 | TheSlopeFarm.com

#### 5 – Famici Wine Company

21026 Hoskins Rd, Sunnyslope, ID 83607  
208-991-1152 | FamiciWine.com

#### 6 – Free Dog Wines

15593 Sunny Slope Rd,  
Sunnyslope, ID 83607  
208-573-0800 | FreeDogWines.com

#### 7 – Fujishin Estate Winery

17543 Allendale Rd, Wilder, ID 83676  
208-779-2466 | FFCWine.com

#### 8 – HAT Ranch Winery |

##### Vale Wine Co.

15343 Plum Rd, Sunnyslope, ID 83607  
208-994-6416 | HatRanchWinery.com

#### 9 – Hells Canyon Winery |

##### Zhoo Zhoo Wines

18835 Symms Rd, Sunnyslope, ID 83607  
208-477-4757 | HellsCanyonWine.com

#### 10 – Huston Vineyards

16473 Chicken Dinner Rd,  
Sunnyslope, ID 83607  
208-455-7975 | HustonVineyards.com

#### 11 – Indian Creek Winery

1000 N McDermott Rd, Kuna, ID 83634  
208-891-7151 | IndianCreekWinery.com

#### 12 – Kerry Hill Winery

17264 Kerry Hill Ln, Wilder, ID 83676  
208-901-5815 | KerryHillWinery.com



#### 13 – Kindred Vineyards

14253 Frost Rd, Sunnyslope, ID 83607  
208-504-2127 | KindredVineyards.com

#### 14 – Koenig Vineyards

21452 Hoskins Rd, Sunnyslope, ID 83607  
208-459-4087 | KoenigVineyards.com

#### 15 – Parma Ridge Winery & Bistro

24509 Rudd Rd, Parma, ID 83660  
208-946-5187 | ParmaRidge.wine

#### 16 – Sawtooth Estate Winery

19348 Lowell Rd, Sunnyslope, ID 83607  
208-467-1200 | SawtoothWinery.com

#### 17 – SCORIA Vineyards

12639 Walker Lake Rd, Sunnyslope, ID 83607  
208-550-2472 | ScoriaVineyards.com

#### 18 – Ste. Chapelle Winery

19348 Lowell Rd, Sunnyslope, ID 83607  
208-453-7840 | SteChapelle.com

#### 19 – Vizcaya Winery

8987 S Greenhurst Rd, Kuna, ID 83634  
208-870-8354 | VizcayaWinery.com

#### 20 – Williamson Orchards & Vineyards

14807 Sunny Slope Rd, Sunnyslope, ID 83607  
208-459-7333 | Williamson.wine

#### 21 – Gem 73 Winery

21254 Chalk Hills Lane | Sunnyslope, ID 83607  
Coming Summer 2026



## Sunnyslope Wine Trail

Located just minutes from downtown Caldwell, the renowned Sunnyslope Wine Trail offers access to Idaho's celebrated Snake River Valley wine country – home to 20+ wineries, vineyard tasting rooms, farm-to-table dining experiences, and sweeping countryside views.

Often referred to as Idaho's emerging "wine destination," the region blends small-town charm with award-winning wineries and year-round tourism appeal, all within a short drive of the property.

