

MIXED USE FOR SALE

13648 HWY 44

13648 IDAHO 44, CALDWELL, ID 83607



FOR SALE

KW COMMERCIAL | BOISE

1065 S. Allante Place
Boise, ID 83709



Each Office Independently Owned and Operated

JASON KNORPP, CCIM

O: (208) 283-8121
jason@teknorinc.com
SP41881, Idaho

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Price:	\$1,150,000
Building SF:	1,456 SF-Residential Home 1,440 SF-Shop
Lot Size:	8.40 Acres
Frontage:	529 Feet
Year Built:	1993

Property Highlights

- 8.4 Acres of usable land
- 529 feet of frontage on Highway 44
- Middleton area of impact with a future commerce land use designation
- 1.5 Miles from I-84 access
- Less than 1 mile from Middleton City Limits
- Year-round creek running through the property
- 8.5 share of water rights
- 1993 manufactured home on permanent foundation
- 1,440 sq ft. shop

Property Overview

This beautiful 8.4-acre property offers a rare combination of space, water, and accessibility. The land boasts an impressive 529 feet of frontage along Highway 44, providing excellent visibility and easy interstate access. A year-round creek adds natural beauty and tranquility, while 8.5 shares of valuable water rights enhance the property's utility and potential. This property features a 1993 manufactured home on a permanent foundation. The 1,440 square-foot shop provides ample room for equipment, projects, or storage.



PROPERTY PHOTOS

PROPERTY



PROPERTY PHOTOS

RESIDENCE/SHOP

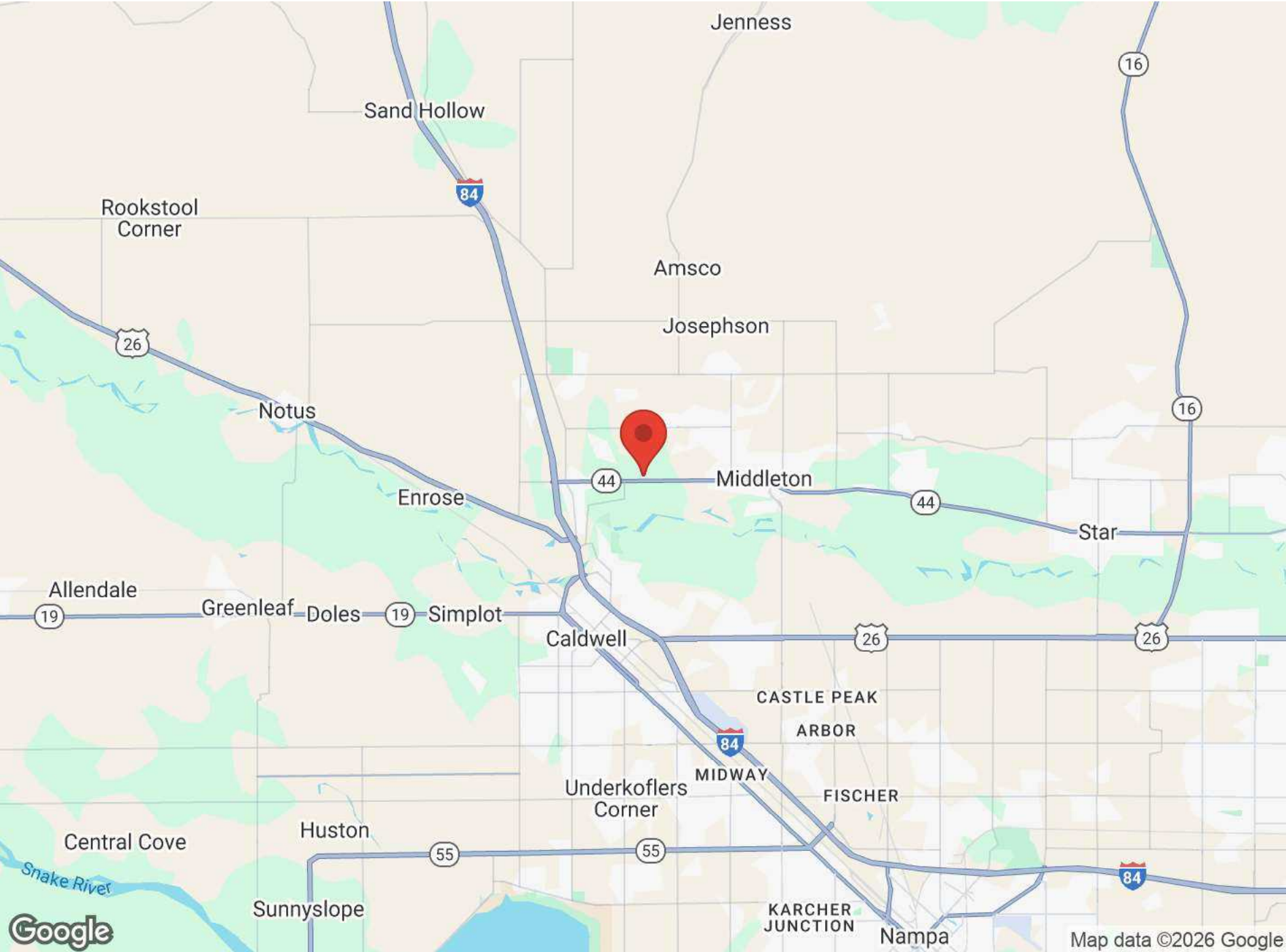




PROPERTY PHOTOS

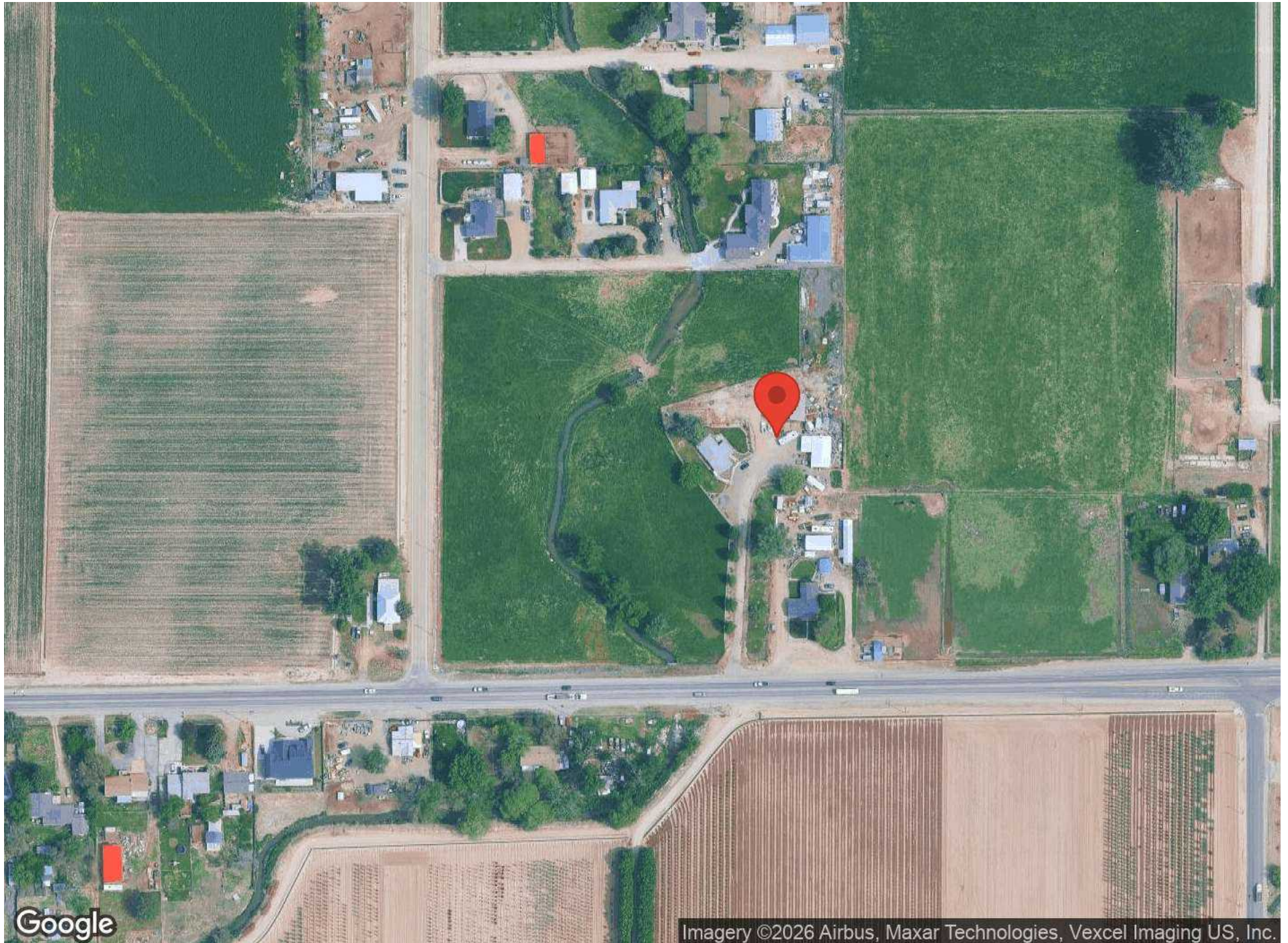
RESIDENCE





AERIAL MAP

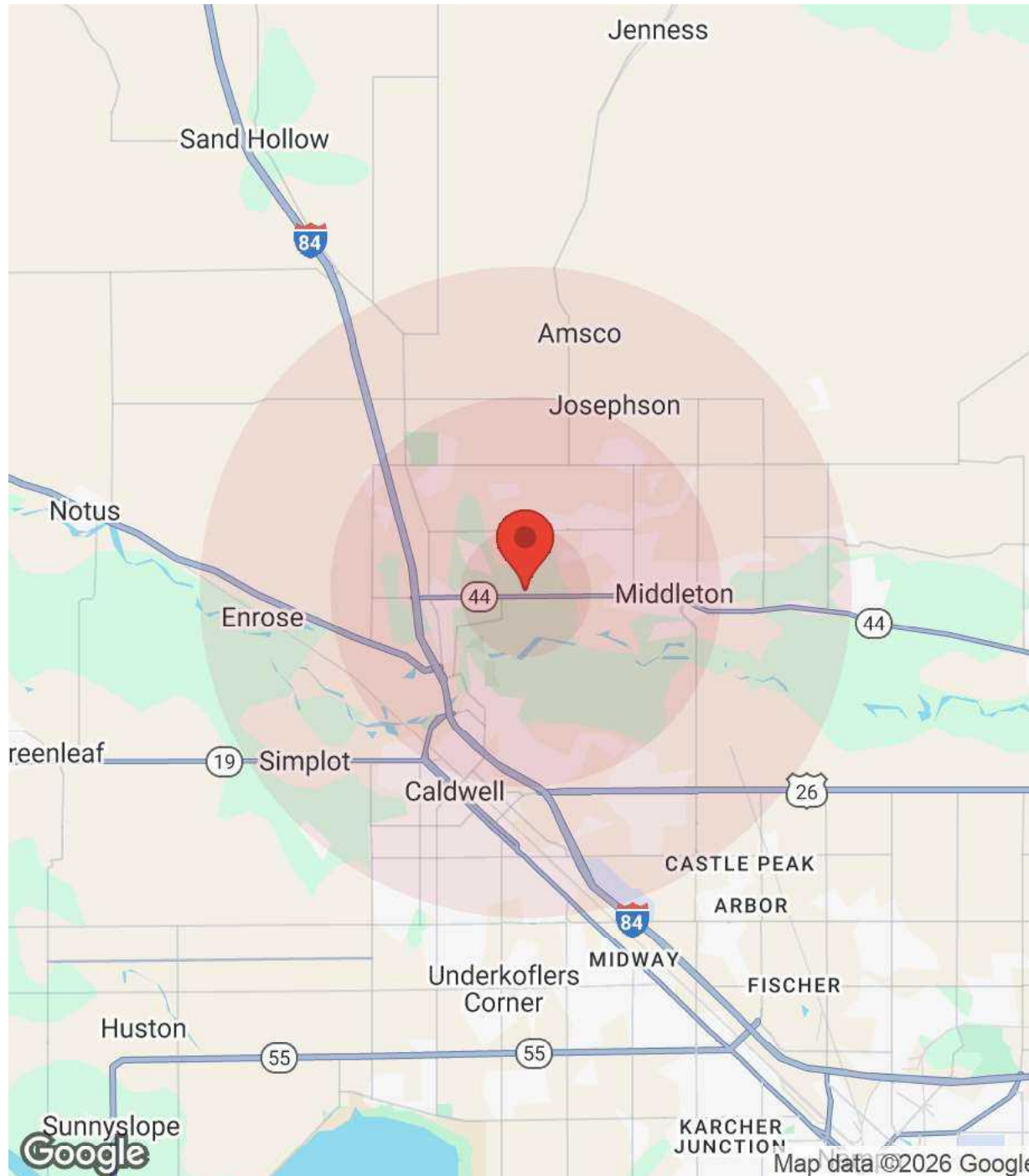
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	535	13,350	32,020
Female	502	12,995	30,604
Total Population	1,038	26,345	62,624

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	214	5,796	13,422
Ages 15-24	142	3,566	9,120
Ages 25-54	386	10,293	24,242
Ages 55-64	130	2,833	6,767
Ages 65+	166	3,857	9,073

Race	1 Mile	3 Miles	5 Miles
White	740	17,862	42,566
Black	6	161	526
Am In/AK Nat	3	84	194
Hawaiian	1	21	56
Hispanic	258	7,158	16,796
Asian	6	327	758
Multi-Racial	25	677	1,553
Other	N/A	55	175

Income	1 Mile	3 Miles	5 Miles
Median	\$99,861	\$72,855	\$68,084
< \$15,000	1	584	1,466
\$15,000-\$24,999	1	580	1,749
\$25,000-\$34,999	14	688	1,592
\$35,000-\$49,999	2	1,191	2,947
\$50,000-\$74,999	74	1,586	4,141
\$75,000-\$99,999	87	1,316	3,061
\$100,000-\$149,999	100	1,569	4,131
\$150,000-\$199,999	42	780	1,374
> \$200,000	35	686	1,033

Housing	1 Mile	3 Miles	5 Miles
Total Units	375	9,647	23,008
Occupied	355	8,981	21,493
Owner Occupied	315	6,714	15,285
Renter Occupied	40	2,267	6,208
Vacant	20	667	1,515

DISCLAIMER

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PRESENTED BY:

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