

Highway 16- Emmett, ID

Retail Pads Available

Build-to- Suit & Ground Lease Retail Pads

Property Details

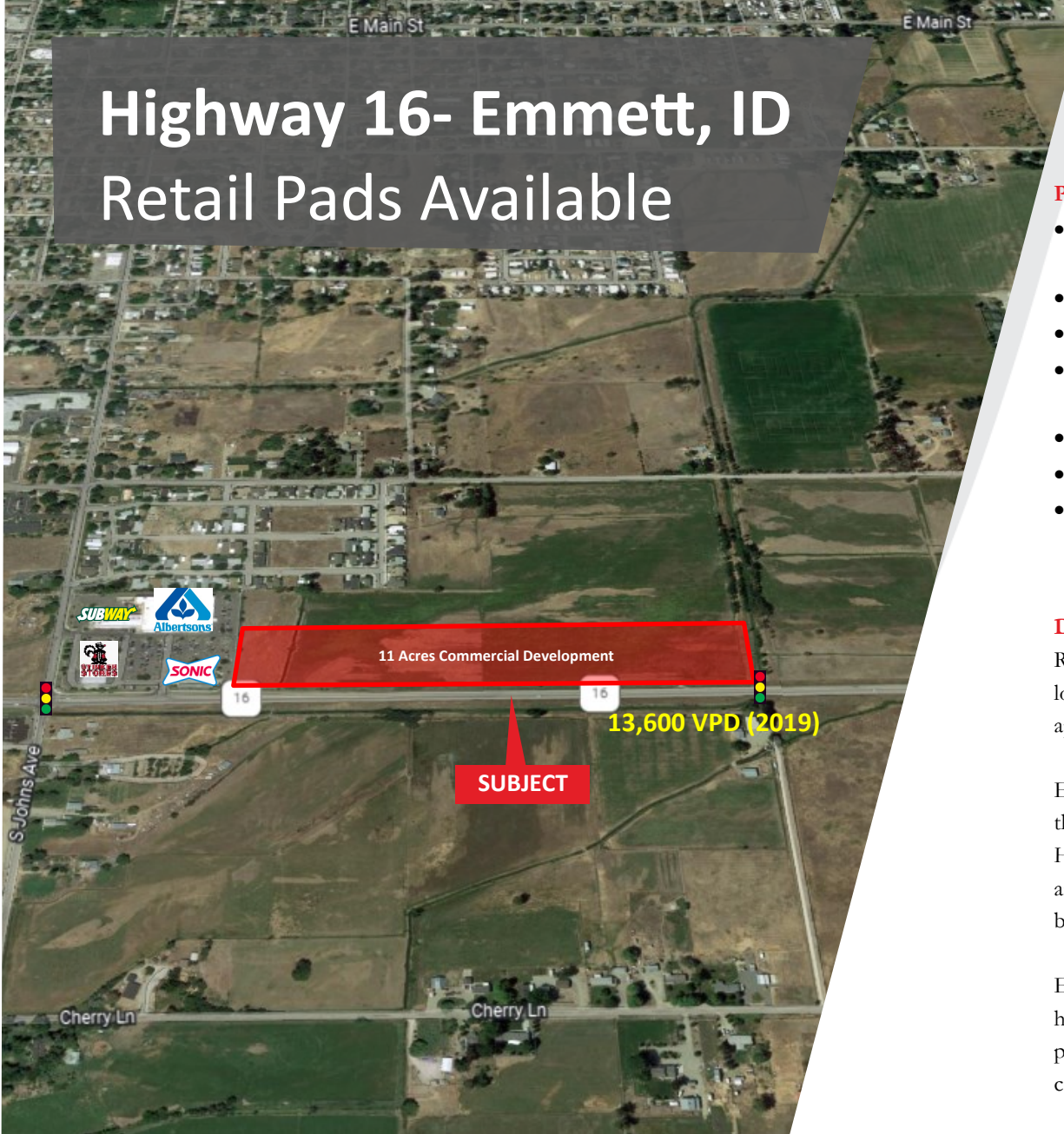
- Prime pad sites available for land lease or build-to-suit located at the main entrance into Emmett.
- HWY 16 expansion will result in a population boom in Emmett.
- Located next to Albertsons, Stinker, Sonic, Subway, and Papa Murphy's.
- 1/2 mile away from major retailers such as Walgreens, D&B, McDonalds, 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 HWY 16 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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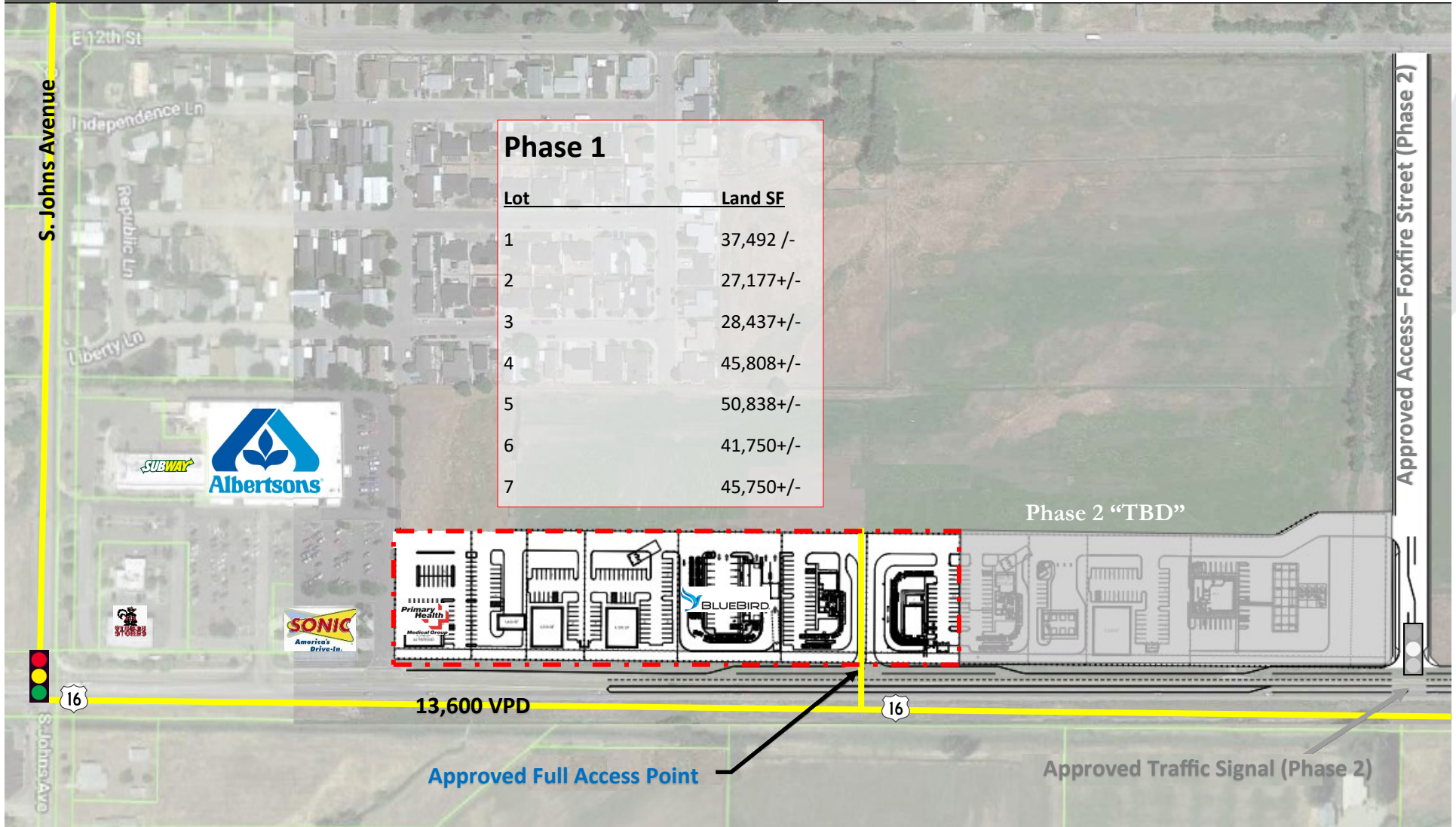
Rocky Mountain

Real Estate Services, LLC

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

Phase 1

Timing 2024



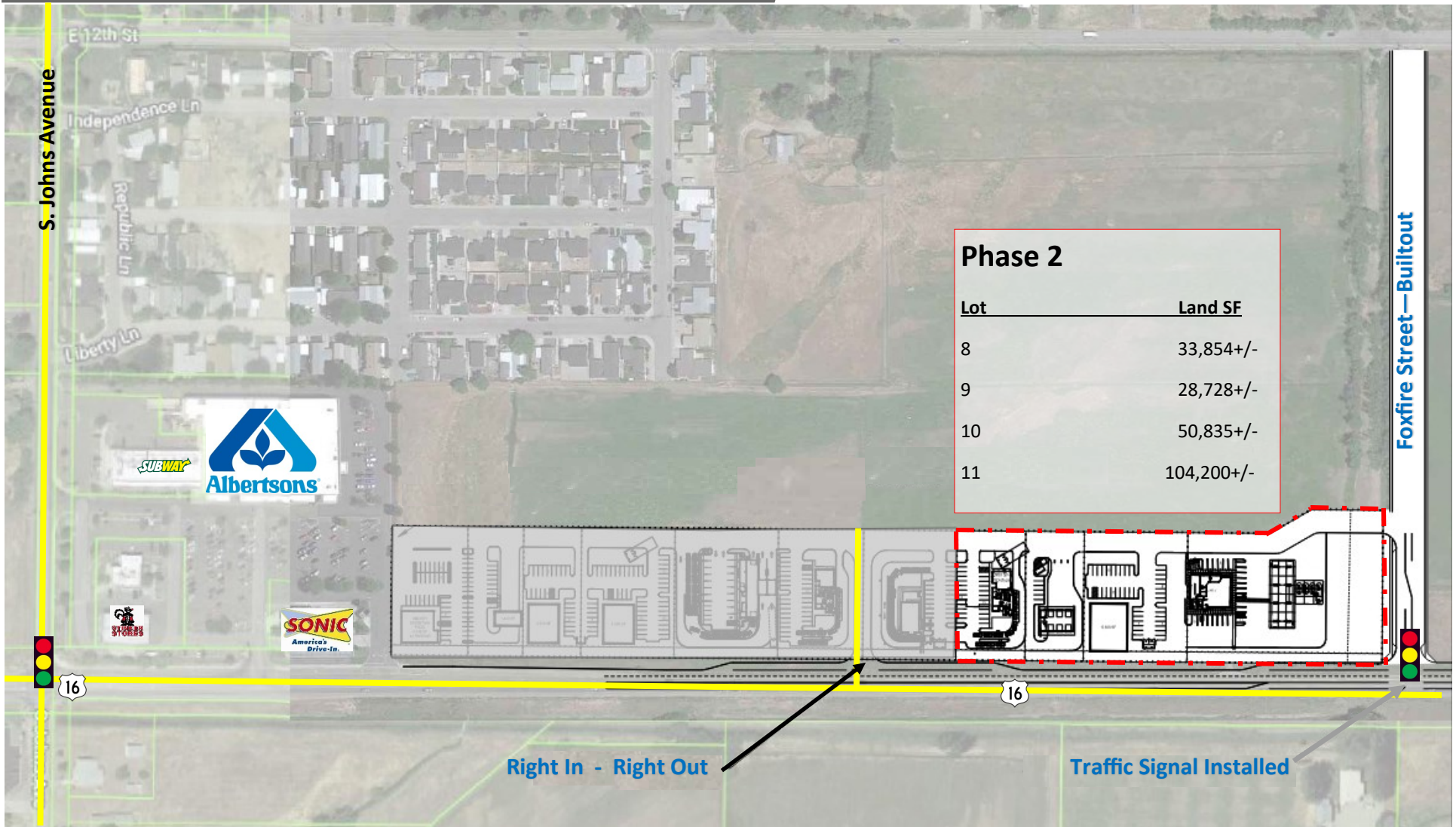
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Phase 2

Timing "TBD"



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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 1 2024	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 "TBD"	Lot 8 ± 33,854 SF
	Lot 9 ± 28,728 SF
	Lot 10 ± 50,835 SF
	Lot 11 ± 104,200 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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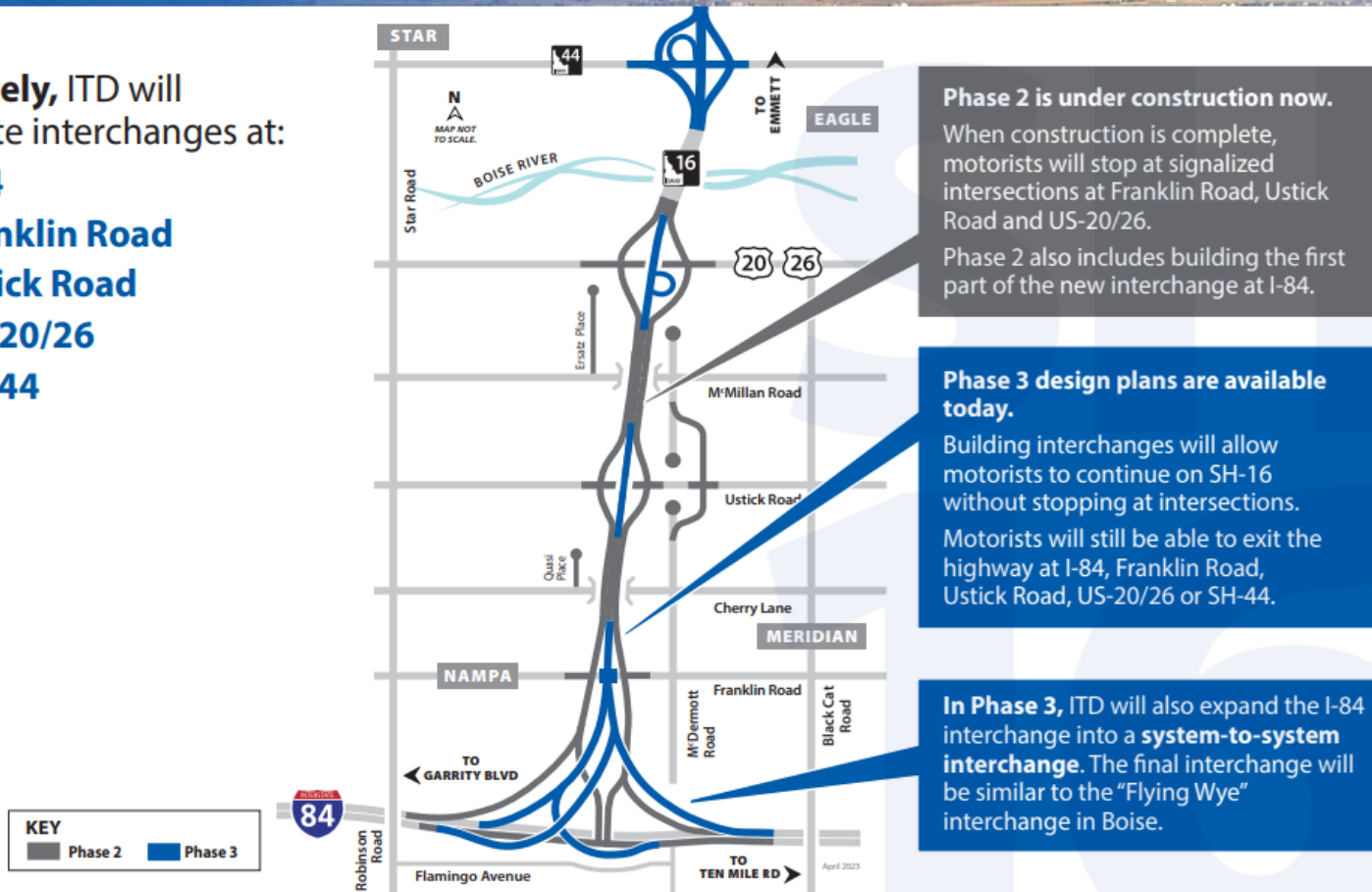
Idaho 16 Corridor Phasing

OVERVIEW OF THE INTERCHANGES



Ultimately, ITD will complete interchanges at:

- I-84
- Franklin Road
- Ustick Road
- US-20/26
- SH-44



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

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Gem County Demographics

DEMOGRAPHIC SUMMARY

Gem County, ID
Geography: County

KEY FACTS

20,459

Population



7,626

Households

44.6

Median Age

\$47,044

Median Disposable Income

EDUCATION

11.4%

No High School Diploma



36.5%

High School Graduate



28.5%

Some College/

Associate's Degree



23.6%

Bachelor's/Grad/
Prof Degree

INCOME



\$54,501

Median Household Income



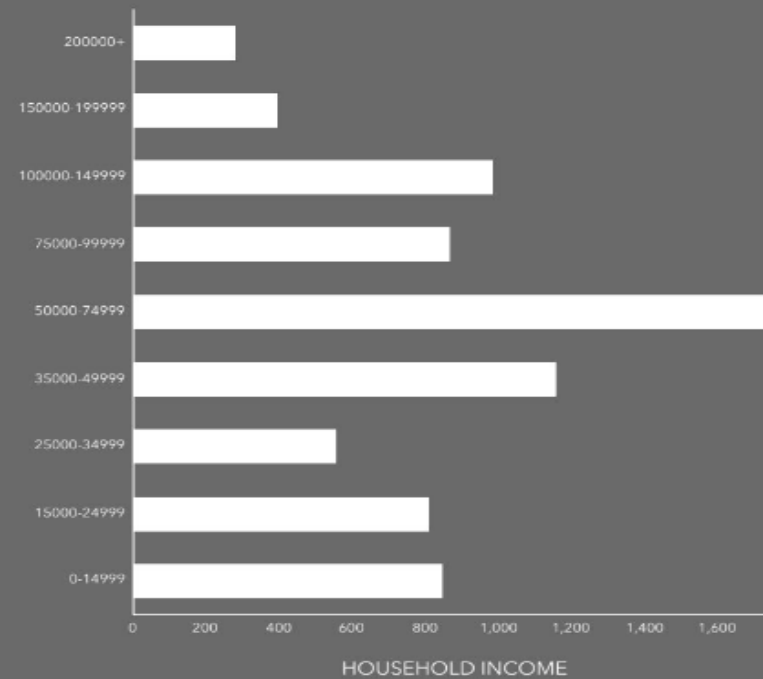
\$28,338

Per Capita Income



\$152,521

Median Net Worth



Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

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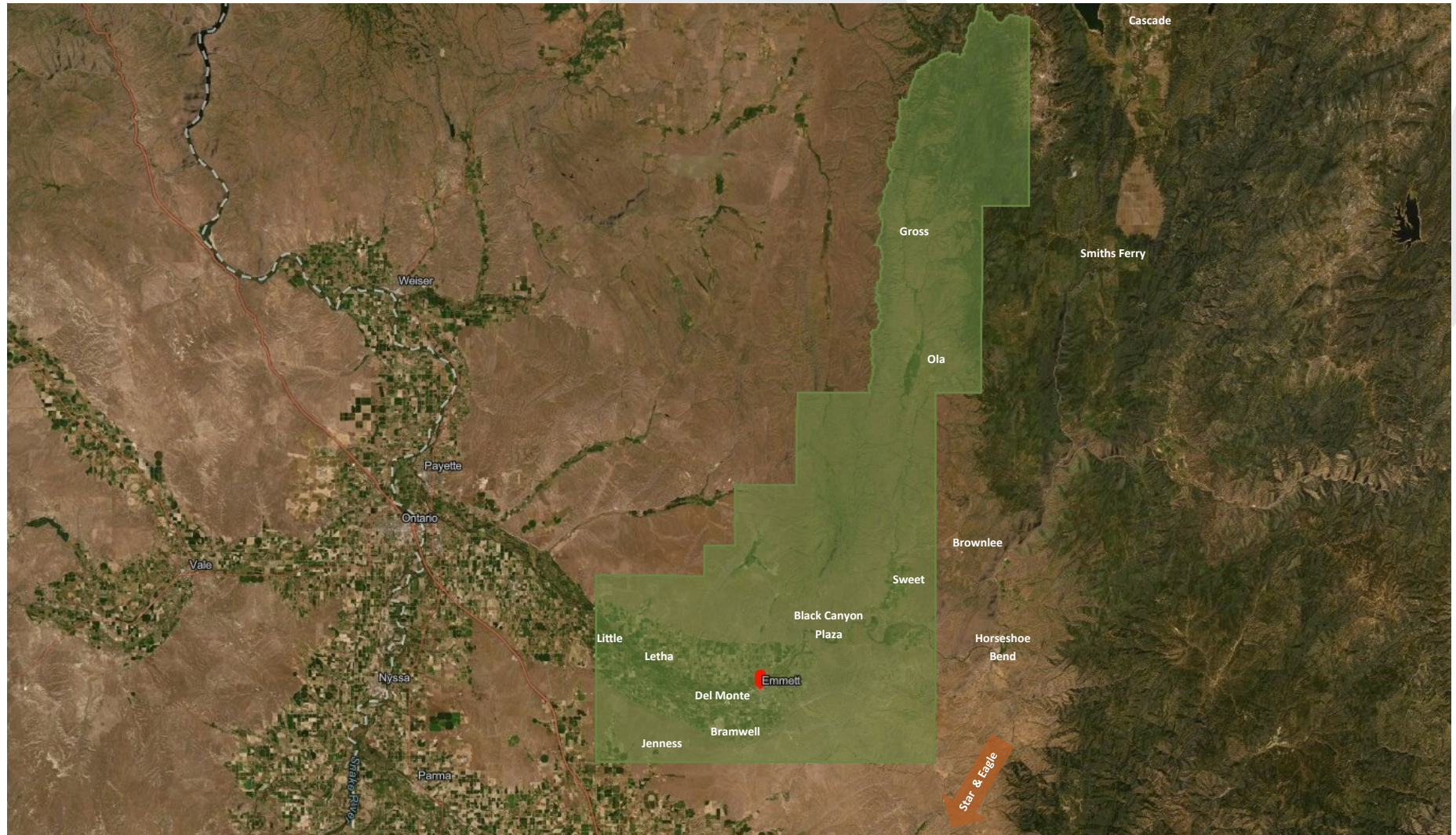
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Gem County Aerial



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Emmett's Growth Plan



2023

COMPREHENSIVE PLAN UPDATE

- Health
- Economic Development
- Education
- Population and Growth
- Public Services and Utilities
- Recreation/Open Space
- Transportation
- Cultural Resources
- Natural Resources
- Airport
- Hazardous Areas

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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