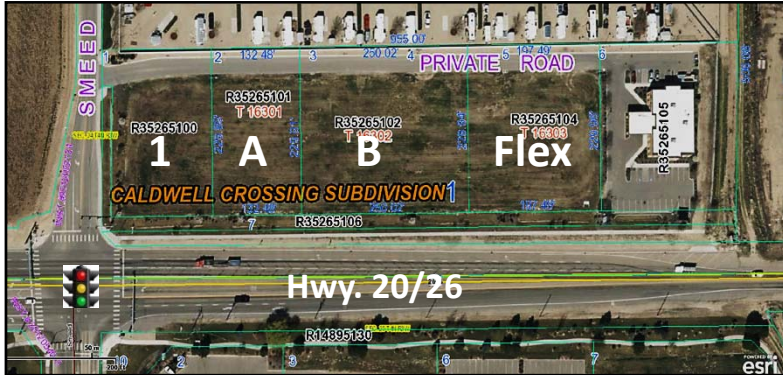


LOTS FOR SALE OR BUILD-TO-SUIT



LOCATION: Caldwell Crossing Subdivision
Hwy. 20/26 & Smeed Parkway
Caldwell, Idaho

FEATURES: Hwy. 20/26 Frontage
Signalized Intersection
Deceleration Lane
Perimeter Landscaping
Sidewalks
All utilities on site
Fire Hydrants
Interior Private Road
C-3 Commercial Zoning

LOT SIZES AND PRICING: Lot Sizes Adjustable

Lot #	Area/SF	Price/SF	Price
Lot 1	35,094	\$15.00	\$526,410.00.
Parcel A	30,457	\$14.00	\$426,398.00.
Parcel B	57,487	\$12.00	\$689,844.00
Lot 5	45,413	Caldwell Flex Building	
Lot 6	46,614	DaVita Dialysis Clinic	
Lot 7	Common Lot/Landscaping /Frontage		



Caldwell Crossing Subdivision is located in the rapidly expanding East Caldwell Market Area. The subdivision provides direct access to I-84 and is located at the signalized intersection of Hwy. 20/26 and Smeed Parkway. Lots are fully improved and ready for development.

East Caldwell Market Area Anchors: DaVita Dialysis, Caldwell Flex Building, Southwark Metal, Johnson Thermal Systems, Idaho Athletic Club, Veterans Administration Clinic, Idaho Imaging Center, Liberty Dialysis, Thomas Jefferson Charter School, Ambassador RV Park, Caldwell Industrial Airport, Caldwell City Park, Idaho Packaging, Department of Labor, Motion Ind., with new developments underway.

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The information contained herein has been obtained by reliable sources, but is not guaranteed. This offering is subject to errors, omissions, prior sale, price change, and withdrawal.