

HIGH VISIBILITY I-84 INTERCHANGE DEVELOPMENT LAND

# 415 MARKET RD

CALDWELL, ID 83607



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**RALLENS REALTY**  
CONSULTANTS

FOR SALE



### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Development Land
<b>ADDRESS</b>	415 Market Rd Caldwell, ID 83607
<b>COUNTY</b>	Payette
<b>PARCEL SIZE</b>	±48.88 Acres
<b>ZONING</b>	AG
<b>COMP PLAN</b>	Commercial & Rural Residential
<b>PRICE</b>	<b>\$2,750,000 (\$56,260/acre)</b>

### HIGHLIGHTS

- Excellent visibility and access from I-84
- Located at the Sand Hollow freeway interchange
- Ideal for C-store, truck stop, RV park / RV sales, tractor supply, or other highway commercial uses
- East ±40 acres designated Commercial in the Payette County Comprehensive Plan
- 52 water shares through Black Canyon Irrigation District
- Favorable approval process through Payette County
- Market Rd is a direct thoroughfare to Parma

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**

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**BEN FULCHER**

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Drive-times:  
To Caldwell = 10 minutes  
To Nampa = 20 minutes  
To Boise = 35 minutes

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