

20079 Simplot Boulevard • Caldwell, ID 83607



## FOR SALE

## 7.47+/- Acres Zoned Ag with Rail Frontage

**GREGG DAVIS**

Director - KW Commercial

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SP32434, Idaho

### PROPERTY DESCRIPTION

7.47 +/- acre on Simplot Blvd, just east of Notus Road. The property has rail frontage and potential to add a spur. The property is in the growing Simplot Blvd Industrial Corridor. Two warehouse buildings on 8" concrete with 200 amp 3 phase power and a total 10,000 sf. 8" concrete slabs and Quonset Type buildings. One is 150' x 50' and the other is 50' x 50'. The property also includes a climate controlled scale house/office with restroom, 80' certified truck scale. Pioneer Irrigation shares available. Two adjacent properties also available totaling 29+/- acres. Contact agent for details.

### LOCATION DESCRIPTION

Located just minutes west of I-84 on Simplot Boulevard, across the boulevard from Zorocco Packaging, near Gayle Manufacturing, and much more.

### SUMMARY

Price: \$3,400,000

Building SF: 10,000

Lot Size: 7.47 Acres

Year Built: 1998

Zoning: Agriculture

Rail: Frontage



# Property Photos

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# Location Maps

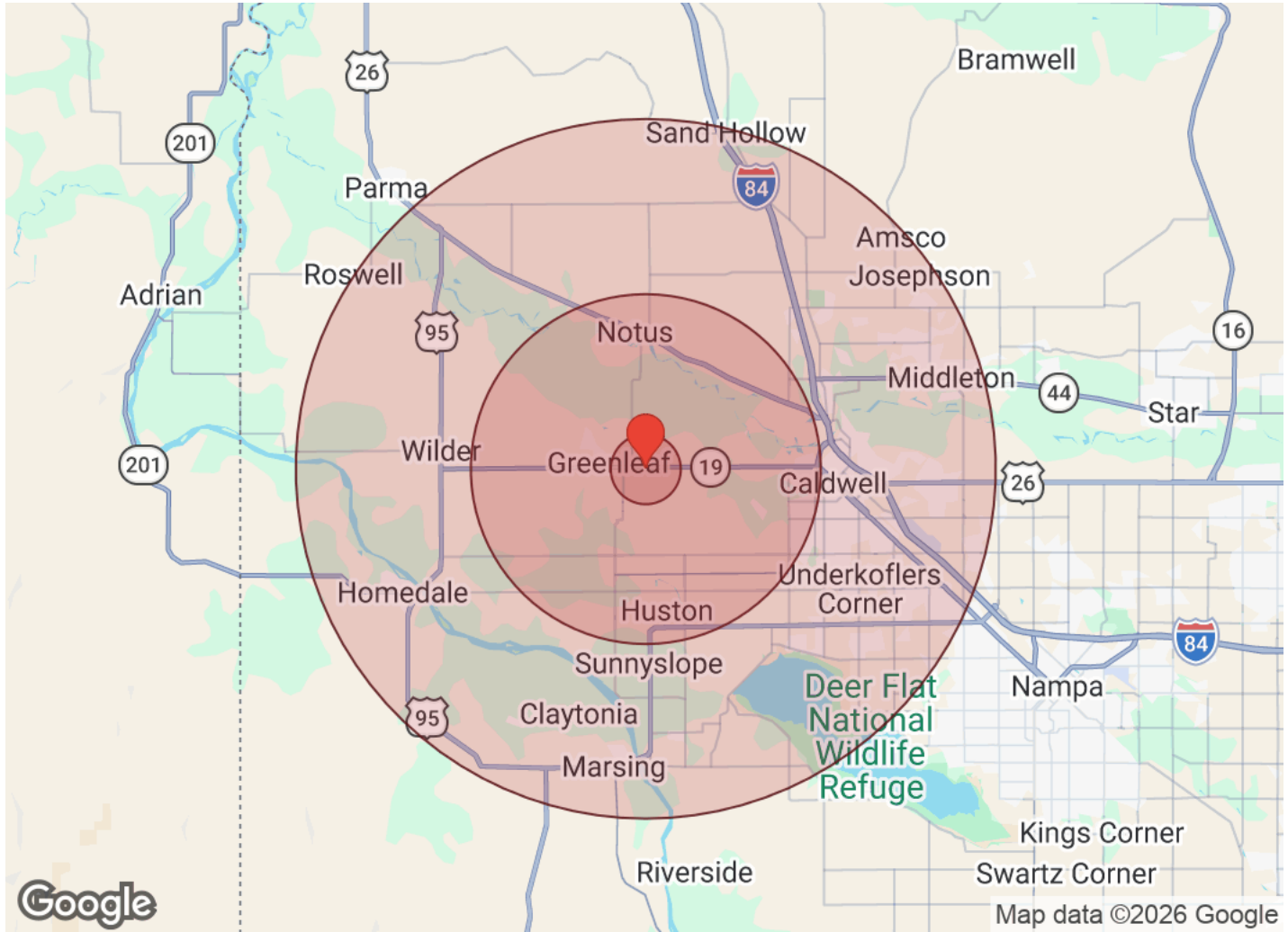
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# Demographics

20079 Simplot Blvd.



Distance: ● 1 Mile ● 5 Miles ● 10 Miles

Population	1 Mile	5 Miles	10 Miles
Male	244	6,172	62,023
Female	237	6,004	60,344
Total Population	481	12,176	122,367

Race / Ethnicity	1 Mile	5 Miles	10 Miles
White	353	8,504	82,549
Black	3	85	1,199
Am In/AK Nat	2	35	379
Hawaiian	N/A	7	122
Hispanic	109	3,109	33,198
Asian	3	128	1,493
Multiracial	11	276	3,108
Other	1	33	330

Housing	1 Mile	5 Miles	10 Miles
Total Units	188	4,983	45,702
Occupied	172	4,575	42,415
Owner Occupied	147	3,303	30,966
Renter Occupied	25	1,272	11,449
Vacant	16	408	3,286

Age	1 Mile	5 Miles	10 Miles
Ages 0 - 14	92	2,416	26,095
Ages 15 - 24	62	1,657	17,568
Ages 25 - 54	163	4,252	48,239
Ages 55 - 64	74	1,622	12,937
Ages 65+	90	2,228	17,528

Income	1 Mile	5 Miles	10 Miles
Median	\$68,501	\$77,367	\$80,201
Under \$15k	12	290	2,481
\$15k - \$25k	26	324	2,274
\$25k - \$35k	3	284	2,717
\$35k - \$50k	13	553	4,327
\$50k - \$75k	44	781	8,048
\$75k - \$100k	10	583	6,546
\$100k - \$150k	48	1,133	9,928
\$150k - \$200k	11	393	3,768
Over \$200k	5	233	2,328