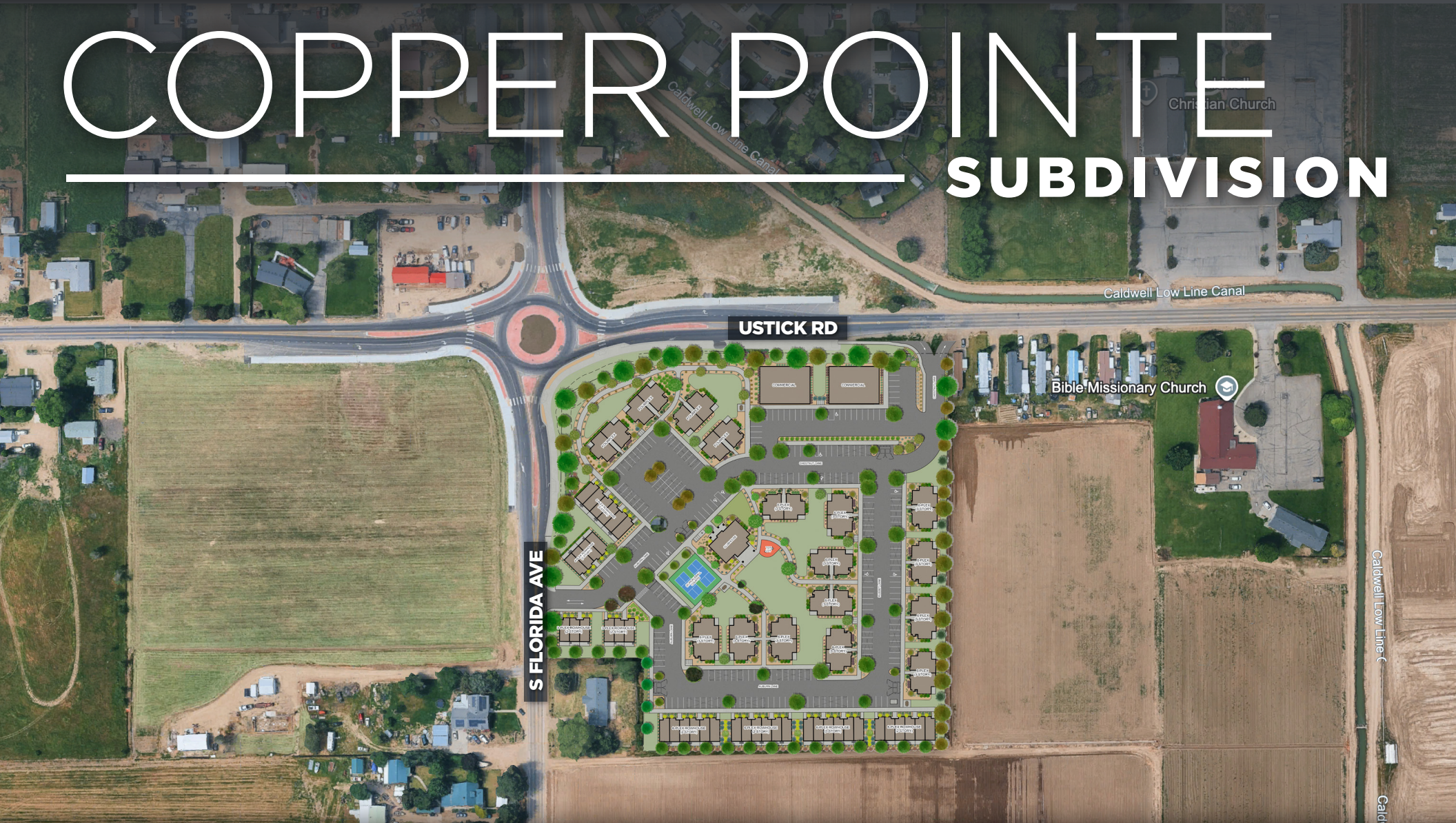


FULLY APPROVED MIXED-USE 128-UNIT DEVELOPMENT IN CALDWELL, ID

COPPER POINTE SUBDIVISION



rallensrealty.com



RALLENS REALTY
CONSULTANTS

NAISelect

COPPER POINTE SUBDIVISION CALDWELL, ID 83651

Fully Approved Mixed-Use
128-Unit Development

FOR SALE



PROPERTY INFORMATION

ADDRESS	4125 & 4211 S Florida Ave Caldwell, ID 83651
PROPERTY TYPE	Approved Mixed-Use Development Land
COUNTY	Canyon County
LAND SIZE	±8.53 Acres
ZONING	R-2 with DA
COMP PLAN	Community Center
PRICE	\$3,490,000

HIGHLIGHTS

- Fully approved project with preliminary plat for 128 multifamily units on 42 lots, including:
 - 12 Triplex Townhomes
 - 5 Fourplex Townhomes
 - 12 Sixplex Apartment Buildings
- Horizontal construction drawings are complete, with full architectural drawings nearly complete — making this a near shovel ready project
- Four commercial lots totaling ±0.45 acres with high-visibility frontage on Ustick Road
- Conveniently located just minutes from Vallivue District Middle and High Schools
- Located on Caldwell's primary East/West corridor with great access to Interstate as well as bridge across freeway to the Treasure Valley's largest shopping center and medical facilities
- Planned community features include a clubhouse and pickleball courts

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.

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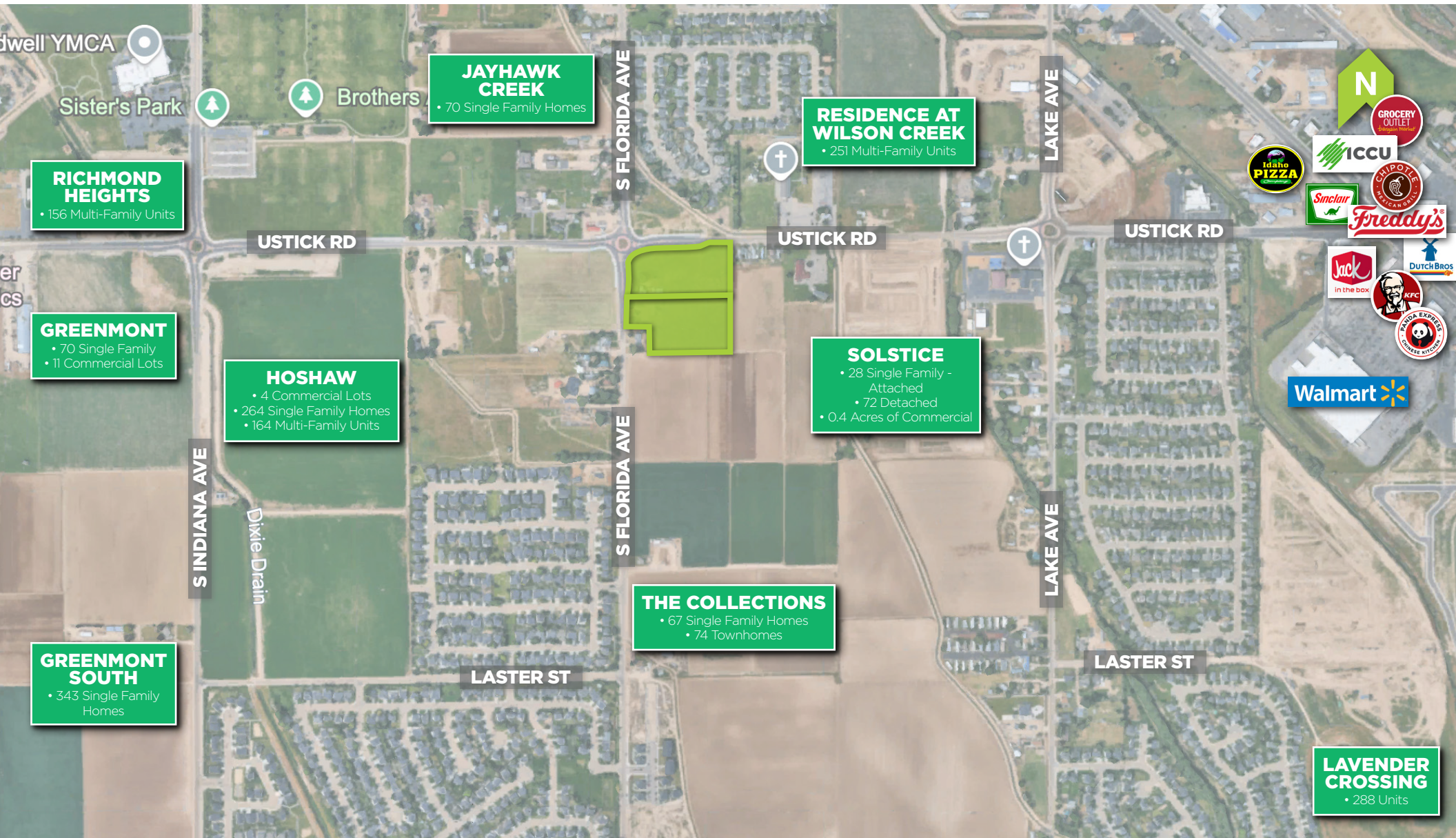
RALLENS REALTY CONSULTANTS | 401 W FRONT STREET, SUITE 307 | BOISE, ID 83702 | 208.996.1055



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COPPER POINTE SUBDIVISION CALDWELL, ID 83651

Heart of Caldwell's
Developing Area



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(42) INDIVIDUALLY PLATTED LOTS

LOT BREAKDOWN

RESIDENTIAL TYPE	# OF LOTS	# OF BLDGS	# OF DWELLING UNITS
Triplex Townhomes	12	12	36
4-plex Townhomes	5	5	20
Multi-family Apartments	12	12	72
Common Lots	8	N/A	N/A
NON-RESIDENTIAL TYPE	# OF LOTS	# OF BLDGS	# OF DWELLING UNITS
Commercial	4 (0.45AC)	N/A	N/A

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Plat Showing
Individual Lots



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COPPER POINTE SUBDIVISION CALDWELL, ID 83651

Two-Story Flat III
Townhome Units



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COPPER POINTE SUBDIVISION CALDWELL, ID 83651

Two-Story Flat IV
Townhome Units



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COPPER POINTE SUBDIVISION CALDWELL, ID 83651

Three-Story Walk-Up
Apartments



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COPPER POINTE SUBDIVISION CALDWELL, ID 83651

Townhome Units



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