

LEGACY FALLS 16

±16.14 ACRES AT KARCHER & LAKE AVE. CALDWELL, IDAHO



PRICE	\$3,228,000
SIZE	±16.14 Acres
LOCATION	Southeast Quadrant Karcher Road and Lake Ave.
PARCELS	32822000 0, 32822011A 0
ZONING	±11.03 Acres is zoned as Neighborhood Commercial ±5.11 Acres is zoned as High Density Residential
COMMENTS	• Situated along the key east-west corridor in the Nampa / Caldwell area. • High-growth sub-market with multiple grocery stores coming into the area. • Population within a 5-mile radius is expected to add over 12,000 new residences in the next five years.

CONTACT FOR MORE INFORMATION

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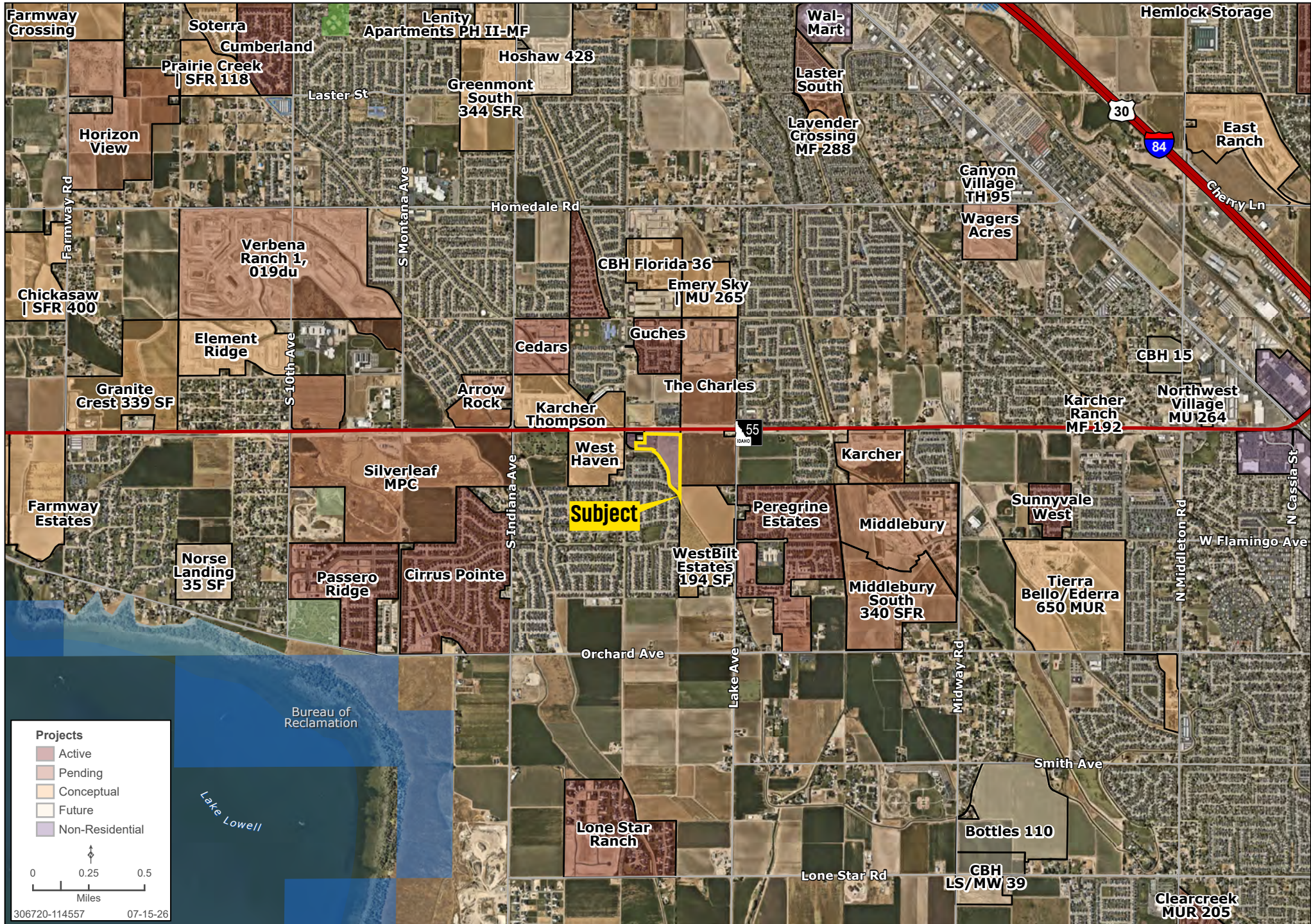
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REGIONAL | ±16.14 ACRES LEGACY FALLS

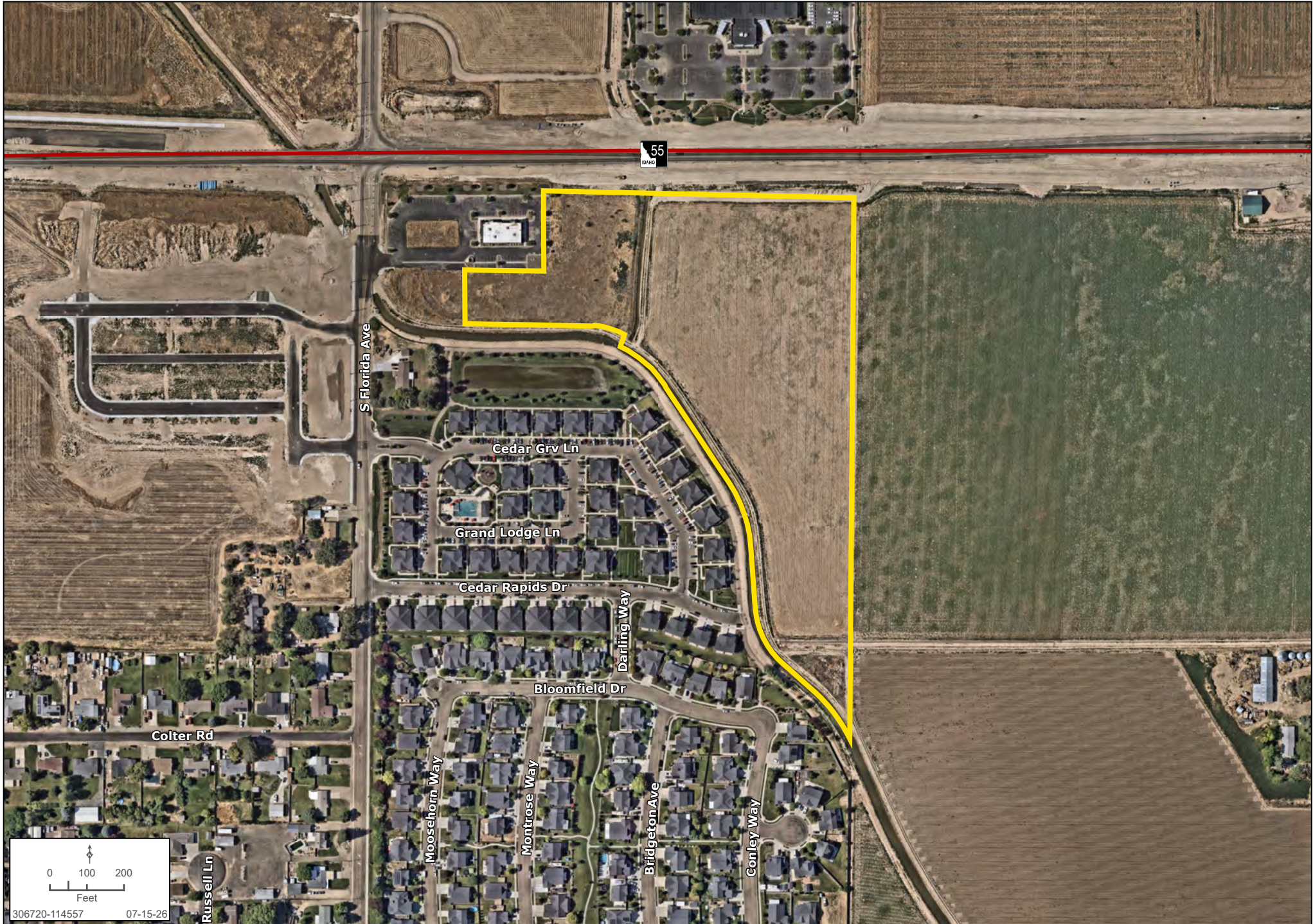
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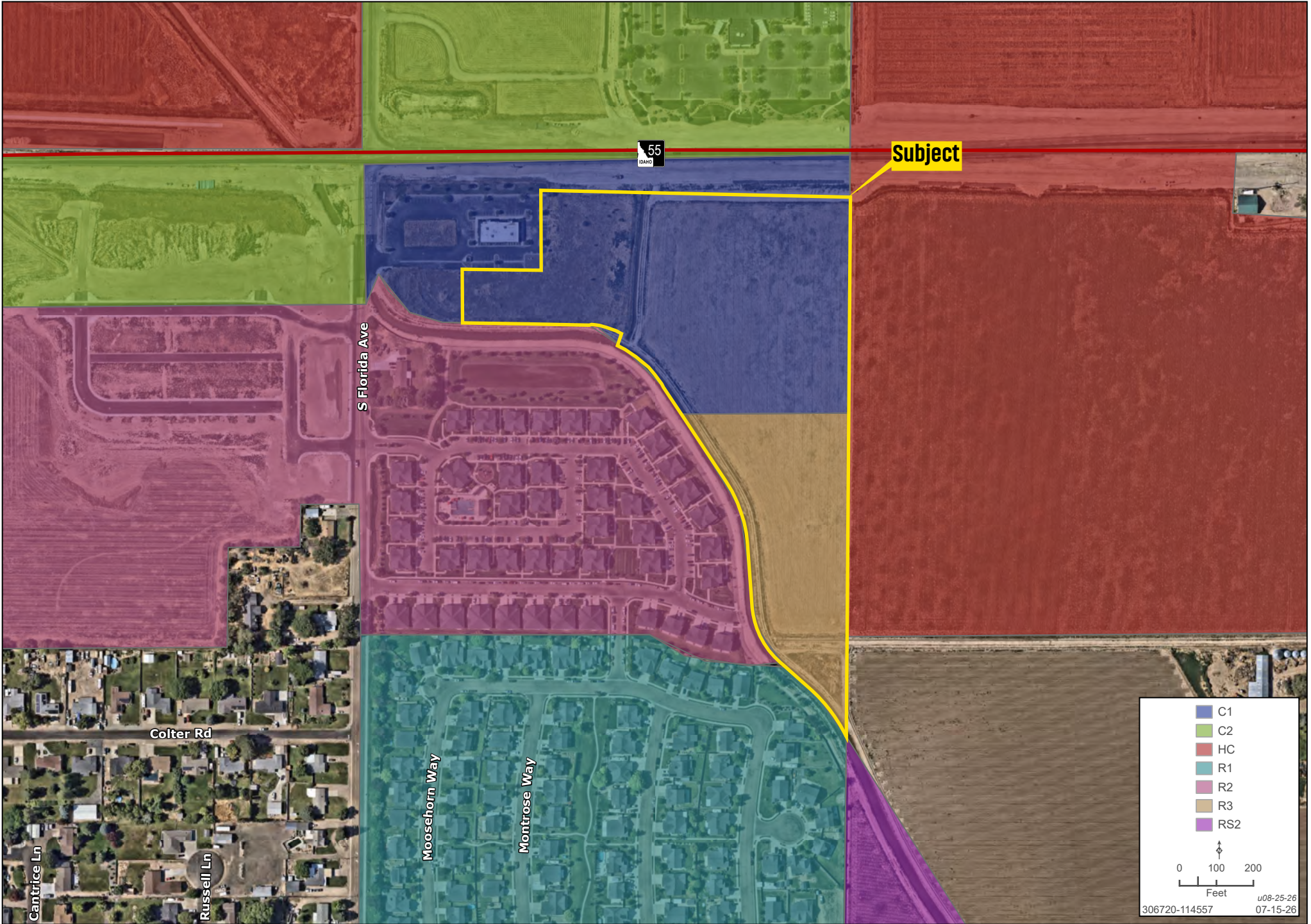
DETAIL | ±16.14 ACRES LEGACY FALLS

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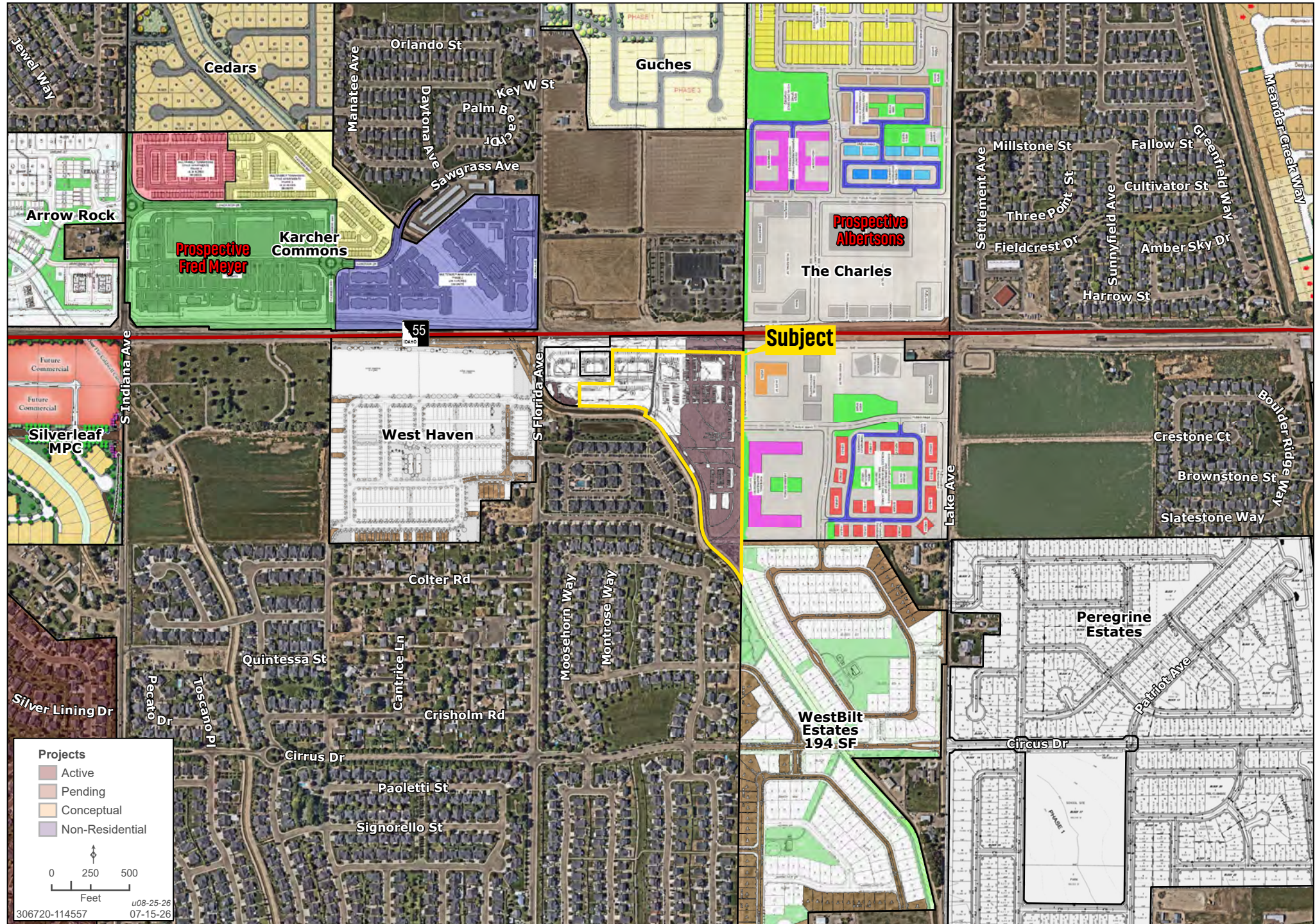
ZONING | ±16.14 ACRES LEGACY FALLS

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DEVELOPMENT | ±16.14 ACRES LEGACY FALLS

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AERIAL VIEW | ± 16.14 ACRES LEGACY FALLS

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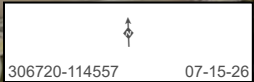
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AERIAL VIEW | ± 16.14 ACRES LEGACY FALLS

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