

Pad Sites – Ground Lease or BTS



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

Lot 1: 801 Smeed Pkwy - 35,284 SF

Parcel A: 805 Smeed Pkwy – 38,376 SF

Price: Contact Bob Runyan @ 208.863.8209
or br@rfrproperties.com

Pad sites:

- Fully Improved Commercial Lots.
- Zone: C-3.
- Signalized Intersection.
- Highway 20/26 Frontage/Expansion.
- I-84 Expansion/On-Off Ramp Improvements.
- Shadow anchored by new D&B Supply.
- In need of restaurants/retail services.

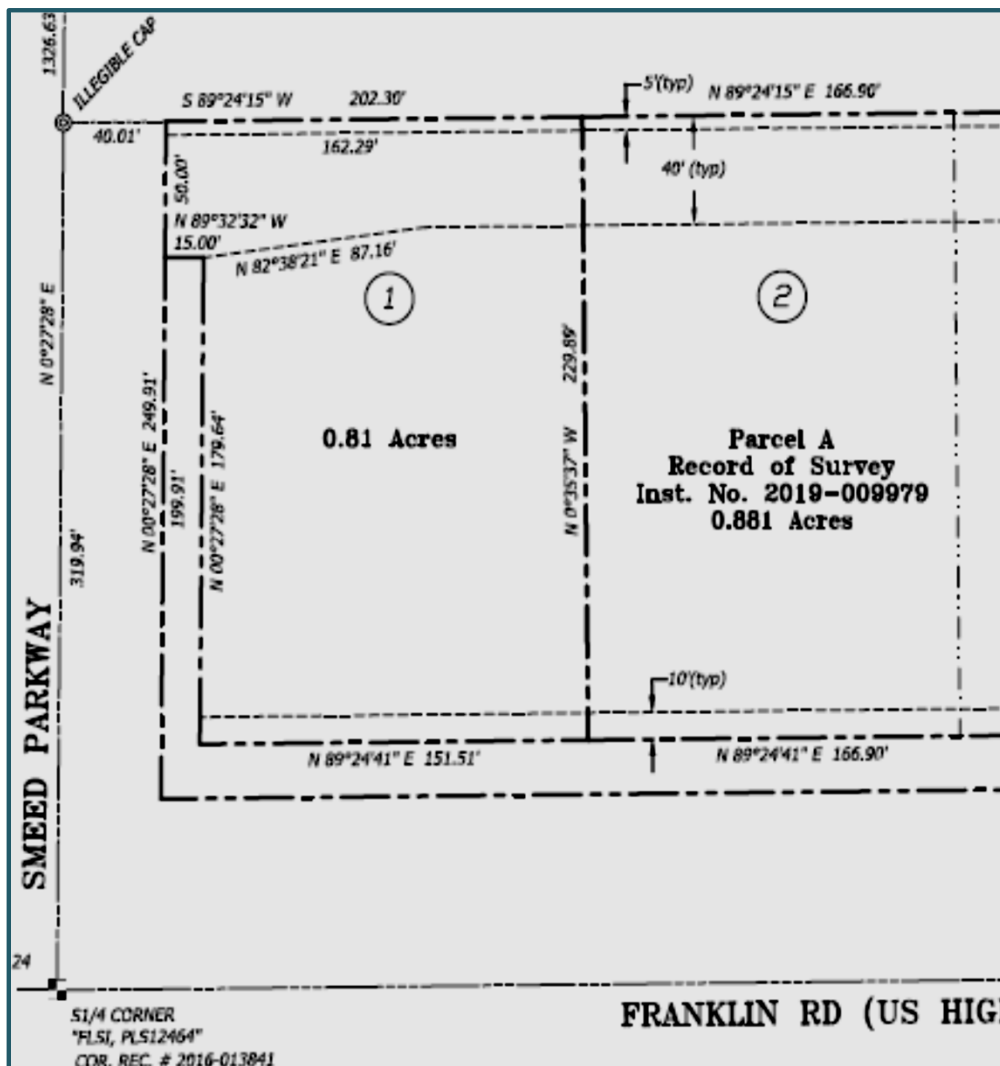
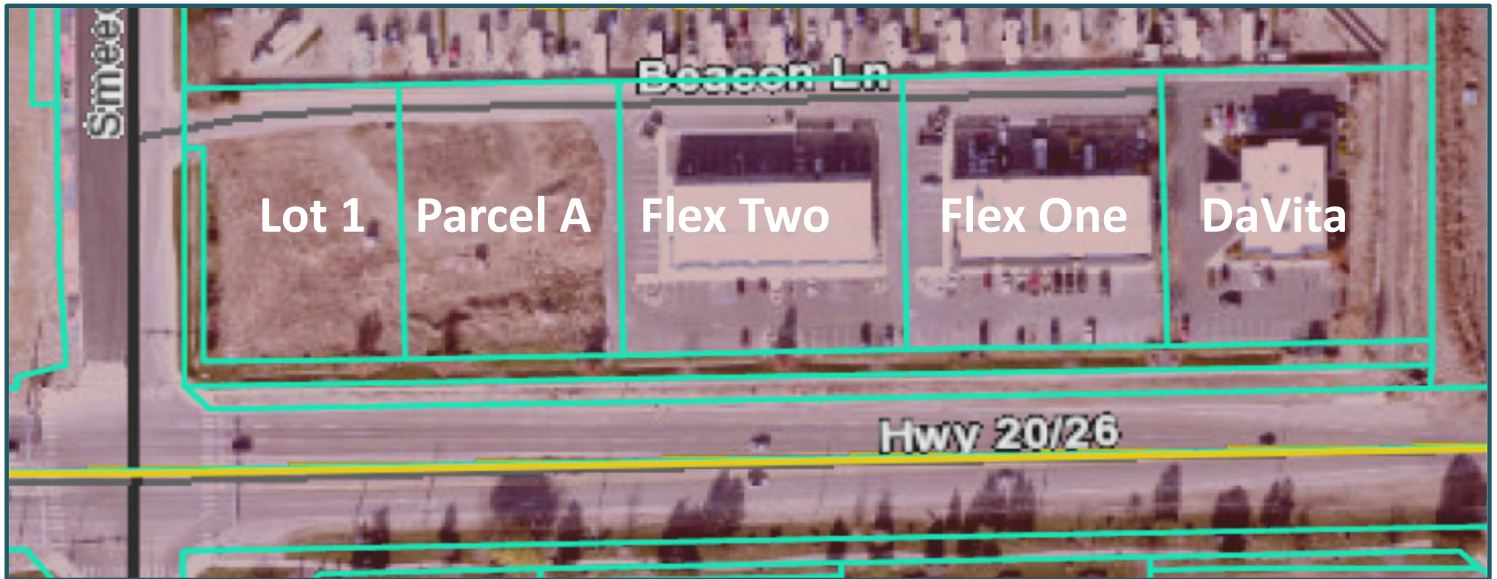


Contact:

RFR Properties, LLC, PO Box 2579, Eagle, ID 83616

Bob Runyan: 208.863.8209 or br@rfrproperties.com

The information contained herein has been obtained by reliable sources, but is not guaranteed. This offering is subject to errors, omissions, prior sale, price change, and withdrawal.



Pad sites:

- Common area landscape buffer
- Private access drive
- All utilities to site
- Signalized intersection
- Deceleration lane
- Level sites
- Sector boxes on site with 3-phase power
- Sizes adjustable

Area developments:

- North Ranch anchored by a new D&B Supply.
- Sky Ranch with multiple large businesses/Crunch Fitness.
- Multiple single and multi-family developments.

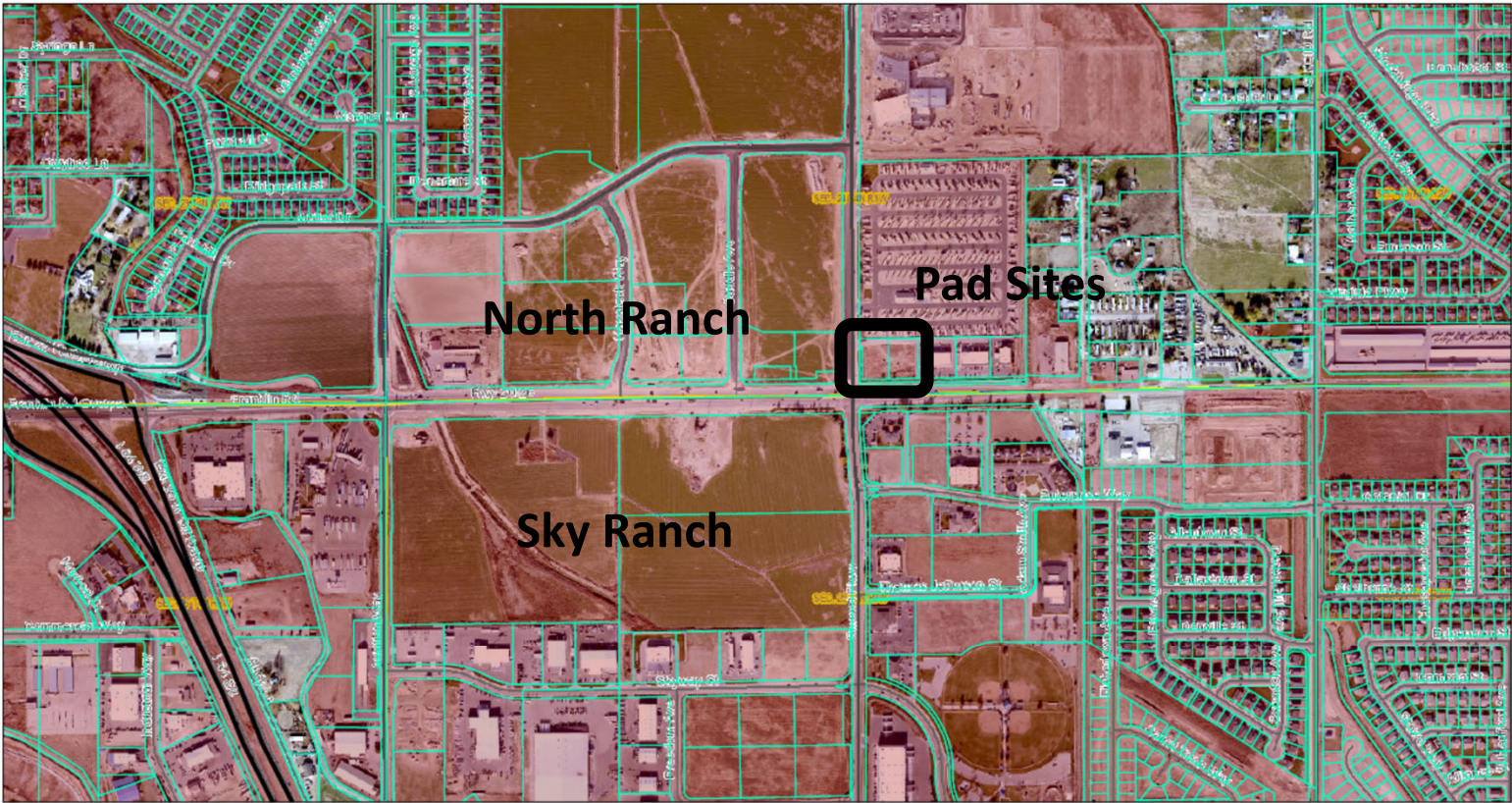
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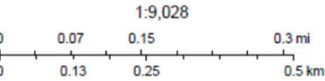
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Canyon County Assessor



4/12/2023, 3:59:54 PM

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|---------------------|-------------|-----------|------------|
| Highway | City Limits | Middleton | StarCanyon |
| Interstate | Caldwell | Nampa | Wilder |
| Canyon County Roads | Greenleaf | Notus | Sections |
| Canyon County Roads | Melba | Parma | |



Canyon County, Canyon County Assessor