

ANNEXED INFILL OPPORTUNITY

411 HANNIBAL ST CALDWELL, ID 83605

±50 FT PYLON SIGN
VISIBLE FROM INTERSTATE

rallensrealty.com



RALLENS REALTY
CONSULTANTS

FOR SALE



PROPERTY INFORMATION

ADDRESS	411, 317, & 311 Hannibal St & O Ithaca St Caldwell, ID 83605
ACREAGE	±2.635 Acres
COUNTY	Canyon
ZONING	C-3 & R-2
COMP PLAN	Urban Neighborhood
JURISDICTION	Annexed — City of Caldwell
OFFICE BUILDING	±2,535 SF
GARAGE/SHOP	±1,700 SF
SIGNAGE	Existing ±50 FT pylon sign visible from Interstate
PRICE	\$1,749,000

HIGHLIGHTS

- Four contiguous parcels totaling ±2.635 acres
- C-3/R-2 allows for a wide variety of uses including PUD, restaurant with drive-thru, car wash, hotel, retail, office, c-store & much more
- Already annexed into the City of Caldwell with C-3 & R-2 zoning
- ±2,535 SF office building and ±1,700 SF detached garage/shop in place
- Direct Interstate 84 visibility supported by existing tall pylon sign
- ±1.5 mi to Indian Creek Plaza & downtown
- Strong infill candidate as Caldwell tightens new entitlements

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.

BRIAN RALLENS

208.761.0924 | brian@rallensrealty.com

JOSHUA HADDER

208.870.7091 | joshua@rallensrealty.com



Already annexed into the City of Caldwell, the property offers a rare infill opportunity with existing commercial zoning and municipal services in place. With the city taking a more cautious stance on new development and annexation, much of the entitlement risk and timeline has already been solved.

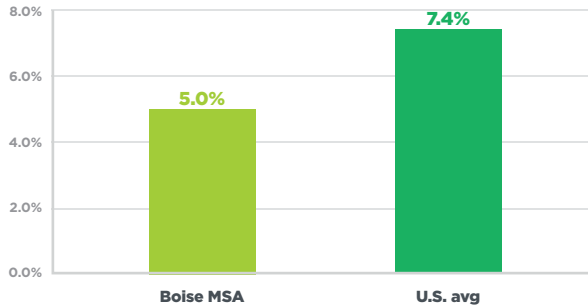




The existing ±4,235 SF improvements provide immediate functionality and income potential for an owner-user or investor, with flexibility for office, medical, or service-oriented use while future redevelopment is planned.

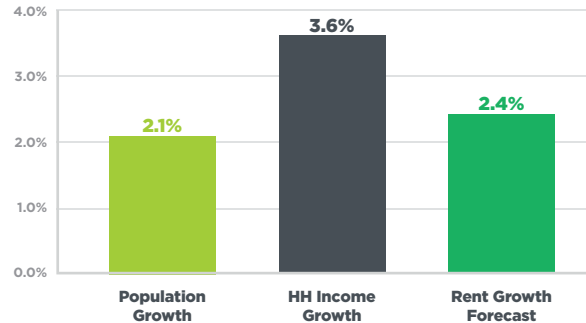
VACANCY — BOISE VS U.S. (Q4 2025)

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 411 HANNIBAL

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 annexed C-3 Urban Neighborhood infill site with direct I-84 visibility and an existing pylon sign.

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

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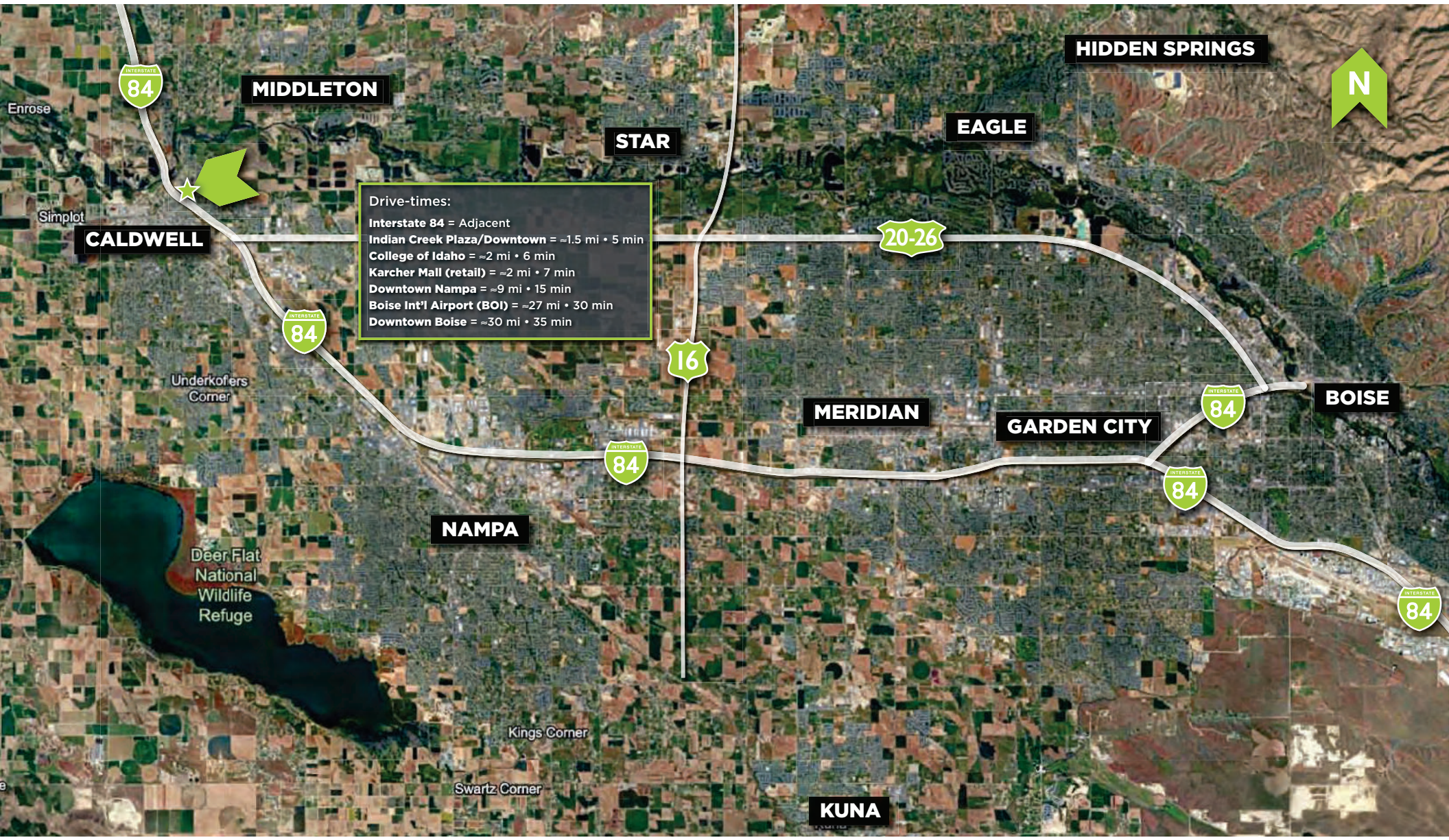
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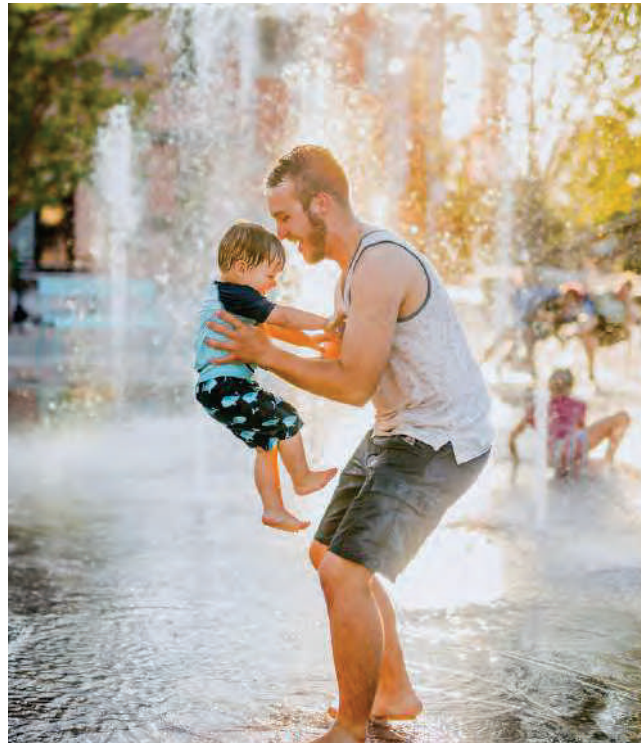
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411 Hannibal fronts the spine of the Treasure Valley — wedged between two I-84 interchanges, with the direct freeway visibility a pylon sign was built for. Five minutes east, Indian Creek Plaza throws 200+ events a year and anchors downtown Caldwell's amenity core. ITD's I-84 widening (Exits 27-29) wraps in 2027, pouring even more traffic past your front door. Caldwell is growing 6%+ a year, entitlements are tightening, and this 2.635-acre annexed assemblage is already sitting on C-3/R-2 zoning — multifamily, drive-thru, hospitality, retail, c-store, or office, no entitlement gauntlet required.

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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 Vino 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 83606
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

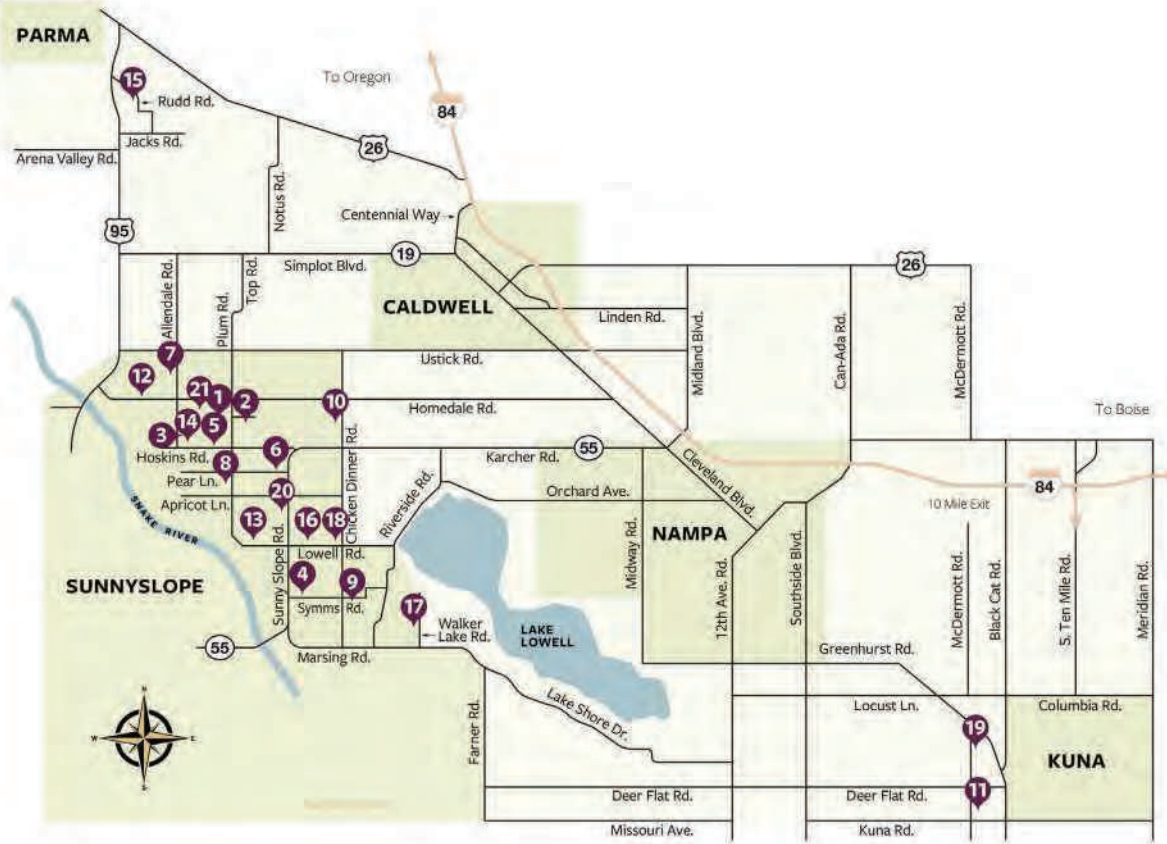
16473 Chicken Dinner Rd,
Sunnyslope, ID 83607
208-455-7975 | HustonVineyards.com

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.

