

2.44 ACRES POTENTIAL DEVELOPMENT LAND

609 and 619 E Homedale Road - Caldwell, Idaho



609 E Homedale Rd (former Joy's Auto Clinic site)



619 E Homedale Rd (residence)

SALE PRICE

\$920,000

New Price!

PROPERTY SIZE

Approximately 2.44 Acres (or +/-106,286 SF)

ZONING

The Canyon County property is adjacent to the Caldwell City Limits. The Caldwell Comprehensive Plan identifies the parcels as potential Commercial zoning, although other zonings could be sought with annexation application

LOCATION DETAILS

609 Homedale: +/-1.13 acres (subject to lot line adjustment). Former Joy's Auto Clinic established in 1962 including service shop, service garage and storage shed. Auto clinic assets available for Owner User. Shares well with 619 Homedale. Available separately for **\$425,000**.

619 Homedale: +/-3,504 SF meticulously maintained custom built home, 3 bedroom 2 bath, includes rear covered patio and backyard pool, 2-car garage, plus partially finished basement on +/-1.31 acres (subject to lot line adjustment). Available separately for **\$495,000**.

STRATEGIC DEVELOPMENT PARCEL

- City of Caldwell Comprehensive Plan has these parcels and adjacent parcels to north and west identified as Commercial.
- Toll Brothers purchased 281 acres directly across the street for a large scale housing development

ANNEX INTO THE CITY WITH YOUR PREFERRED ZONING TO DEVELOP THE TOTAL ACREAGE
OWNER / USER POTENTIAL FOR LIVE / WORK LOCATION



Toll Brothers 281 Acre Planned Housing Development

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