

APPROVED MULTI-FAMILY DEVELOPMENT LAND

LOGAN VILLAGE



CONCEPTUAL ELEVATION

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FOR SALE



PROPERTY INFORMATION

ADDRESS	TBD W Logan St Caldwell, ID 83605
PROPERTY TYPE	Development Land
COUNTY	Canyon
ZONING	R-3
LOT SIZE	± 5.5 Acres
TOTAL UNITS	58
BUILDING SIZE	3 - 12-Plexes - 3 Story 2 - 8-Plexes - 2 Story 1 - 6-Plex - 2 Story
APPROVALS	SUP Approval - In Place
PRICE	\$1,099,100 (\$18,950/Door)

HIGHLIGHTS

- Shovel ready project with civil construction drawings complete and approved
- Architectural still open for Buyer input on design and unit mix
- Quality design, market-based unit offering and EV charging stations
- Abundant community space and outdoor activities with picnic and BBQ areas, play lot, firepit, and community pathway
- Minutes from Indian Creek Plaza; Award-winning Downtown Caldwell
- Short walk to mass transit for accessibility to whole Valley

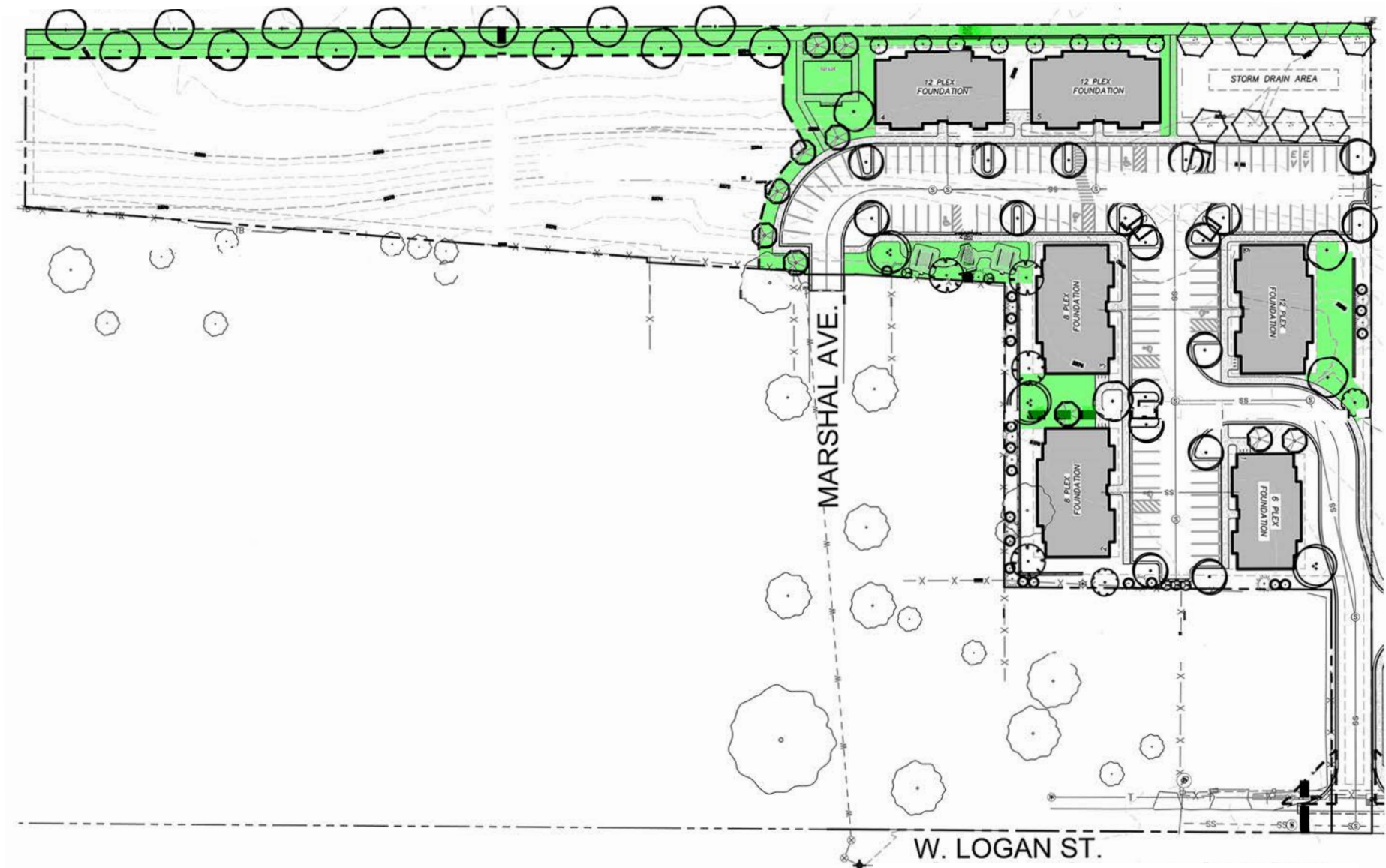
This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

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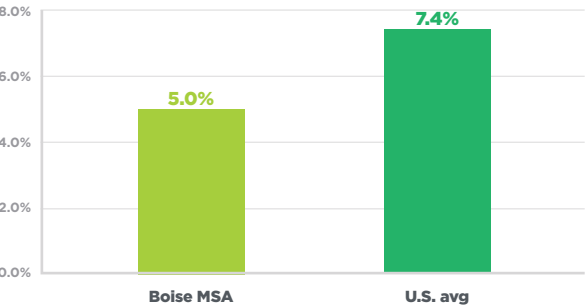


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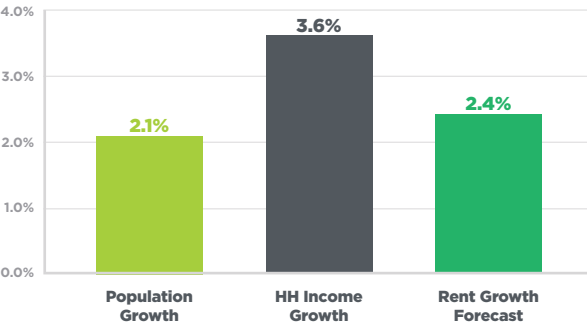
VACANCY — BOISE VS U.S. (Q4 2025)

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%

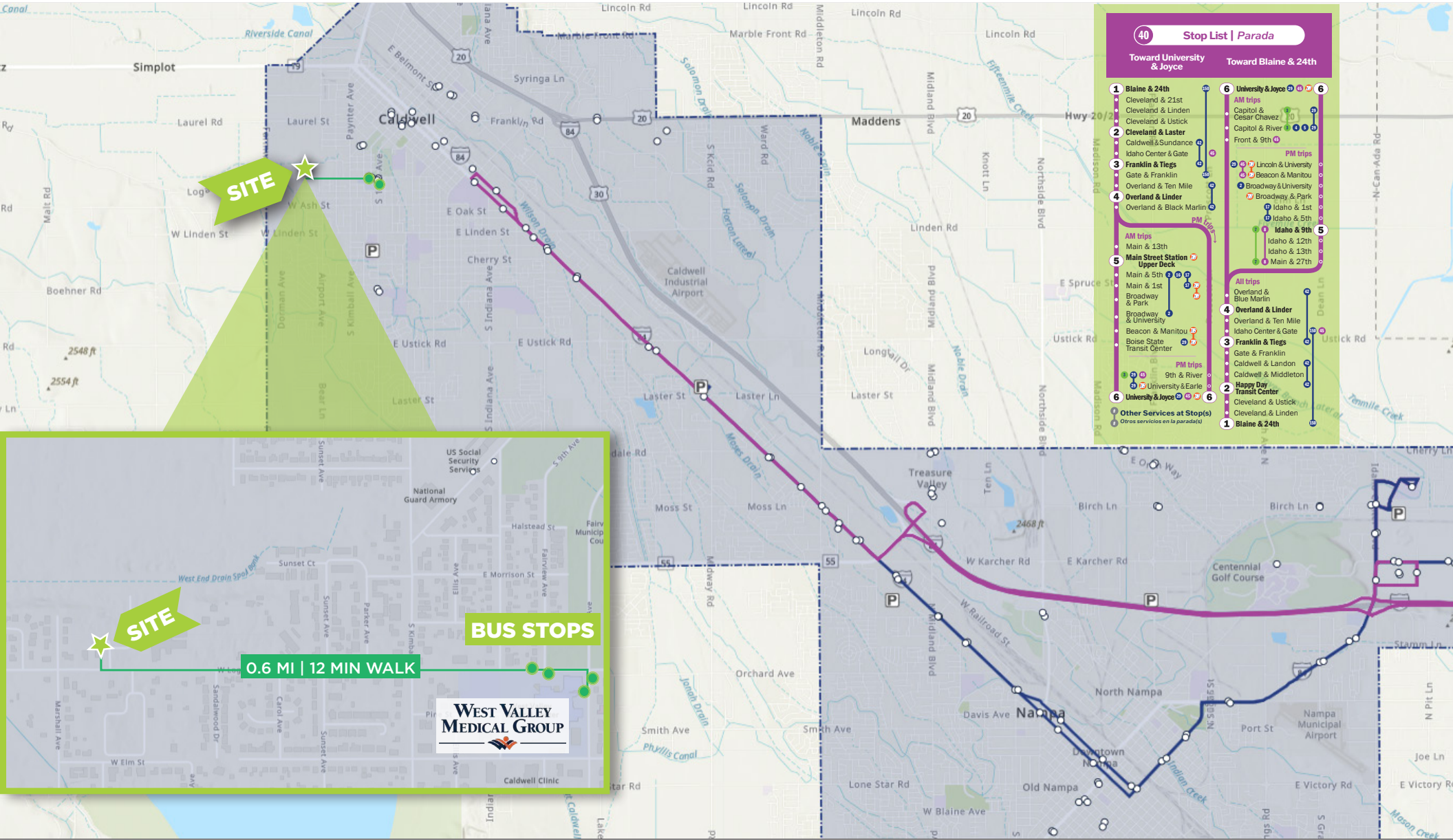
2026 RENT GROWTH FORECAST

+2.4%
Berkadia • extends 2025's +2.5%

WHY THIS MATTERS FOR LOGAN VILLAGE

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 fully approved multi-family development land.

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





Located in the heart of the Treasure Valley, Caldwell offers a strong combination of business opportunity, community amenities, and quality of life.

As the county seat of Canyon County, Caldwell serves as a strong regional hub for healthcare, education, retail, agriculture, and employment.

The city has experienced significant growth, with a population of approximately 76,600 residents, up more than 27% since 2020. Caldwell's proximity to the Boise metropolitan area, expanding workforce, and diverse economy continue to attract new residents, businesses, and investment.

- 27%+ population growth since 2020
- Home to The College of Idaho
- Revitalized Downtown Caldwell & Indian Creek Plaza
- Home to many growing retail, residential, and commercial developments
- Convenient access to the broader Boise metro area

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 Vito 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

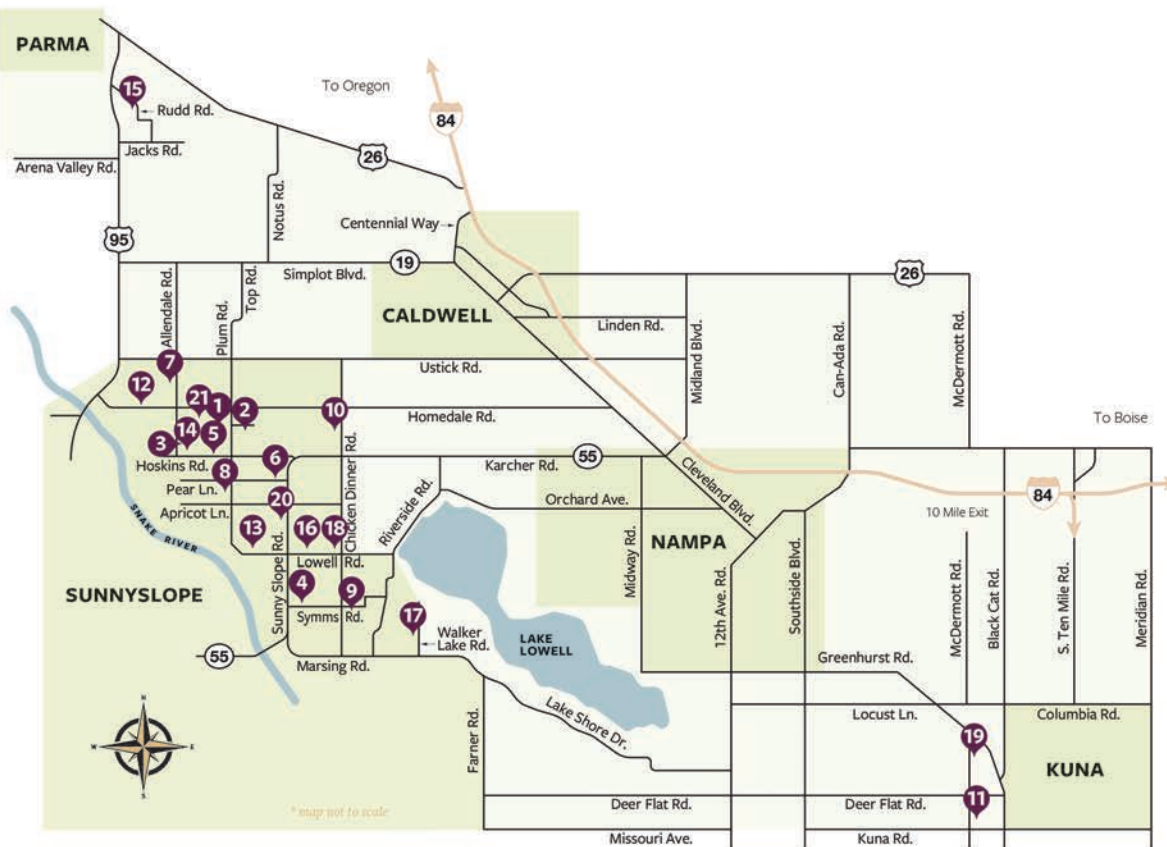
16473 Chicken Dinner Rd,
Sunnyslope, ID 83607
208-455-7975 | HustonVineyards.com

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.