



# DESERT EDGE COMMERCIAL

DOBIE RD & EL PASO RD  
CALDWELL, IDAHO

FOR SALE

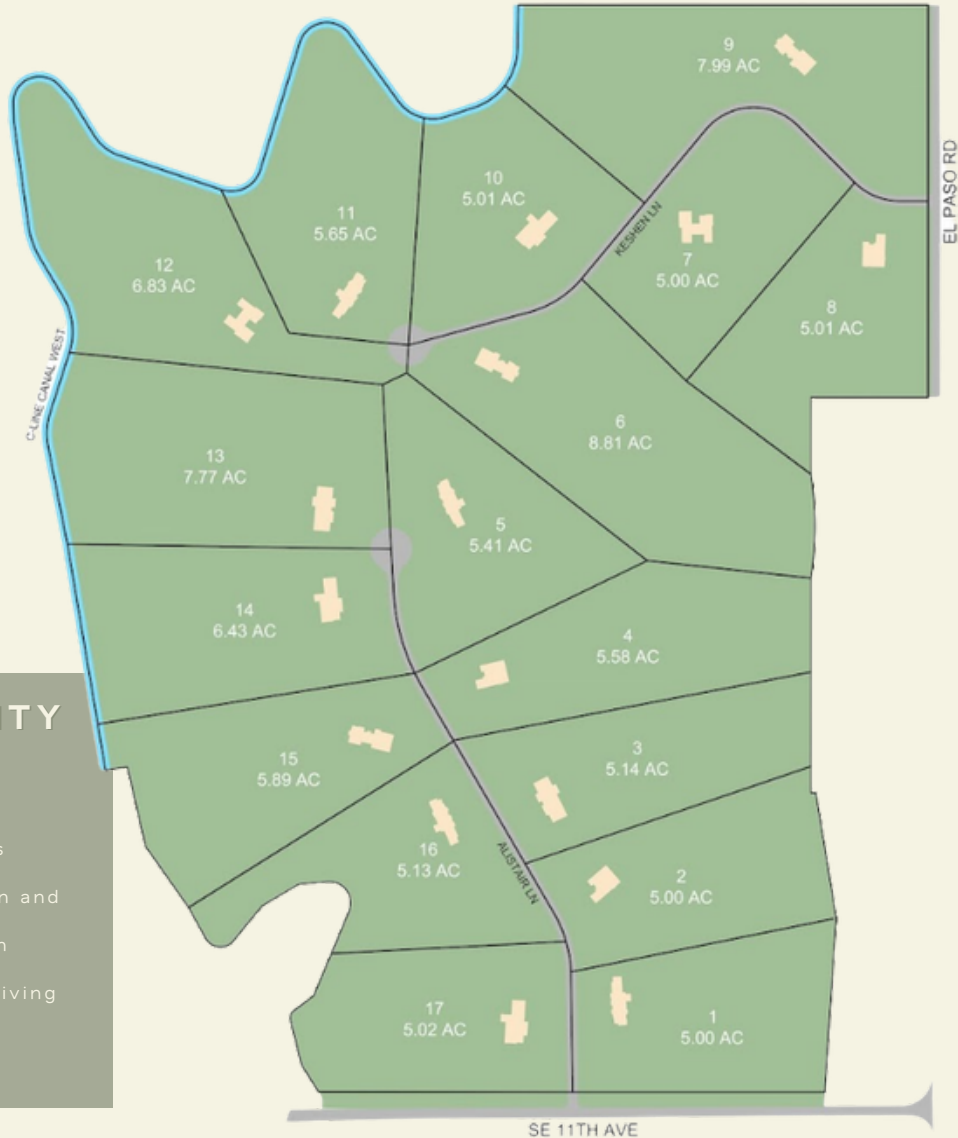
## ACCESS & CONNECTIVITY



- Frontage along El Paso Rd with direct access to SE 11th Ave
- Internal private lanes and cul-de-sacs designed for low traffic and privacy
- Easy connections to I-84 via Middleton and Caldwell interchanges
- Near Cañe Canal West and rural open space corridors
- Positioned for both quiet residential living and convenient regional access



## DOBIE RANCH



## ABOUT THE PROPERTY

This thoughtfully planned subdivision spans  $\pm 100$  acres and features 17 estate-sized lots ranging from  $\pm 5$  to 8 acres each. Dobie Ranch blends open space and rural character with a community design that provides privacy, generous lot sizes, and an ideal setting for custom homes.

## SITE COMPONENTS



100 ACRES

- $\pm 100$ -acre planned subdivision
- 17 estate-sized lots ranging from  $\pm 5$ –8 acres each
- Designed for custom homes with privacy and open space
- Rural character with proximity to Middleton/Caldwell amenities

IMAGE FOR ILLUSTRATIVE PURPOSES ONLY



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GET IN TOUCH

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# AREA HIGHLIGHTS



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