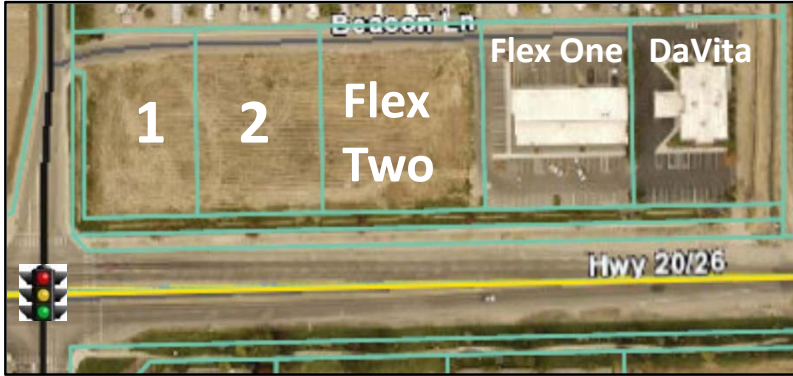


## LOTS FOR SALE OR BUILD-TO-SUIT



**LOCATION:** Caldwell Crossing Business Park  
Beacon Lane (Hwy. 20/26 & Smeed Pkwy.)  
Caldwell, Idaho

**Zoning:** C-3 (Commercial).

**PRICING:**

**Fully Improved Commercial Lots:**  
Signalized Intersection/Hwy. 20/26.  
All utilities stubbed on site.  
Improved common drive.  
Perimeter landscaping.  
Pressurized irrigation system.  
Fire protection/hydrants.  
Sidewalks.  
Deceleration lane.

Lot # - Address	Area/SF	Price/SF	Price
Lot 1: 801 Smeed Pkwy	35,094	\$20.00	\$701,880.00
Lot 2: 805 Smeed Pkwy	38,812	\$18.00	\$698,616.00
Lot 3: 4618 Beacon Ln	49,571	Under Construction	
		Flex Two Building For Lease	



**Contact:** \_\_\_\_\_  
RFR Properties, LLC, PO Box 2579, Eagle, ID 83616  
[www.rfrproperties.com](http://www.rfrproperties.com)

**Bob Runyan: 208.863.8209 or [br@rfrproperties.com](mailto:br@rfrproperties.com)**

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