LONGHORN STATION

HIGHWAY 16 & E. 12TH STREET · EMMETT, IDAHO

Rocky Mountain Real Estate Services, LLC



HIGHLIGHTS

Join Walmart at one of these prime pad sites at Emmett's main entrance off Highway 16, located in one of the region's fastest-growing areas.

Phase 1: Lots 1–7 are delivered and ready for development
Phase 2: Lots 8-12 and a new traffic signal connecting Highway 16 & 12th Ave to be delivered Q4 2027.

DETAILS

LOCATION	Highway 16 & E. 12th Street, Emmett, ID
ZONING	C — Commercial
AVAILABILITY	Ground lease or build-to-suit
NEARBY	Albertsons, Walgreens, D&B, McDonald's, Taco Bell, Maverik, O'Reilly, Starbucks
CO TENANTS	Walmart, Washington Trust Bank, Cobblestone Car Wash, Coffee, Oil & Lube
SIGNAL	New traffic signal connecting Highway 16 & 12th Ave installed in phase 2

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AVAILABILITY

Available Parcels

LOT	SIZE	PHASE	STATUS
1	± 0.67 ac	1	**Oil & Lube LOI**
2	± 0.79 ac	1	**Available**
3	± 0.65 ac	1	**Available**
4	± 0.63 ac	1	**Available**
5	± 1.19 ac	1	**Available**
6	± 1.08 ac	1	**Cobblestone Car Wash**
7	± 1.19 ac	1	**Washington Trust Bank**
8	± 0.80 ac	2	**Q4 2027**
9	± 0.80 ac	2	**Q4 2027**
10	± 0.80 ac	2	**Q4 2027**
11	± 0.83 ac	2	**Coffee LOI**
12	± 1.93 ac	2	**Walmart**

*Lot sizes can be adjusted to meet a user's needs.

PAD DELIVERY CONDITION

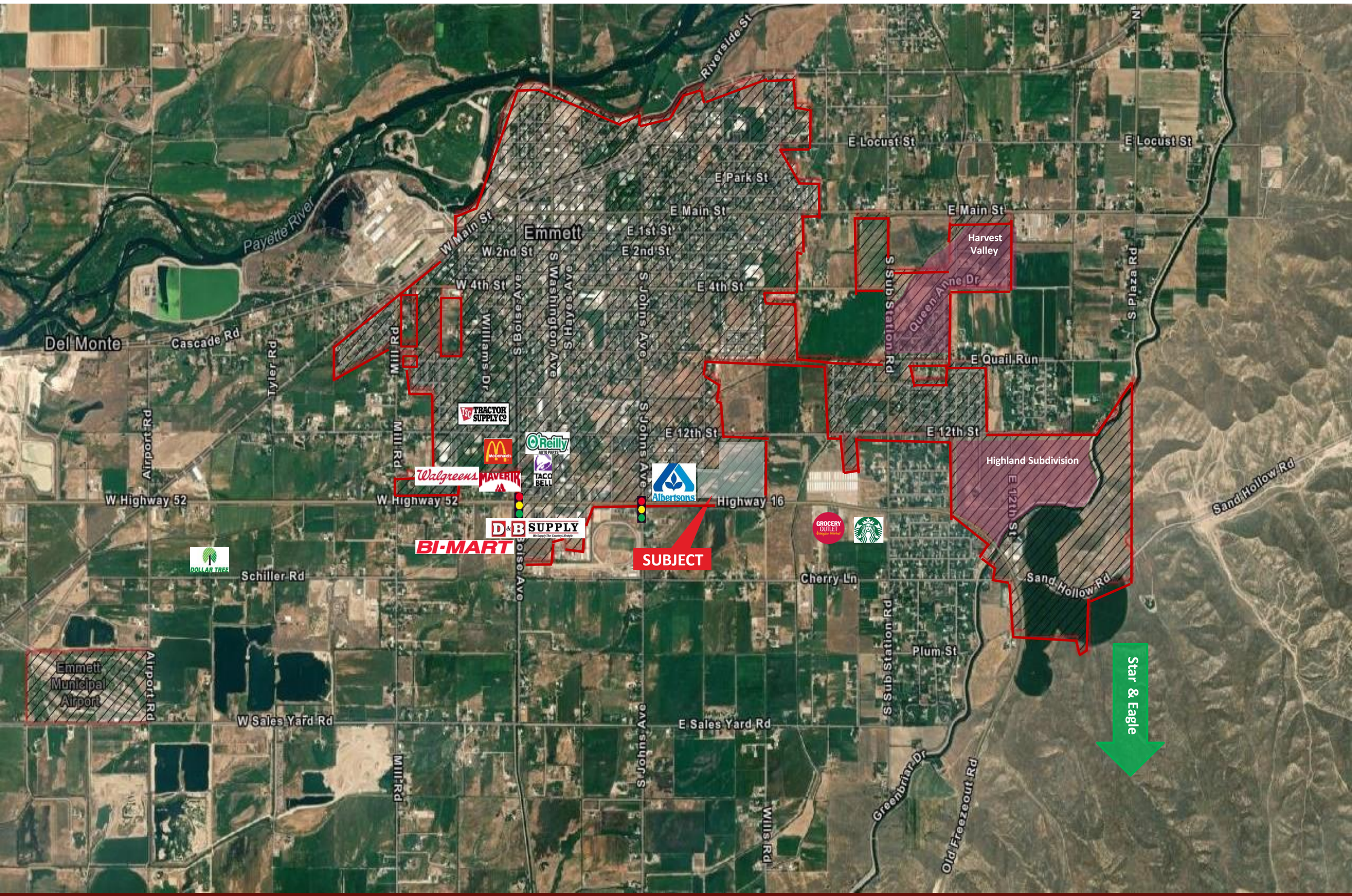
- Perimeter curb, gutter, sidewalk and landscaping along Highway 16
- Rough grade complete
- Utilities available at or near each pad site
- Project drive aisles installed
- Traffic signal installed
- First 300 feet of Foxfire Road installed
- Highway frontage improvements

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CITY LIMITS AERIAL

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REGIONAL LOCATION

EMMETT
Longhorn Station

BOISE

28 MI · 40 MIN VIA HWY 16

Emmett Middle School

E 12th St

SUBJECT

14,000 VPD

AERIAL



SUBDIVISION PHOTO · PHASE 1



SUBDIVISION PHOTO · PHASE 1

TRADE AREA SNAPSHOT

Gem County Demographics

22,096 Population

2.6 HH Size

$86,642 Average Household Income

75% Owner-Occupied Homes

49.4% White Collar

23.6% Bachelor's+

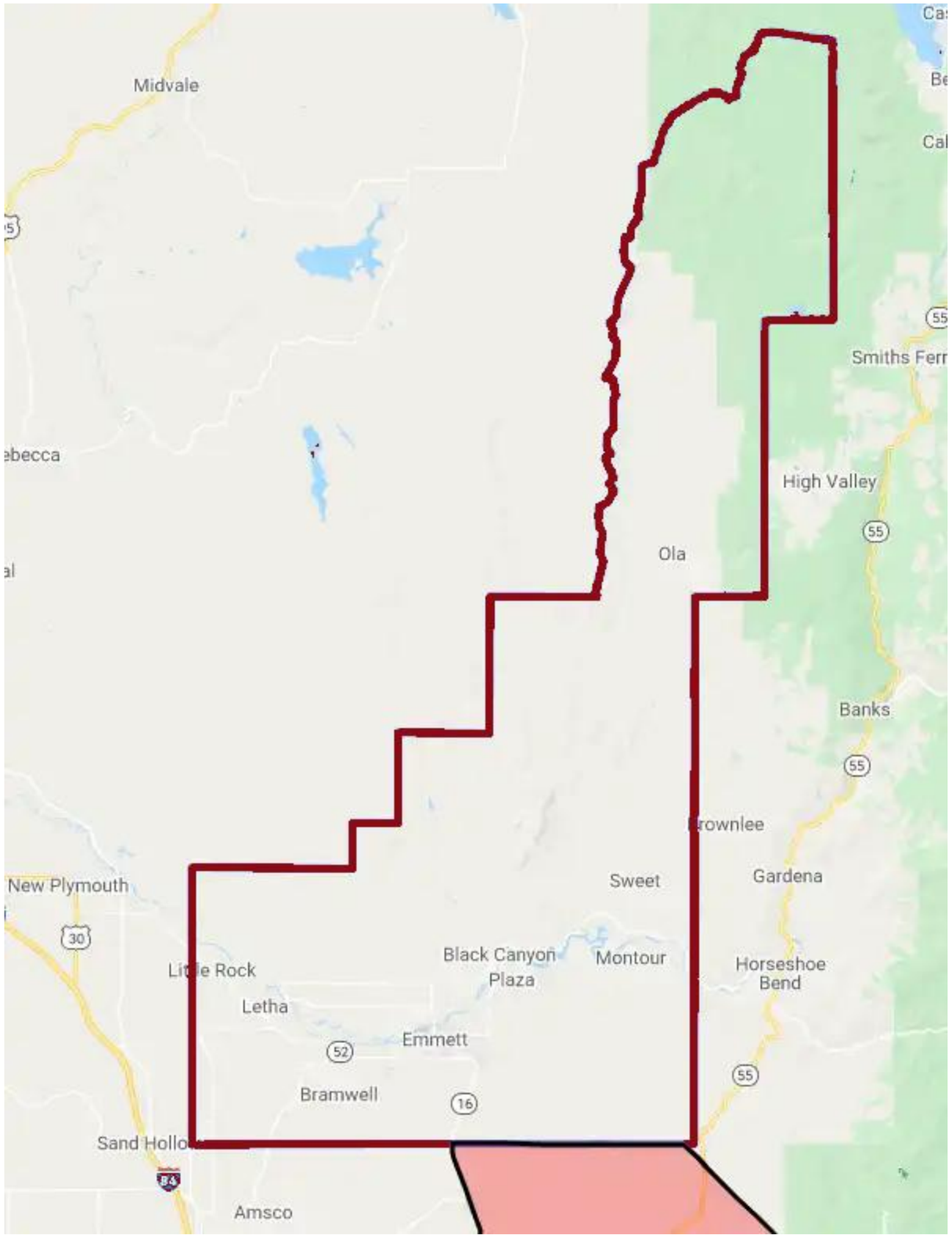
44 Median Age

534 Total Businesses

4,427 Total Employees

Emmett is the retail hub for all of Gem County. Emmett is growing at a rapid 2.56% annually, making it one of the faster-growing pocket communities in the Boise metropolitan area.

Source: Esri Business Analyst



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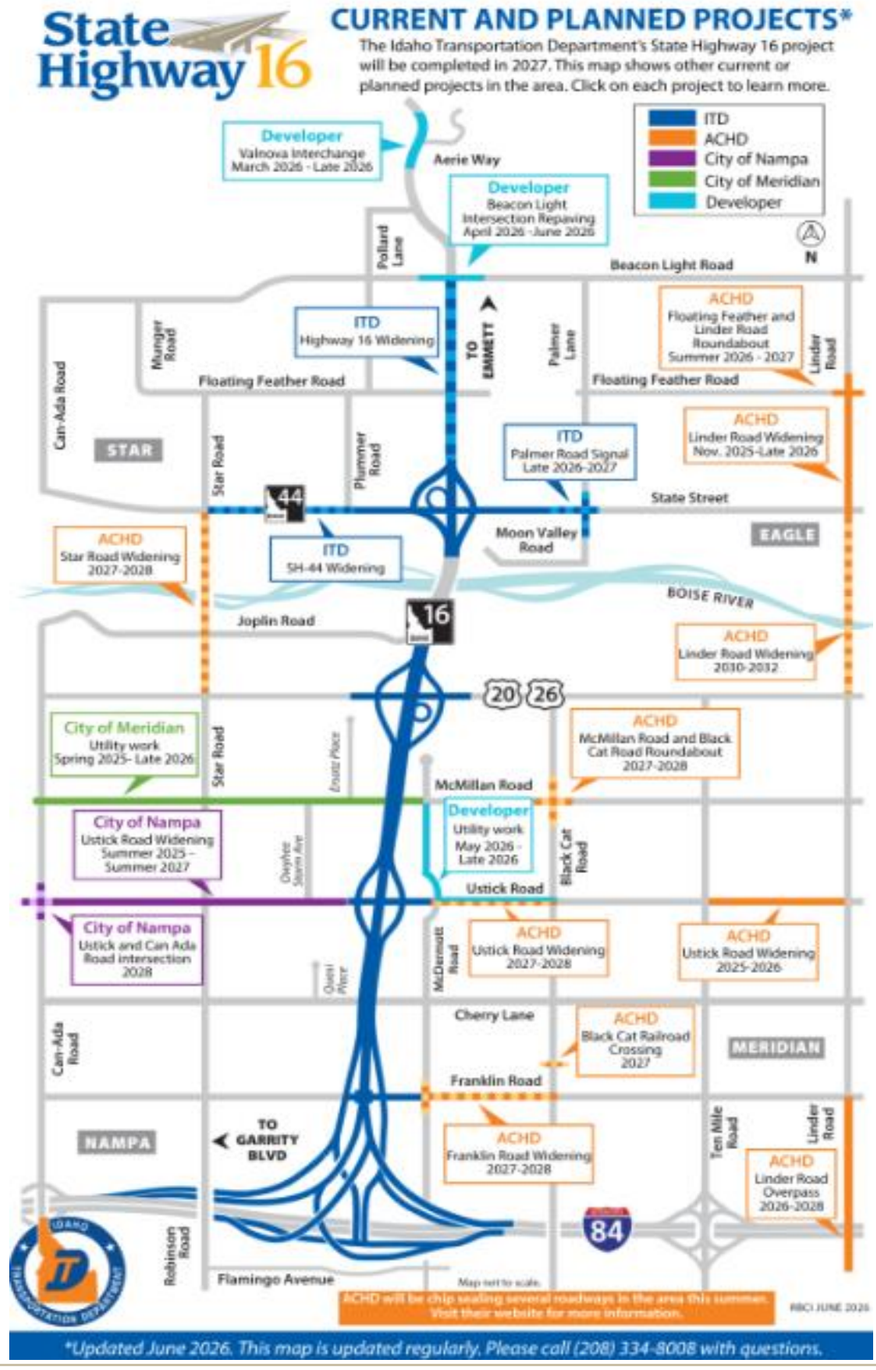
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IDAHO 16 CORRIDOR

Highway 16 Expansion

THE ENTIRE CORRIDOR IS EXPECTED TO OPEN IN 2027




I-84 SYSTEM INTERCHANGE · MAY 2026


SH-44 INTERCHANGE · MAY 2026


US-20/26 INTERCHANGE · MAY 2026

Click here to follow SH-16 construction progress

ITD.IDAHO.GOV

ITD is building a new highway with two lanes in both directions, a center median barrier and 10-foot shoulders. The highway will be elevated between 5 and 20 feet off the ground.

Motorists will use freeway interchanges to enter or exit SH-16 at I-84, Franklin Road, Ustick Road, US-20/26 and SH-44.

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