

# Highway 16- Emmett, ID

## Retail Pads Available

Project to be developed in Two Phases

11 Acres Commercial Development

13,600 VPD (2019)

SUBJECT

## Build-to-Suit & Ground Lease Retail Pads

### Property Details

- Prime pad sites available for land lease or build-to-suit located at the main entrance into Emmett.
- HW16 expansion will result in a population boom in Emmett.
- Located next to Albertsons, Stinker, Sonic, Subway, and Papa Murphy's.
- 1/2 mile away from major retailers such as Walgreens, D&B, McDonalds, Taco Bell, Maverick, and O'Reilly Auto Parts.
- ~11 pads with flexible lot sizes.
- Frontage is zoned Commercial
- Future traffic signal proposed on Southeast corner of property with access connecting to HW16 to E. 12th Street.

### Description:

Rocky Mountain Companies is proud to develop a major shopping center located at one of the first commercial lots in Emmett's city limits when approaching the city from HW16 .

Emmett's population is on the rise for many reasons. One of which is due to the lower cost of living compared to the U.S. average. Improvements to HW16 cut down the commute time to nearby cities like Eagle, Star, Meridian and Boise. Emmett has been stated as one of the best places to live for its beautiful scenery, friendly people, and clean downtown.

Emmett has been discovered by many local & national retailers due to the high demand of more services and businesses to keep up with the rising population. Local business owners say that with the growth and energizing community, it has been easy to find employees.

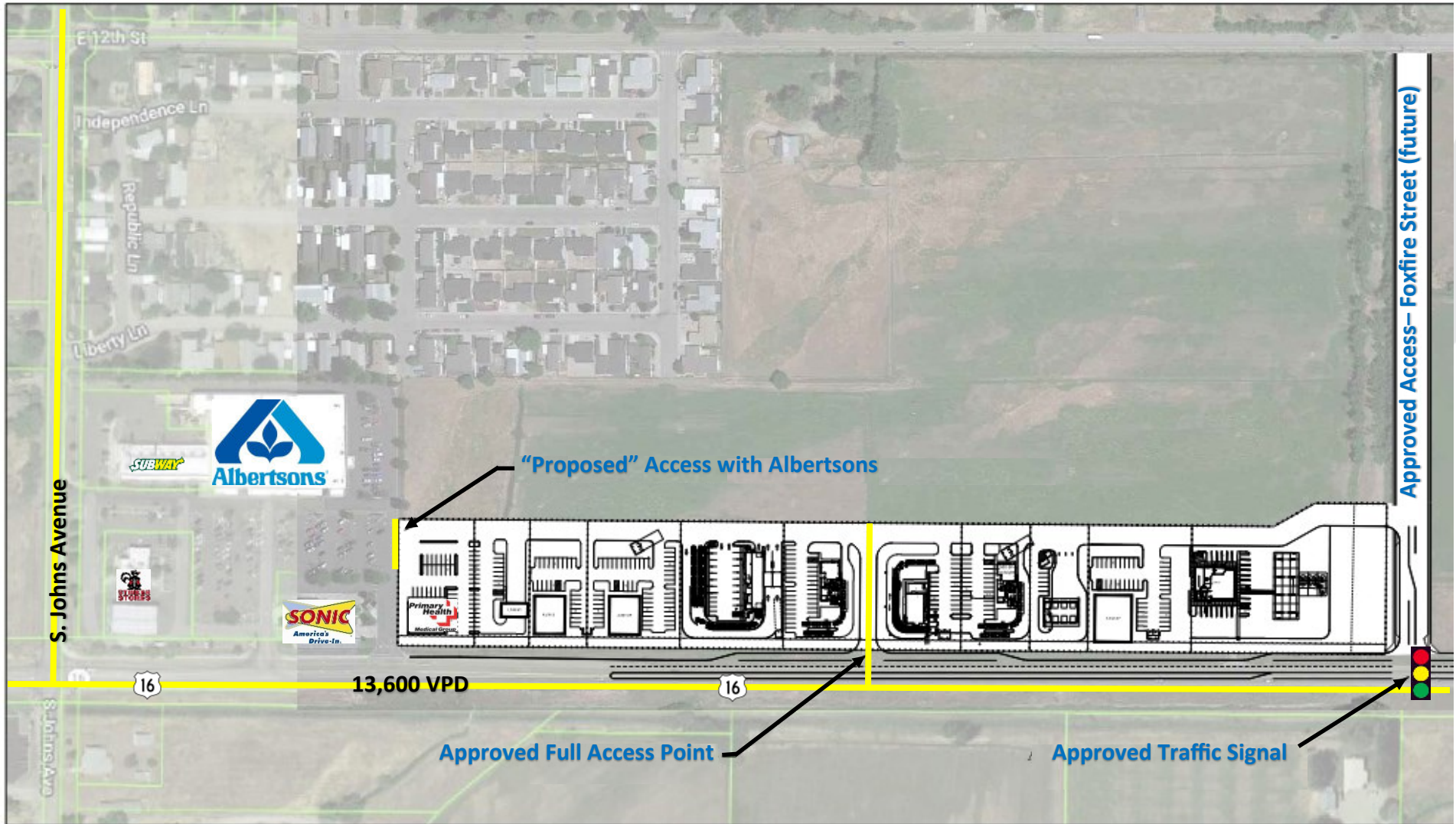
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350 N. 9th Street, Ste 200, Boise ID 83702

# Site Plan

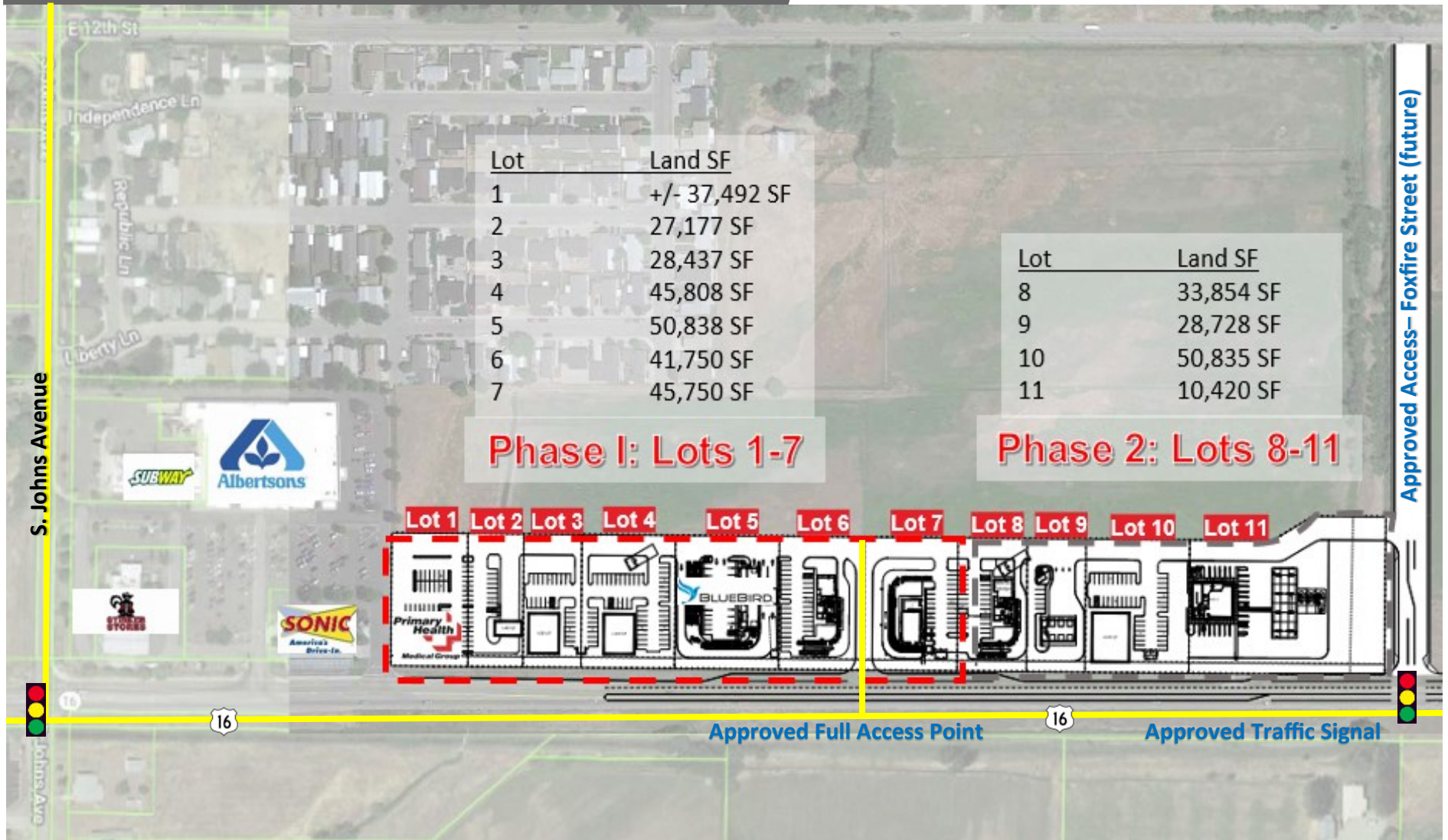


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# Lot Plan



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# Available Parcels

## Pad Delivery Condition:

- Perimeter curb/gutter/sidewalk/landscaping along Highway 16
- Rough grade
- Utilities available at or near pad site
- Project drive aisles installed
- Proposed access points on Highway 16 and on Foxfire Street



Parcel	Lot Square Footage
Phase I {	Lot 1 ± 37,492 SF– Primary Health Medical Group LOI
	Lot 2 ± 27,177 SF
	Lot 3 ± 28,437 SF
	Lot 4 ± 45,808 SF
	Lot 5 ± 50,838 SF- Bluebird Express Car Wash LOI
	Lot 6 ± 41,750 SF
	Lot 7 ± 45,750 SF
Phase 2 {	Lot 8 ± 33,854 SF
	Lot 9 ± 28,728 SF
	Lot 10 ± 50,835 SF
	Lot 11 ± 10,420 SF

\*Lot sizes can be adjusted to meet users' needs

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# Aerial



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# City Limits Aerial

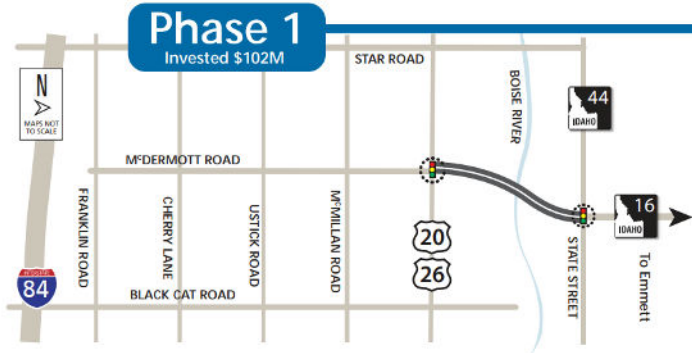


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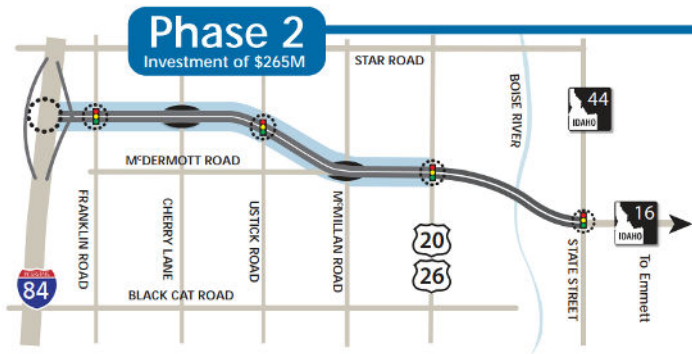
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# Idaho 16 Corridor Extension Plans



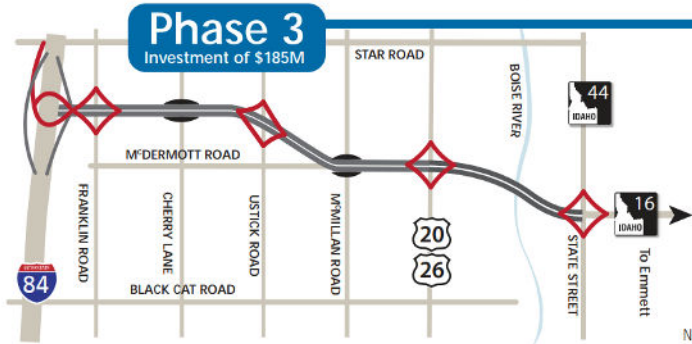
## Phase 1 Complete 2014

- Constructed 2 miles of new four-lane expressway connecting US 20/26 and Idaho 44
- Bridge over the Boise River
- Bridges over the Phyllis Canal and Joplin Road
- Signalized intersections at US 20/26 and Idaho 44
- Invested \$102M for the Right-of-Way, Construction, and Project Development/Administration



## Phase 2 Interim Corridor

- Connects I-84 and US 20/26 with 5 miles of new four-lane limited access highway
- An interchange at I-84 and signalized intersections at Franklin Road, Ustick Road, and US 20/26
- Over-crossings at Cherry Lane, McMillan Road, and the railroad
- \$115M Right-of-Way Acquisition and Preservation
- \$150M Construction
- Phase 2 could be programmed into three separate projects



## Phase 3 Corridor Completion

- Completes the interchanges at I-84, Franklin Road, Ustick Road, US 20/26, and Idaho 44
- Auxiliary lanes as warranted
- Each interchange could be programmed and built as separate projects
- \$0 Right-of-Way Acquisition and Preservation
- \$185M Construction

Note: Estimated costs are in 2019 dollars and include development and administrative costs.



The Idaho Transportation Department is continuing to invest in the Idaho 16 corridor to meet the long-term needs of the Treasure Valley. This seven-mile, limited-access expressway will serve the rapidly growing area between Ada and Canyon counties.

The Idaho 16 project is one of ITD's top three priorities for the Treasure Valley. It will be developed alongside the US 20/26 and Idaho 44 corridor improvements.

### Investing Now

ITD is already working to secure property for this much needed north-south connection. When complete, the new corridor will:

- ✓ Provide a new north-south route
- ✓ Reduce delay and improve daily travel times
- ✓ Relieve congestion on local roadways
- ✓ Move 60,000 motorists per day
- ✓ Enhance motorist safety
- ✓ Benefit four adjacent cities
- ✓ Improve I-84 access between Ada and Canyon counties
- ✓ Accommodate growth
- ✓ Benefit the economy by increasing productivity

### Moving Forward

ITD is completing work in phases, with strong support from local jurisdictions and the community. Current funding is enough to begin right-of-way purchases.

Take a Virtual Tour of Idaho 16: I-84 to Idaho 44 [Here](#)

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# Gem County Demographics

## Gem County, ID

**18,717**

Population

**7,313**

Households

**2.54**

Avg Size Household

**44.5**

Median Age

**\$51,356**

Median Household Income

**\$241,916**

Median Home Value

**55**

Wealth Index

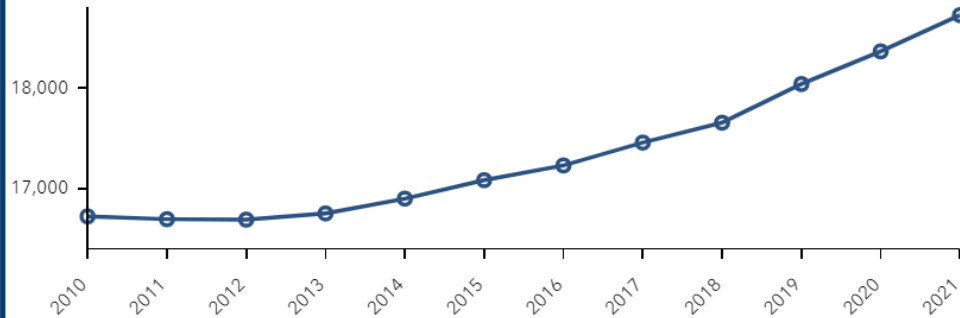
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Housing Affordability

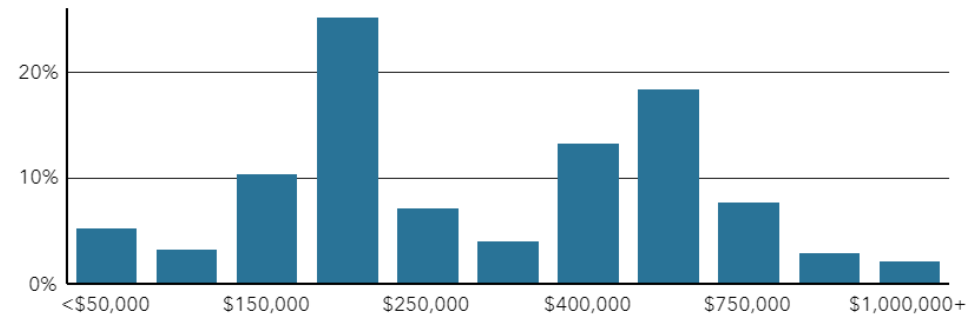
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Diversity Index

### Historical Trends: Population



### Home Value



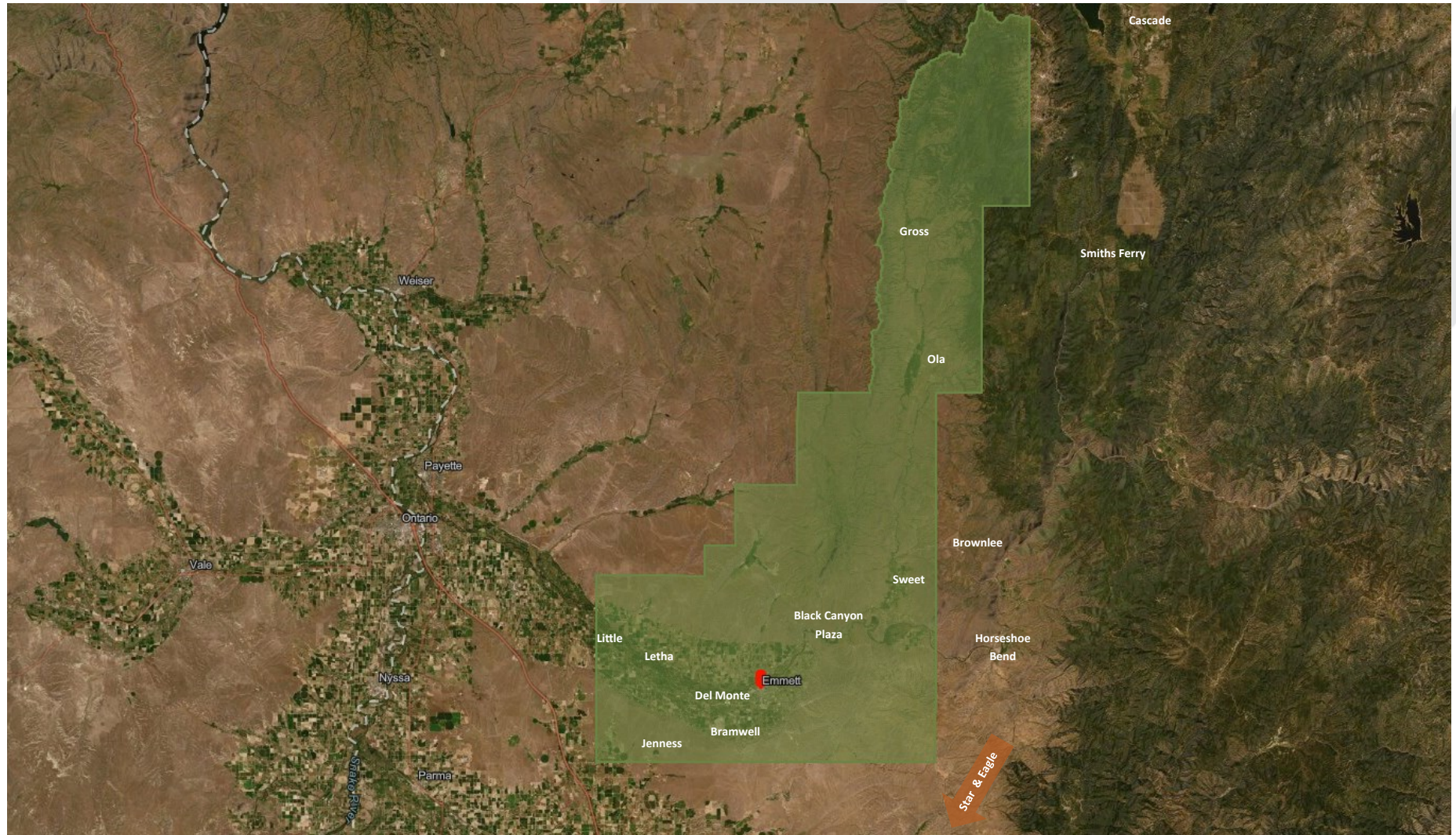
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# Emmett's Growth Plan

## PHASE I COMMUNITY ENGAGEMENT SUMMARY

January 2022



The first phase of the Elevate Emmett Comprehensive Plan Update is focused on emerging themes, key issues, and opportunities which have emerged from the public engagement. Along with maintaining the small town character, focusing on healthy lifestyles, and improving transportation, the city has put a lot of emphasis on investing in their economic future through the following goals:

- Fill downtown commercial vacancies.
- Expand opportunities for cooperative spaces like 117 Main Street.
- Need to modernize the school system and expand opportunities.
- Bring in small industry for better paying jobs.
- Increase grocery shopping options.
- Focus business development on jobs with higher wages.
- Invest in beautification of the downtown business district and local area.
- Increase the number of eating and dining options in the City.
- Encourage small business development and opportunities for the residents
- Direct large commercial development onto Highway 16 near Albertsons.
- Increase affordable housing.
- Increase the business and career opportunities post-high school.

[Elevate Emmett Phase 1 Plans Link](#)

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