

# TOK

# 19372 LOWER PLEASANT RIDGE

LAND FOR SALE | 19372 LOWER PLEASANT RIDGE RD | CALDWELL, ID 83607

COMMERCIAL



CONTACT

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HIGHLIGHTS

Flexible purchase options, with ability to purchase ag land and residential/shop portions together or separately.

Owner-carry financing options available on entire purchase.

Quality single family home and two shops, with 1 more allowable building permit.

Convenient location off of Simplot Blvd in Caldwell.

Canyon County Agriculture zoning surrounded by Industrial, with future industrial zoning.

Allowable uses such as food processing facility, RV park, church, school, ag research facility, and landscape business with contractor shop.

DETAILS

OPTION 1	ACREAGE	PRICE/ACRE	SALE PRICE
Ag Land	44.66 AC	\$41,000	\$1,831,000
OPTION 2	BLDG. SIZE	ACREAGE	SALE PRICE
Residential/2 Shops	6,296 SF	5 AC	\$1,100,000
OPTION 3	BLDG. TOTAL	AC TOTAL	SALE PRICE
Full Site	6,296 SF	49.66 AC	\$2,931,000

**ZONING:** Canyon County Ag

**FUTURE ZONING:** Greenleaf Industrial

**POWER:** 3-Phase

UPDATED: 4.6.2026

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RESIDENTIAL/SHOP BUILDING BREAKDOWN	
Residential Home	1,584 SF
Shop #1	1,800 SF
Shop #2	2,912 SF
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Total Bldg. SF	6,296 SF



# SURROUNDED BY INDUSTRIAL ZONING



## The purposes of the A (Agricultural) Zone are to:

- Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations;
- Limit urban density development to Areas of City Impact in accordance with the comprehensive plan;
- Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65;
- Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and
- Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan.

## Allowed/Conditional Uses:

- Agricultural research facility
- Food processing Facility
- Landscape Business
- Nursery
- RV Park
- Agriculturally related activities
- Church
- School
- Contractor Shop
- Farm Sales/ Supply Sales



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**ENTIRE PROPERTY**



**AG LAND PORTION**



**RESIDENTIAL/SHOPS**



**SITE**

Highway 19 / Simplot Blvd

SIMPLOT FOOD GROUP

THE COLLEGE of IDAHO

Indian Creek PLAZA

- WINE DOWN
- AMANO
- FLYING M COFFEE
- Rediscovered Books
- Fire & Ice pottery studio
- HOME BOARD
- CS
- CLUB SHOP B&B
- REPAIR CENTER

Lower Pleasant Ridge Rd

Pinto Ln

Weitz Rd

CALDWELL

INTERSTATE 84

**MINUTES TO I-84 & DOWNTOWN CALDWELL**