



# PADS FOR SALE | LEASE | BTS CALDWELL COMMONS

4913 CLEVELAND BLVD | CALDWELL, IDAHO 83605

COMMERCIAL



## PROPERTY INFORMATION

Pad	Acres	Bldg Size	Price
PAD 1	0.67		\$275,000
PAD 2	+0.33	<6,000 SF	\$345,000

## PROPERTY HIGHLIGHTS

Owner will build to suit or sell.

Freddy's sales are up 18% over 2019.

Contact agent for development options.

Fully improved buildable pad to the building envelope.

Ustick & Cleveland intersection offers great visibility, access and high traffic counts.

New development ideally located between Nampa and Caldwell.

Surrounding businesses include Walmart, Maverik, Grocery Outlet, Freddy's, Idaho Central Credit Union and more.

## CONTACT

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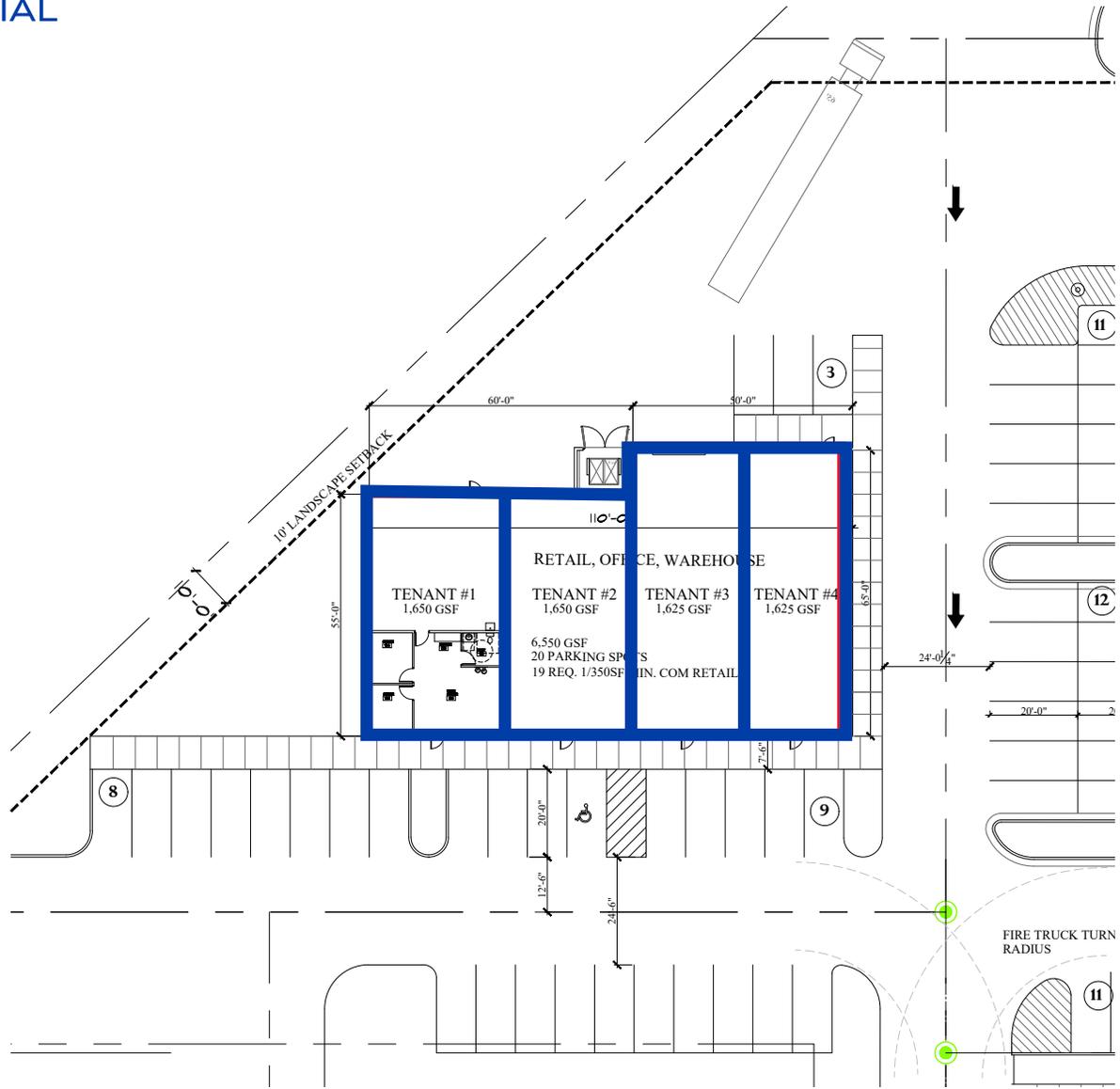


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## PAD 2 CONCEPTUAL RENDERINGS



**GREAT LOCATION ON BUSY CALDWELL INTERSECTION**





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**PAD 2 CONCEPTUAL PHOTOS**

