



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

RAIL ACCESS NEAR THE INTERSTATE CANYON COUNTY, ID

7.43± ACRES | \$3,000,000



OFFICE (208) 505-9998 | WWW.SMALLTOWNPROPERTIES.COM

THE CANYON 7.43

PROPERTY PROFILE

LOCATION:

- 20201 Simplot Blvd
Caldwell, ID 83607
- Canyon County
- 5± Miles to Indian
Creek Plaza
- 6± Miles to Interstate 84
- 6± Miles to US 95
- 32± Miles to the
Boise Airport

COORDINATES:

- 43.66813, -116.79694

PROPERTY USE:

- Rail Transfer
- Warehouse
- Storage
- Packaging/
Manufacturing
- Agri-business
- Food Processing

PROPERTY INFORMATION:

- 7.4± Total Acres
- Rail Access
- Level Topography
- 3 Bedroom/2 Bath Home
- 3 Bedroom/2 Bath
Mobile Home
- 40'x40' Shop
 - 2 Roll-Up Doors
 - Vehicle Lift
- Irrigated
- Industrial Zoning

TAX INFORMATION:

- 2023 - \$2176.58



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F A R M | R A N C H

OSCAR EVANS, ALC

DESIGNATED BROKER

C: 208-258-0715

O: 208-505-9998

oscar@smalltownproperties.com

5700 E Franklin Rd, Ste 120 - Nampa, ID 83687

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

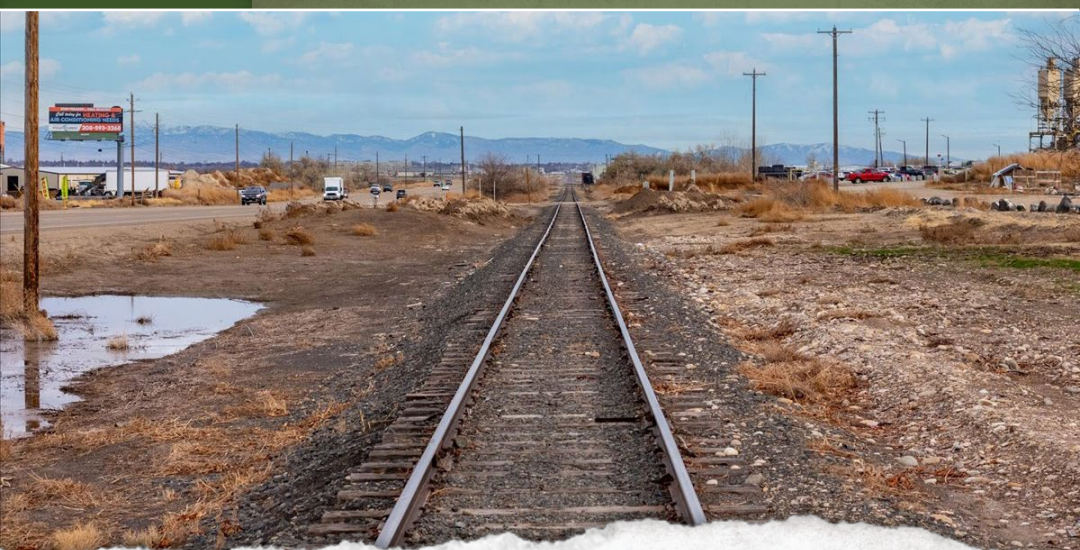
WELCOME TO THE CANYON 7.43

DO YOU NEED RAIL ACCESS FOR YOUR BUSINESS? Consider this 7.43± acre property in Canyon County, Idaho. Located approximately six miles from I-84 on Simplot Boulevard, the Caldwell parcel offers more than 450 feet of rail frontage with an approved UPRR crossing. The property is zoned industrial in the county 2030 Comp Plan. Irrigation shares are available through Pioneer Irrigation. Three improvements are on site:

1. A 40'x40' shop with two roll-ups and a vehicle lift
2. A three bedroom, two bath home
3. A three bedroom, two bath mobile home

This offering is ideal for a warehouse, a transfer facility, storage, packaging, agri-business or food processing.

The options are endless; call Oscar Evans today!



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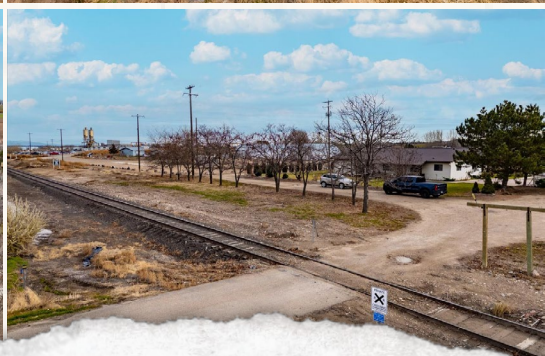
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CANYON COUNTY, IDAHO



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Directions From I-84, Exit 27: Travel south on Centennial. Go west on ID 19/ Simplot Blvd to the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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