



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

# **RAIL ACCESS NEAR THE INTERSTATE CANYON COUNTY, ID**

**7.43± ACRES | \$3,000,000**



**OFFICE (208) 505-9998 | [WWW.SMALLTOWNPROPERTIES.COM](http://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
- Large Shop
- 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](mailto:oscar@smalltownproperties.com)

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

[smalltownproperties.com](http://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 large shop
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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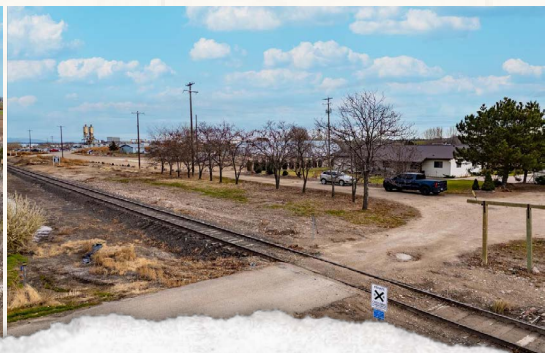
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**7.43 ± ACRES**

**CANYON COUNTY, IDAHO**



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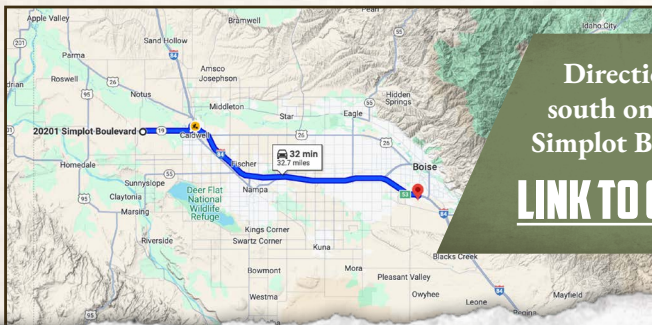
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Directions From I-84, Exit 27: Travel south on Centennial. Go west on ID 19/ Simplot Blvd to the property.

[\*\*LINK TO GOOGLE MAP DIRECTIONS\*\*](#)



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