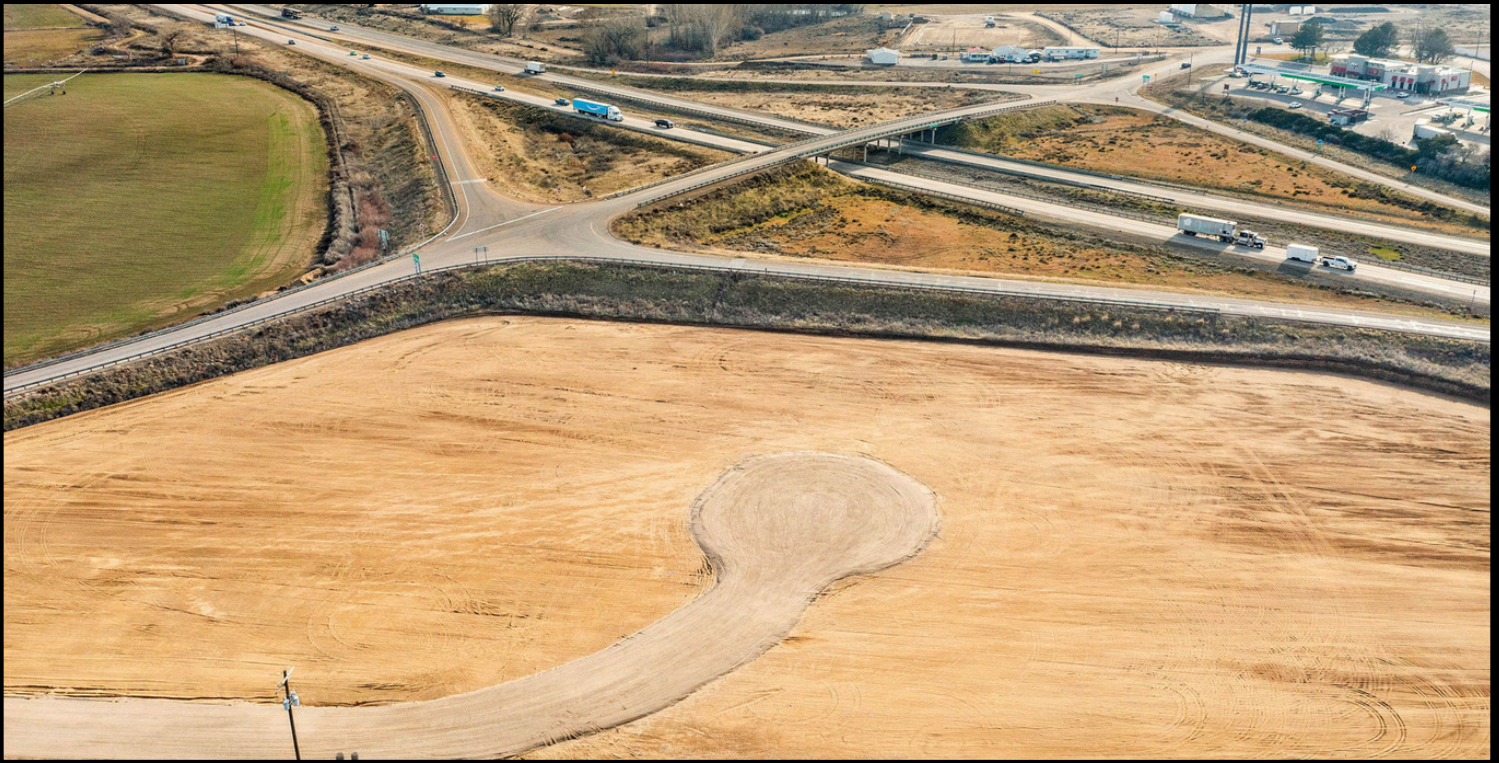




5400-5404 BLACK CANYON EXIT

PROPERTY INFORMATION

Prime Commercial Development Opportunity – Three Subdivided Lots Available on Black Canyon Exit, Caldwell, Idaho

Discover exceptional commercial-zoned parcels now subdivided into three distinct lots along the highly desirable Black Canyon Exit corridor. This strategically positioned property offers outstanding access and visibility, situated just off a major interstate exit (I-84), making it ideal for logistics, manufacturing, distribution, warehousing, or build-to-suit commercial projects.

- **Zoning:** Commercial, supporting a wide array of operations including production, assembly, storage, trucking, equipment yards, and related commercial activities.
- **Infrastructure & Readiness:**
 - Three Phase Power will be provided.
 - The Seller will provide fire suppression in the form of an approved 65 gallon concrete water tank buried on site.
 - Buyers will need to put in a well and septic.
 - The septic will be approved with permits available per lot.
 - Pavement and street lights will be shared by the owners.
 - Excellent frontage and direct access from Black Canyon Exit for easy ingress/egress of large vehicles and trucks.
- **Location Advantages:** High-traffic exposure with prominent highway visibility; proximity to interstate for regional/national distribution; growing commercial market with strong demand for shovel-ready sites in the area.
- **Development Flexibility:** Lots can be purchased individually or as a package; build-to-suit opportunities available for qualified buyers/tenants; ideal for single-user facilities, multi-tenant commercial parks, or speculative development.

This subdivided offering provides investors, developers, and end-users with partially improved commercial parcels in a proven growth corridor. Whether you're expanding an existing operation or launching a new venture, these four lots deliver unmatched accessibility, scalability, and long-term value.

Contact the listing agent today for detailed lot plats, pricing, zoning allowances, and site-specific due diligence materials. Don't miss this rare chance to secure prime commercial space off the Black Canyon Exit!



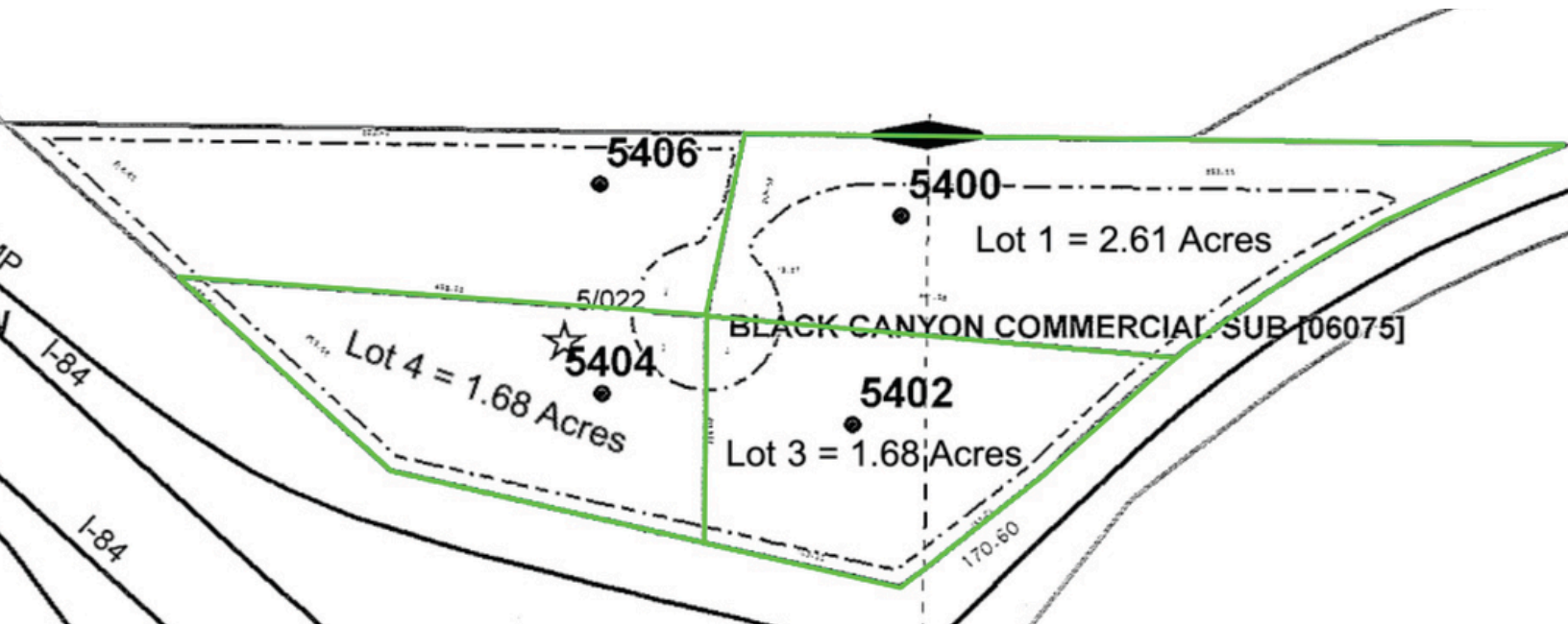
Each Office Independently
Owned and Operated

KW Commercial

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1065 S. Allante Place, Boise, ID 83709



OF LOTS 4 | TOTAL LOT SIZE 1.68 - 8.12 ACRES | TOTAL LOT PRICE \$434,200 - \$2,100,000 | BEST USE -

STATUS	LOT #	ADDRESS	APN	SIZE	PRICE	ZONING
Available	1	5400 Black Canyon Exit		2.61 Acres	\$913,500	
SOLD	2	5406 Black Canyon Exit		SOLD	SOLD	
Available	3	5402 Black Canyon Exit		1.68 Acres	\$588,000	
Available	4	5404 Black Canyon Exit		1.68 Acres	\$588,000	



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5400-5404 Black Canyon Exit, Caldwell, ID 83607

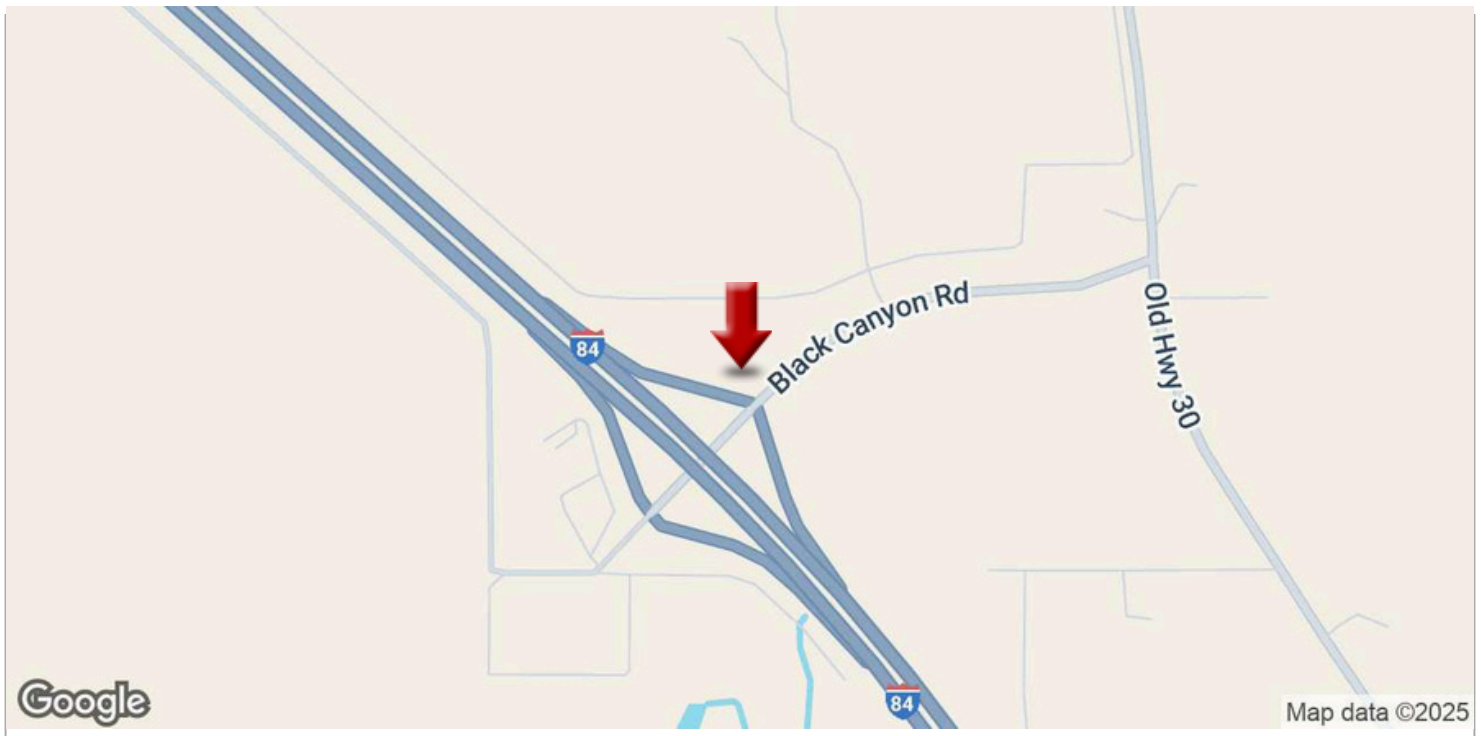


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LIVING IN THE TREASURE VALLEY

Backed by beautiful mountains, blessed with over 200 days of sunny weather and an unemployment rate of 2.8% the Treasure Valley is earning national acclaim like no other mid-sized city in America. It is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work. Our unbelievable quality of life has attracted a thriving mix of agribusiness, high tech and manufacturing industries along with a young, educated workforce to support them. The Boise Foothills provide over 135 miles of unmatched mountain biking and hiking trails expanding to Bogus Basin Ski Area. A beautiful greenbelt system runs from Lucky Peak Reservoir through Boise, 25 miles, along the Boise River and ending in Eagle, ID.



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