



6.145 Acres For Sale

3801 HWY 20/26 | Caldwell, ID



16,000-19,000
ANNUAL AVG DAILY TRAFFIC



Under Contract
Gas/Convenience
5.97 AC

Available
Lot 2
3.266 AC

Available
Lot 3
2.959 AC

DRIVE ACCESS
Aviation Way

Muller Dr



4% commission shared
50/50 with selling agent

John Starr
+1 208 871 0546
john.starr@colliers.com

Jack Cosca
+1 208 297 0530
jack.cosca@colliers.com

Property Overview

Available	Lot 2 - 3.266 Acres Lot 3 - 2.959 Acres
Parcel #'s	R3527701100, R3527701000
Total Available Land	± 6.145 Acres
Price	\$15/SF
Zoning	C3 - Commercial and Service

Key Highlights

- Frontage on Aviation Way and Muller Drive
- Annexed & zoned C3
- Located in Caldwell's highly successful Sky Ranch Development
- Strong demographics
- 2,665 employees within a 1-mile radius
- High traffic counts:
 - 18,000 VPD on HWY 20/26
 - 3,800 VPD on Aviation Way
- *4% commission shared 50/50 with selling agent*

Demographics

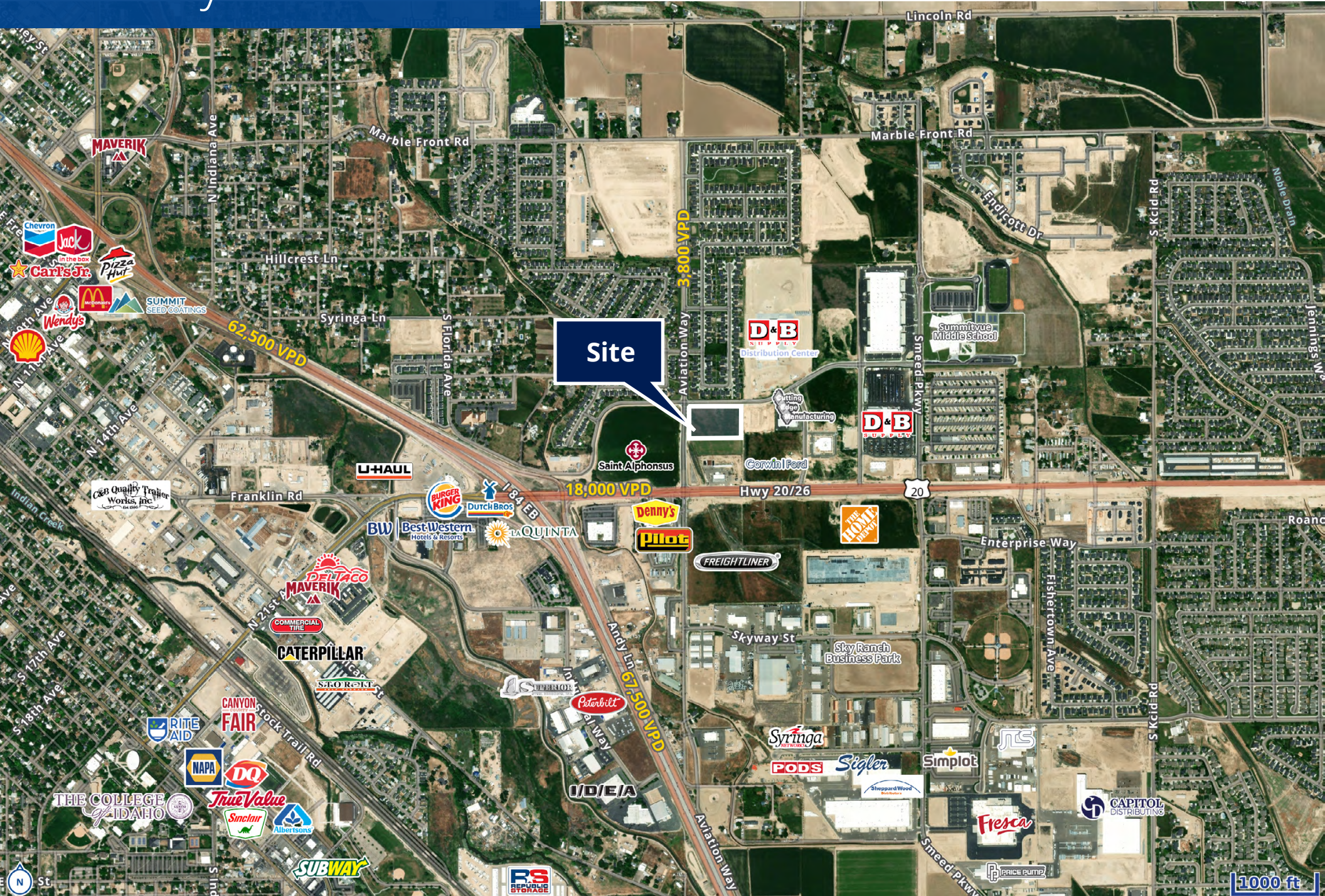
	1 Mile	3 Miles	5 Miles
Population	4,264	47,922	94,529
Households	1,439	15,717	30,576
Avg. HH Income	\$97,965	\$77,009	\$86,047



Nearby Merchants

Google Map

Street View



Location

Google Map

Street View



755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
colliers.com/idaho

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