

205 W LOGAN ST PARCEL B

COMMERCIAL LOT FOR SALE / CALDWELL, ID 83605



TOK
COMMERCIAL



Shovel-ready lot

Convenient access to I-84 and the greater Treasure Valley

Infill commercial development opportunity near downtown Caldwell

Positioned near the signalized Kimball Avenue and Logan Street intersection

Located within Caldwell's Healthcare District near West Valley Medical Center

Potential for multifamily development, subject to City approval, entitlement, and applicable development standards

H-D Healthcare District zoning supports medical, dental, healthcare, professional-service, restaurant, retail, and other compatible uses, subject to applicable City approvals and development standards.

LAND TYPE: Commercial

ZONING: HD - Healthcare District

LOT SIZE: ±0.56 Acres

UTILITIES: To Site

SALE PRICE: \$300,000

PRICE/SF: \$12.26/SF

HIGHLIGHTS



CONTACT

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DETAILS



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TOKCOMMERCIAL.COM

EASY ACCESS, SHOVEL-READY PAD | 0.56 AC @ \$12.26/SF

The Allergy Group

MORRISON ST

SITE

LOGAN ST

EUROPEAN
DENTURE CENTER

TOK
COMMERCIAL

4 MINUTES
to
I-84

3 MINUTES
to downtown
Caldwell

Pilot **USPS** **THEATRE** **cricket**

Chevron **Jiffy Lube** **DOLLAR TREE** **Sinclair**
Albertsons **Walgreens** **O'Reilly** **Blaze**
MARTINIZING **boost** **Les Bets**

McDonald's **MAVERIK** **BI-MART** **Carl's Jr.**
Chevron **SUBWAY** **Shell** **Red Lobster**
Jack **AutoZone** **Pizza Hut**

THE HOME DEPOT **MAVERIK** **Sinclair** **BLACK & ROCK**
Builders FirstSource **LES SCHWAB** **Starbucks** **Phillips 66**
Do it Best **DEL TACO** **FLYING J** **DUTCH BROS**
CRUNCH **BU** **Best Western PLUS** **QUINTA** **BURGER KING**
Denny's **D-B SUPPLY**

SITE

WEST VALLEY MEDICAL CENTER

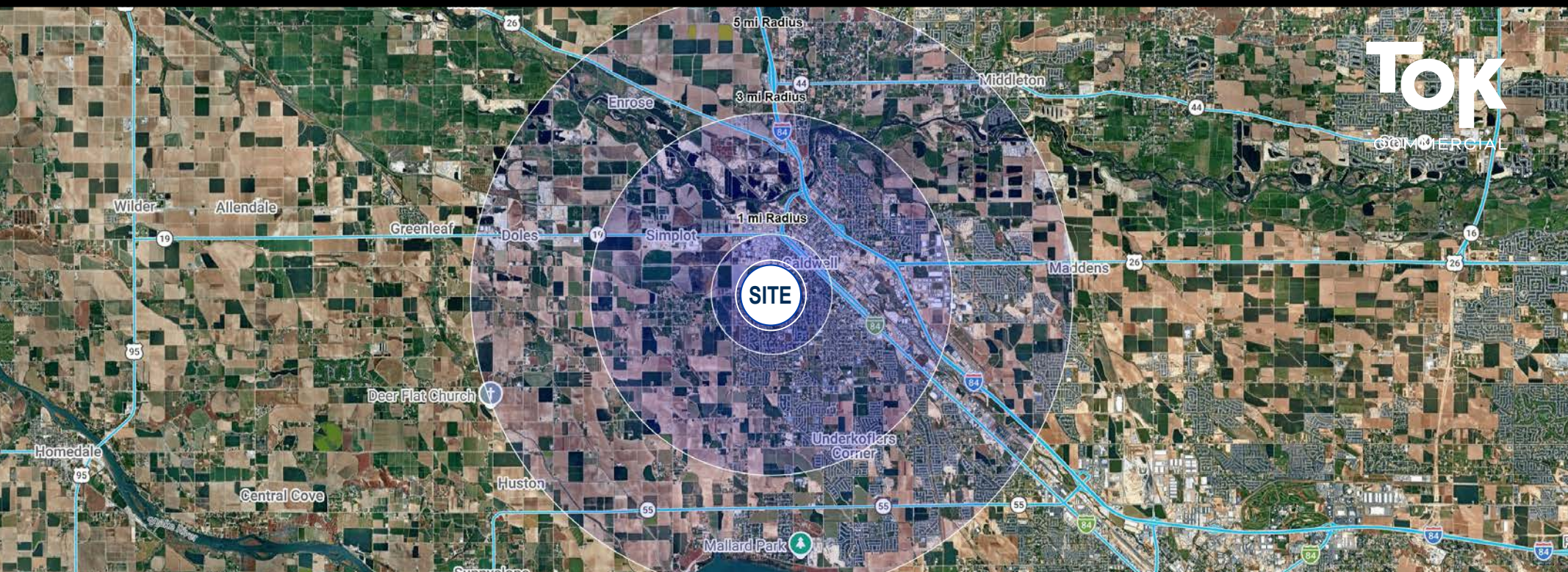
Jeep **DODGE** **RAM** **CHRYSLER**

THE SOCIETY OF ST. VINCENT DE PAUL **CALIBER COLLISION**

Jason Mize **boost mobile** **Chevron** **Starbucks**
LES SCHWAB **metro** **by T-Mobile** **Subway**
BEAN **Sinclair** **TacoTime** **McDonald's** **DQ**
SONIC **TACO BELL** **FAMILY DOLLAR** **Albertsons**
Scallies **boost** **NAPA** **PAPA JOHN'S**

Caldwell Executive Airport

WELL LOCATED NEAR DOWNTOWN CALDWELL AND I-84



DEMOGRAPHICS | 1-3-5 MILE RADIUS

POPULATION	1 MILE	3 MILE	5 MILE
2026 Est. Population	9,542	42,828	84,758
2031 Projected Population	3,772	15,248	29,248
Historic 10 Year Growth	0.7%	1.3%	2.5%

INCOME	1 MILE	3 MILE	5 MILE
2026 Average HH Income	\$82,822	\$85,213	\$93,967
2031 Per Capita Income	\$33,073	\$30,563	\$32,539
Historic Annual Change (15 Yr)	3.6%	4.4%	4.8%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2026 Est. Households	3,772	15,248	29,248
2031 Projected Households	3,946	16,656	34,306
Historic 15 Year Growth	0.7%	1.5%	3.1%

WORK FORCE	1 MILE	3 MILE	5 MILE
2026 Total Businesses	454	1,380	2,005
2026 Total Employees	4,131	12,550	17,054
2026 Labor Pool Age 16+	7,436	33,206	65,153