

# TOK

# 2213 HIGHWAY 52 / HIGHWAY 16

BOISE AREA INDUSTRIAL LAND FOR SALE | EMMETT, ID 83617

COMMERCIAL

EXISTING INDUSTRIAL PARK

NEW INDUSTRIAL DEVELOPMENT!

RAILROAD

SITE

150.28 ACRES  
ALSO AVAILABLE

37.5 ACRES

HIGHWAY 16

HIGHWAY 52

RAILROAD

EMMETT MUNICIPAL AIRPORT

Light industrial development land accommodating a variety of industrial uses. [Click here and view "Table 2" for allowed uses.](#)

Excellent exposure with over 1,000 feet of frontage on Highway 52.

Rare opportunity for a +200 acre assemblage, with the +150 acre property to the west also available for purchase.

City of Emmett utilities accessible.

Directly north of the Emmett Municipal Airport.

Rail line sits at the southern boundary of the property.

Located in an area of significant growth (16.5% historic 5-year growth rate) with Highway 16 extension bridging ease of transportation from the Treasure Valley to Emmett.

**PROPERTY TYPE:** Industrial Land

**PROPERTY SIZE:** 37.5 Acres Total

**SALE PRICE:** \$3,800,000

**PARCE NOS:** RP06N02W141225,  
RP06N02W141200

**ZONING:** Gem County | M-1  
Light Industrial  
[Click For More Info](#)

**UTILITIES:** City of Emmett - Natural Gas,  
Water, Sewer, Power, Fiber  
Readily Available.

CONTACT

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HIGHLIGHTS



DETAILS



UPDATED: 2.19.2026

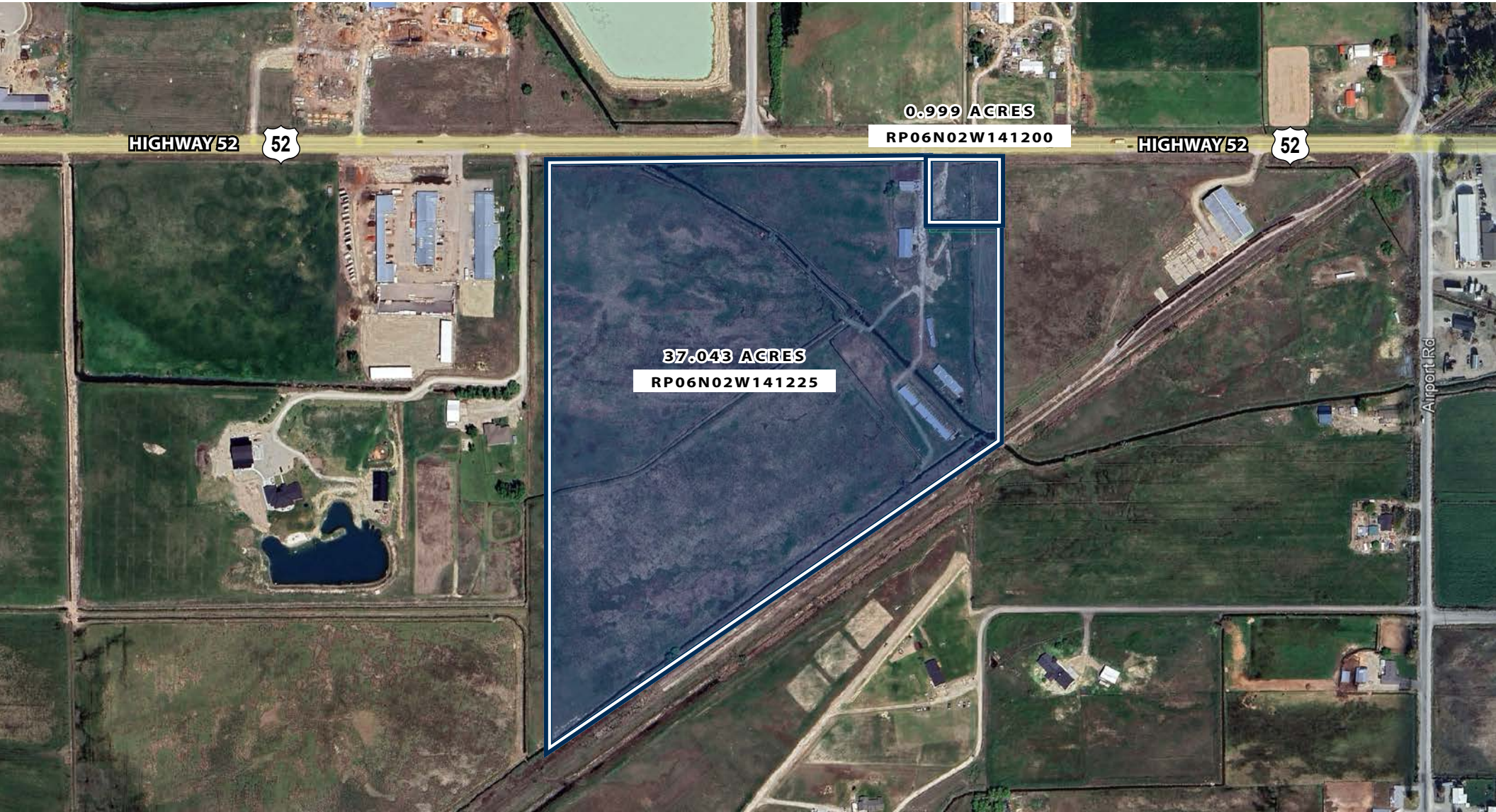
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# GEM COUNTY, M-1 LIGHT INDUSTRIAL DEVELOPMENT ZONE

The Gem County M-1 Light Industrial zone's purpose is to provide an area where industrial uses of land more intensive than commercial uses, but not creating undue congestion, noise, odor or waste, may be located away from industries that do have such effects. For additional zoning information, click the link.

[ZONING INFORMATION](#)

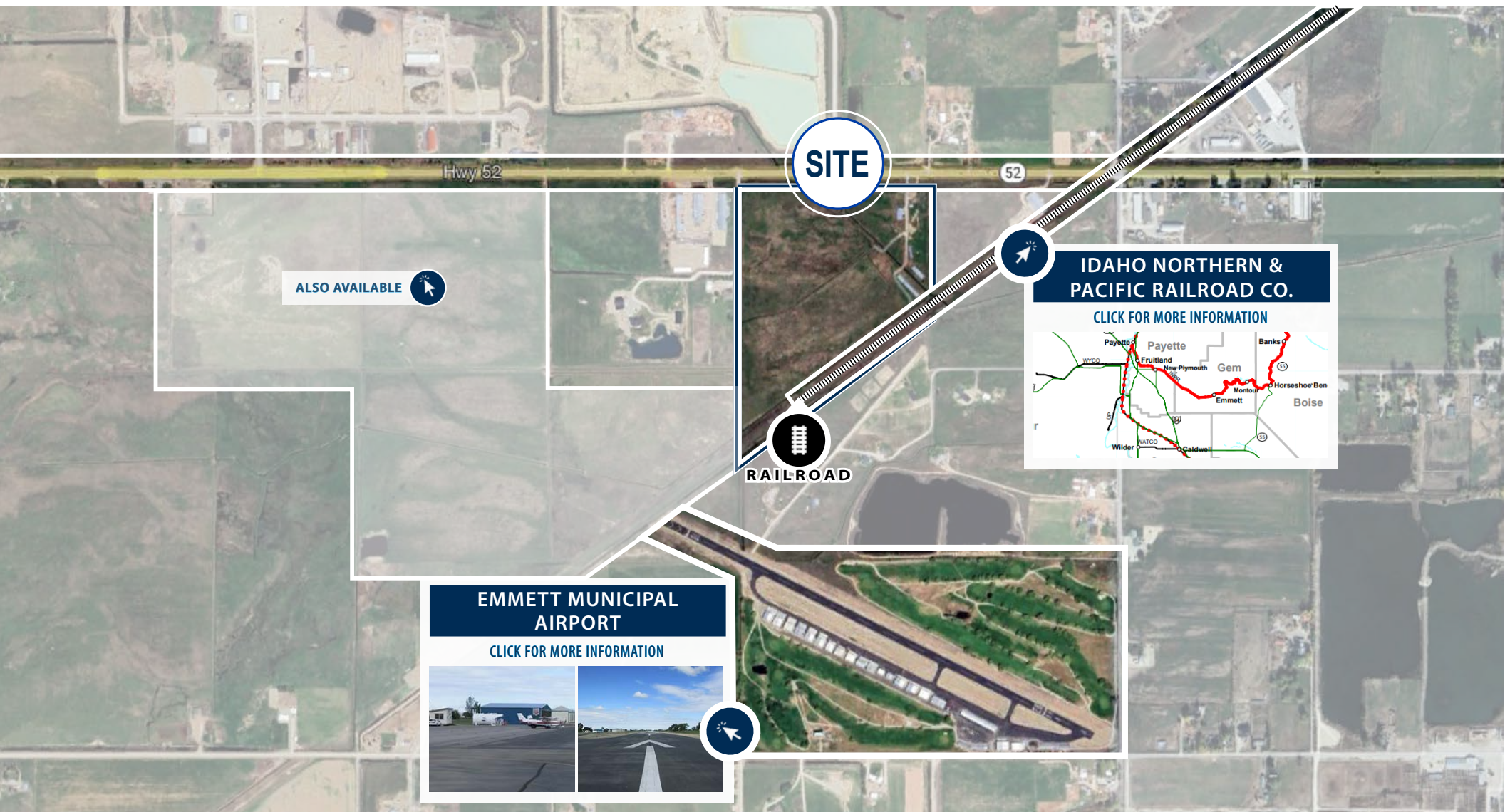


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# INDUSTRIAL UPSIDE - ACCESSIBLE BY RAIL, AIR AND HIGHWAY!

This property delivers an unmatched opportunity to service the site by rail, air or road. The Idaho Northern & Pacific Railway ends at the edge of the property, providing a unique opportunity to extend a rail spur at the southeast perimeter to the property. Additionally, the Emmett Municipal Airport sits just below, in the southern corner of the property with potential to extend the air strip into the property while giving the ability to supply desirable hangar space. Click the links below and contact the listing agents for further details.

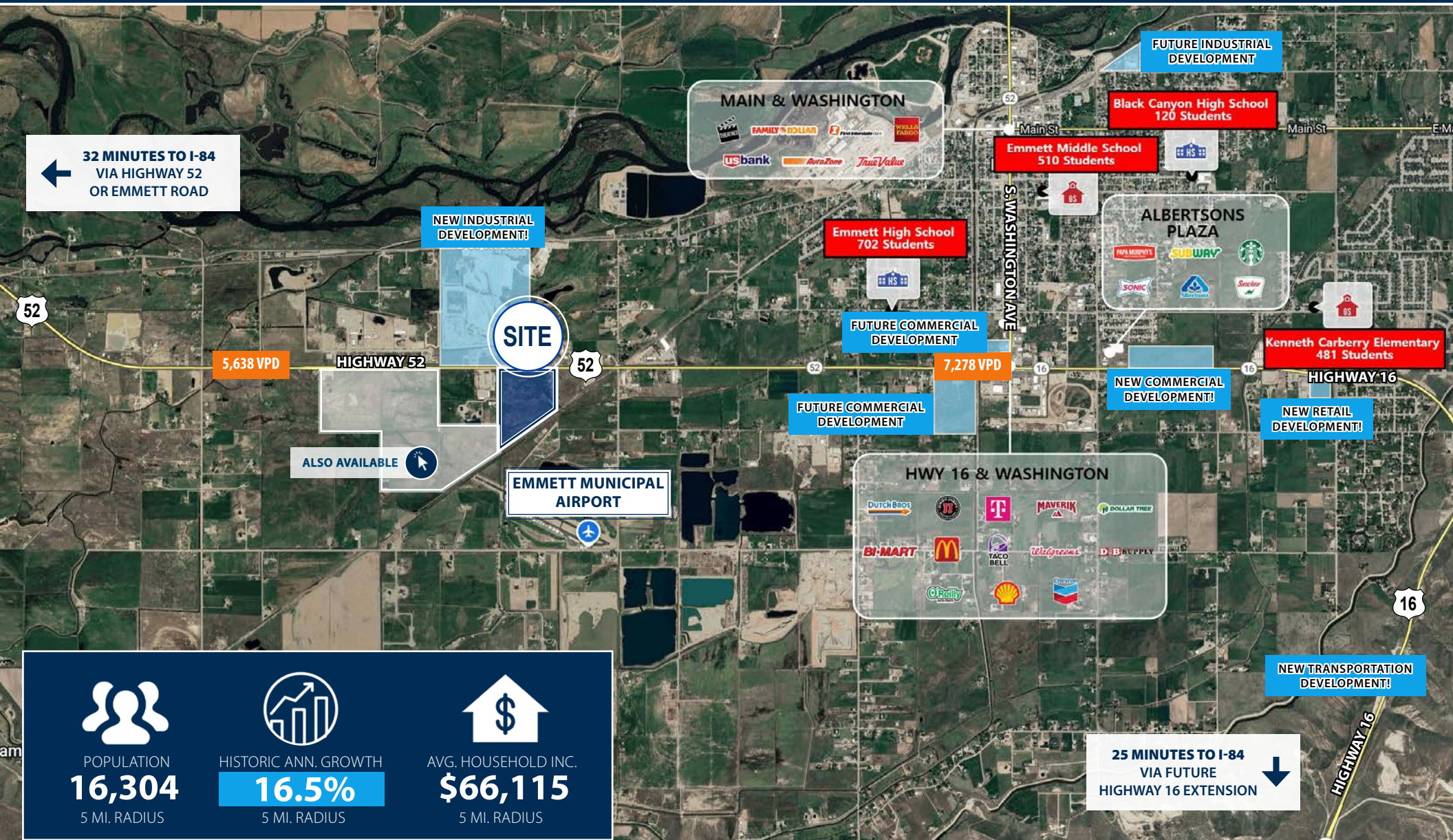



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# HIGH GROWTH RATE AREA - 16.5% IN THE PAST 5 YEARS!



 POPULATION <b>16,304</b> 5 MI. RADIUS	 HISTORIC ANN. GROWTH <b>16.5%</b> 5 MI. RADIUS	 AVG. HOUSEHOLD INC. <b>\$66,115</b> 5 MI. RADIUS
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# NEW HIGHWAY 16 EXTENSION



**IMPROVED CONNECTION FROM THE TREASURE VALLEY TO EMMETT!**

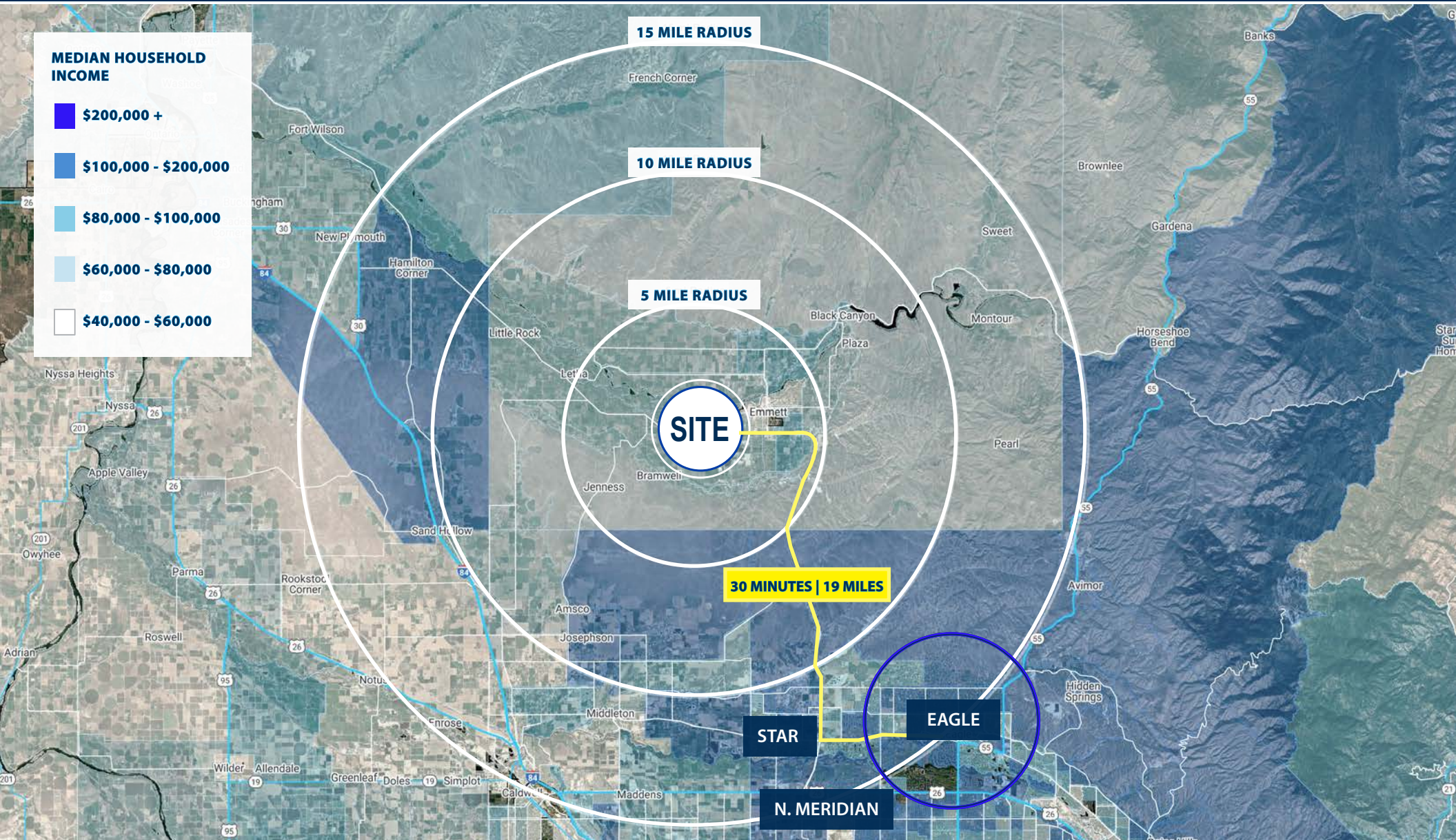
-EST. 25 MINUTE COMMUTE -

COURTESY OF IDAHO TRANSPORTATION DEPARTMENT

FOR MORE INFORMATION PLEASE VISIT [ITDPROJECTS.IDAHO.GOV](http://ITDPROJECTS.IDAHO.GOV)



# ONLY 15 MILES NORTH OF EAGLE THE HIGHEST INCOME DEMOGRAPHIC IN THE TREASURE VALLEY



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