# WESTBILT ESTATES SUBDIVISION

## ±65.91 ACRES AT LAKE AVENUE




CONTACT FOR MORE INFORMATION

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# EXECUTIVE SUMMARY

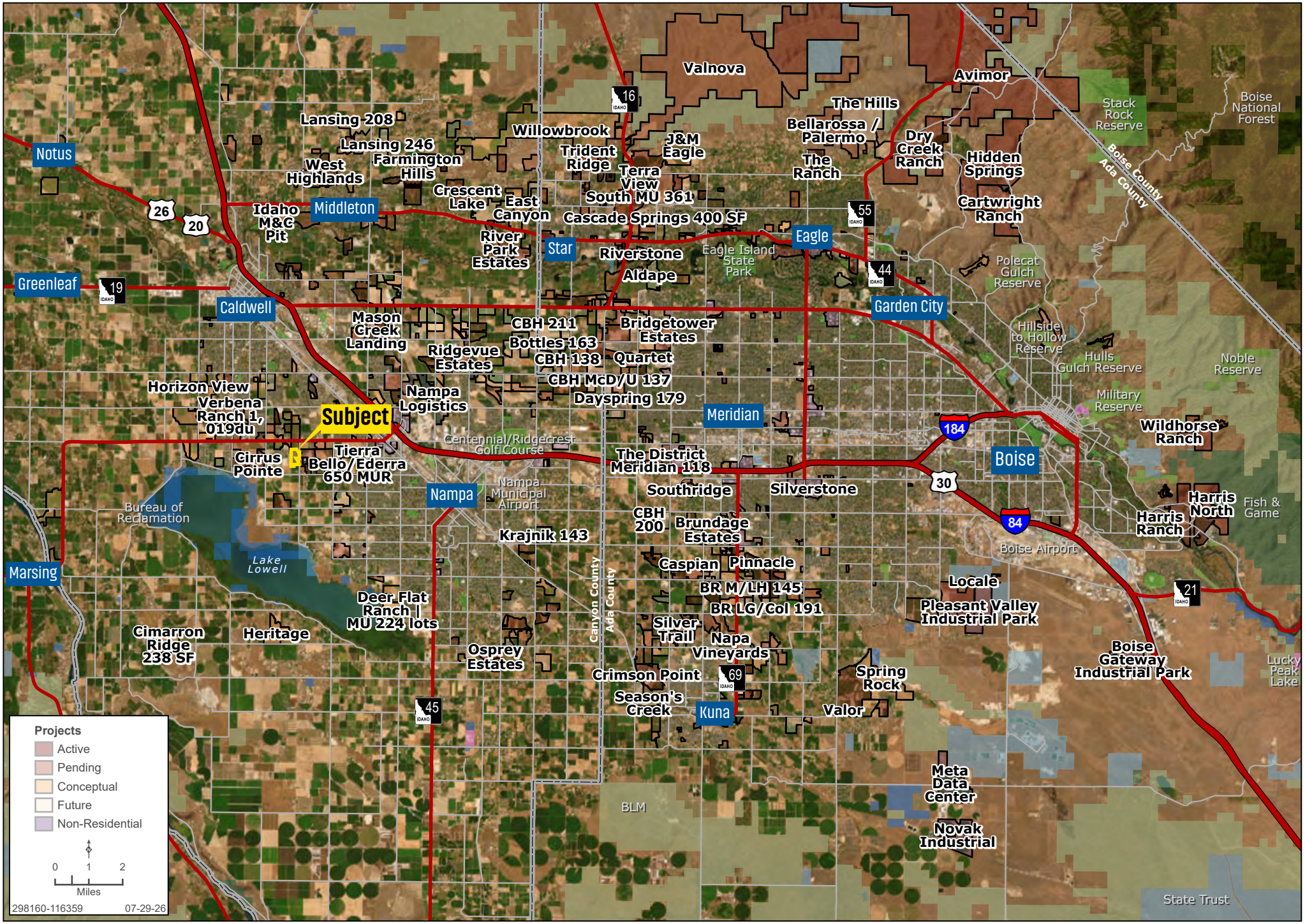
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|---|---|
| LOCATION | West side of Lake Ave between Karcher Blvd (Highway 55) and Orchard Avenue |
| SIZE | ±65.91 acres |
| PARCELS | 32825012 0, 32825011 0 |
| LOTS | 194 lots<br>(2.95 du/ac, minimum lot size: 6,000 sf, maximum lot size: 12,700 sf) |
| LIST PRICE | $13,184,000 ($67,958.76 per paper lot) |
| ENTITLEMENTS | A preliminary plat for the property (Westbilt Estates Subdivision) was recently approved by the Caldwell City Council with 194 buildable lots. |
| UTILITIES | All utilities are at or near the property with the exception of sewer. City is currently working to extend sewer to within a few hundred feet of the property. |
| COMMENTS | • **Growing Residential Corridor** – Positioned within Caldwell's expanding residential corridor, surrounded by numerous existing, planned, and developing subdivisions.<br>• **Thoughtfully Planned Community** – Designed with pedestrian pathways, neighborhood gathering areas, parks, and open space to enhance connectivity and quality of life.<br>• **Convenient Access to Future Retail** – Located near several proposed commercial developments, including projects anticipated to feature Albertsons and Fred Meyer grocery stores, bringing additional shopping, dining, and services to the surrounding area. |
| DRONE VIDEO | Westbilt Estates Drone Video Link |



# REGIONAL | WESTBILT ESTATES

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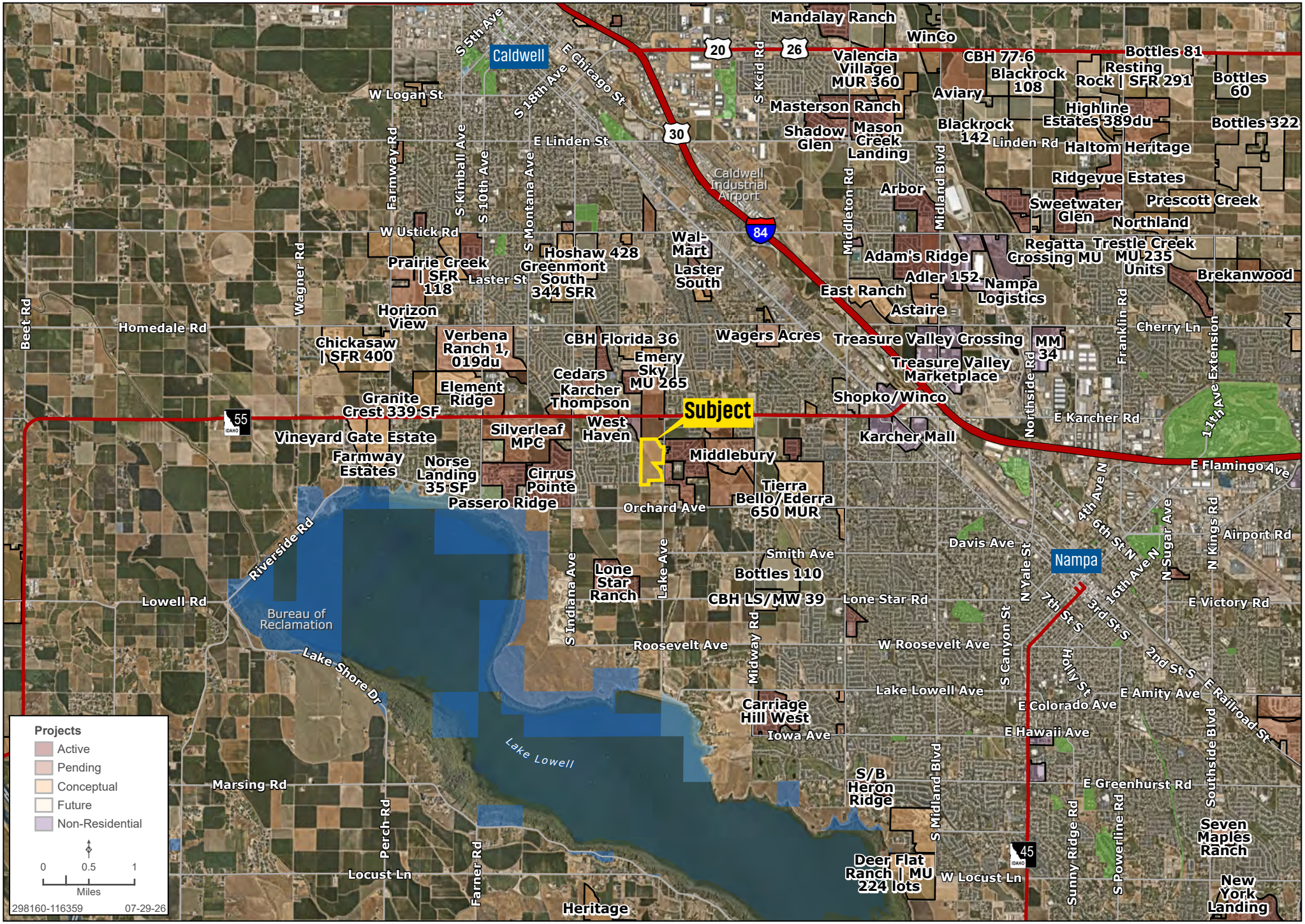



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# DEVELOPMENT | WESTBILT ESTATES

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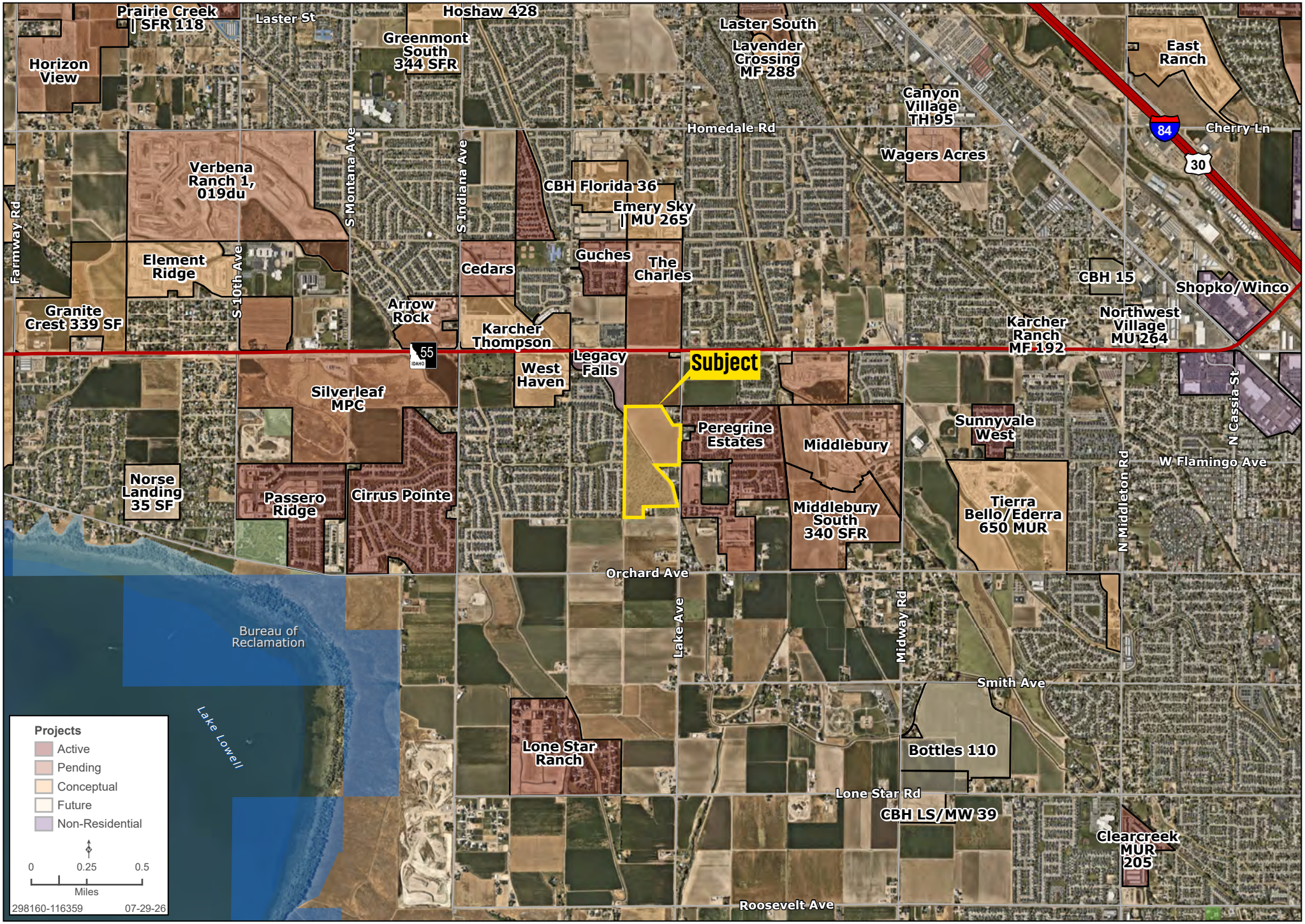



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# AREA | WESTBILT ESTATES

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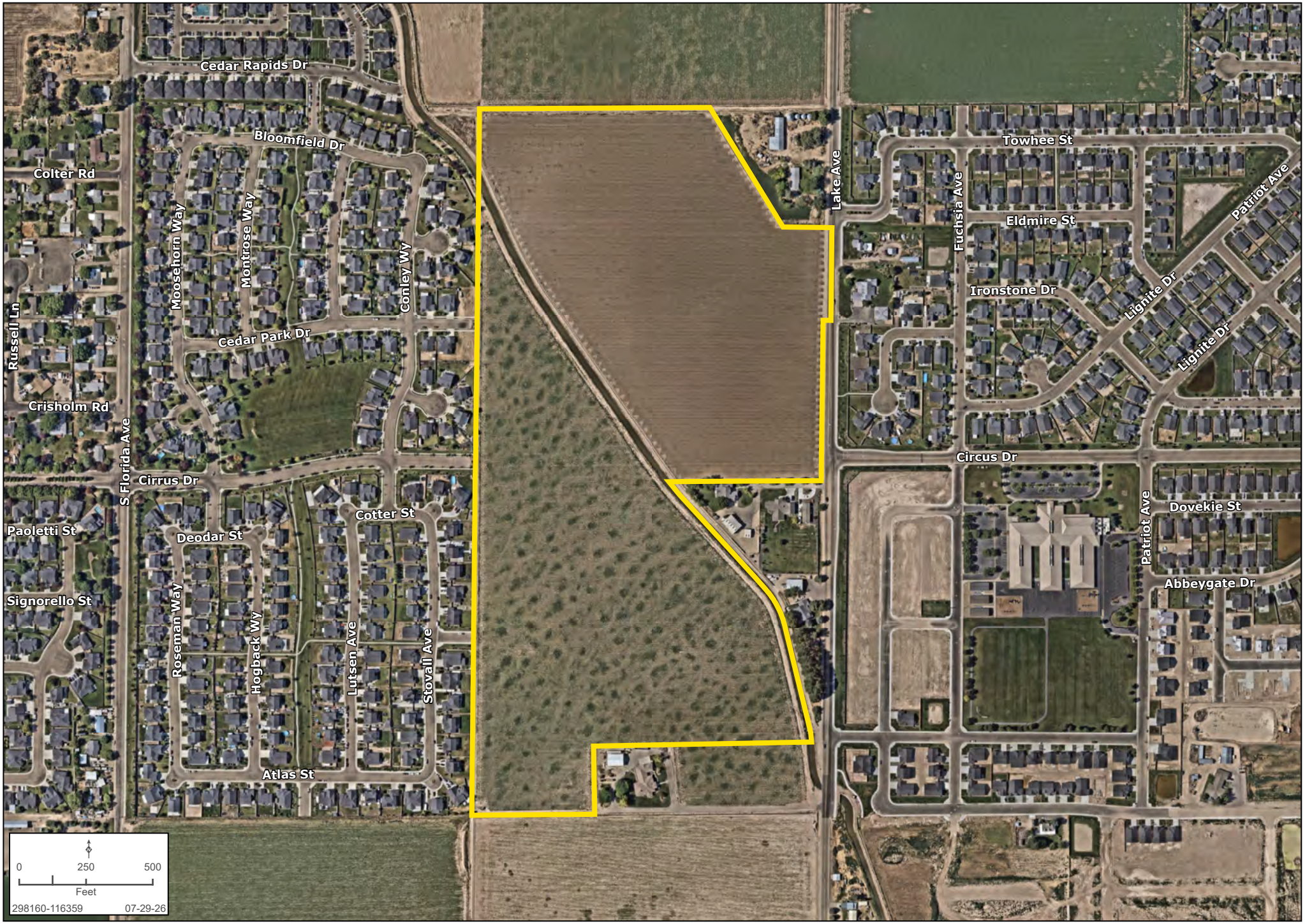



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# DETAIL | WESTBILT ESTATES

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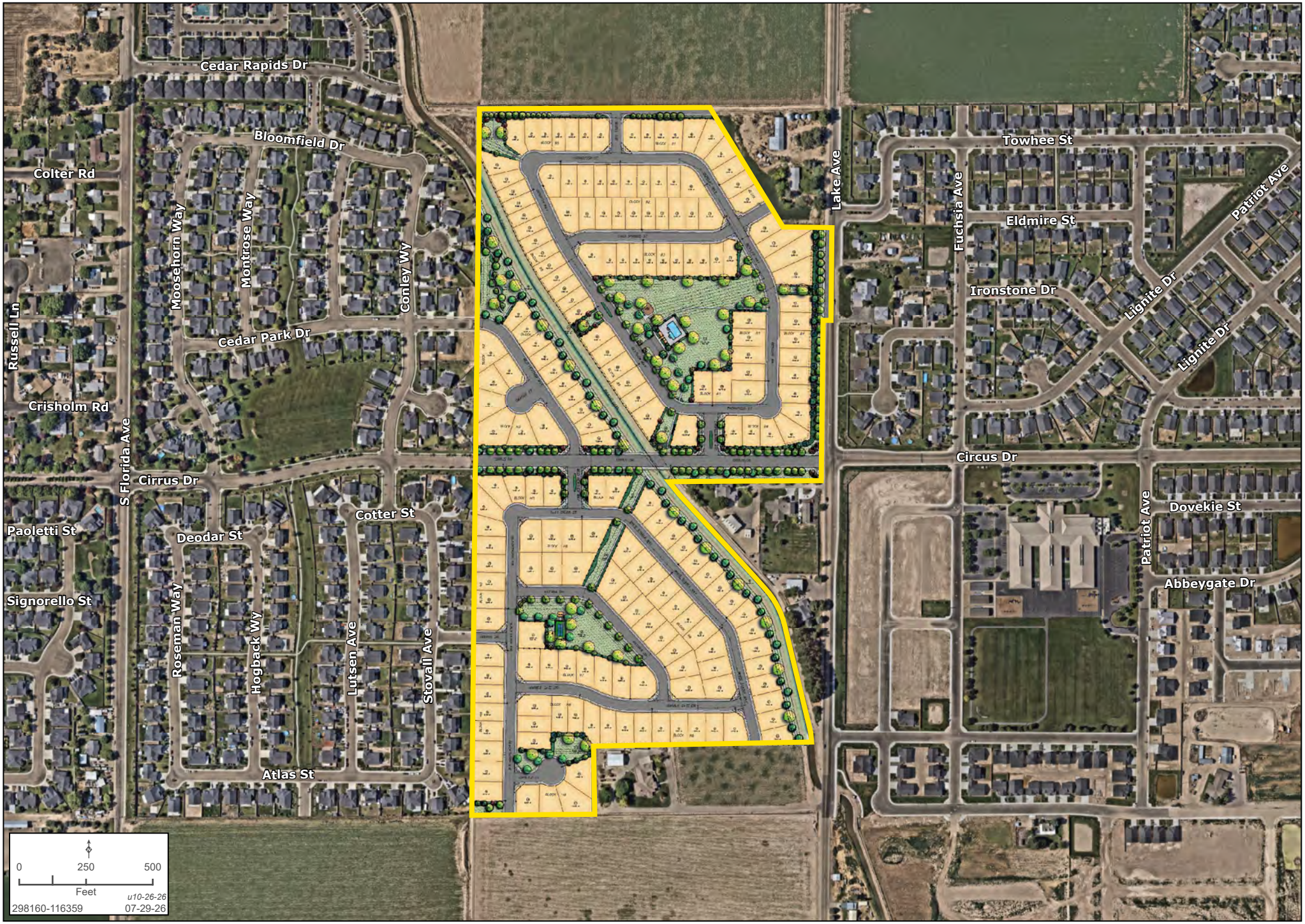



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# PLAT | WESTBILT ESTATES

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# PROPERTY PHOTO



# PROPERTY PHOTO



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