

# Highway 16- Emmett, ID

## Retail Pads Available

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

#### Property Details

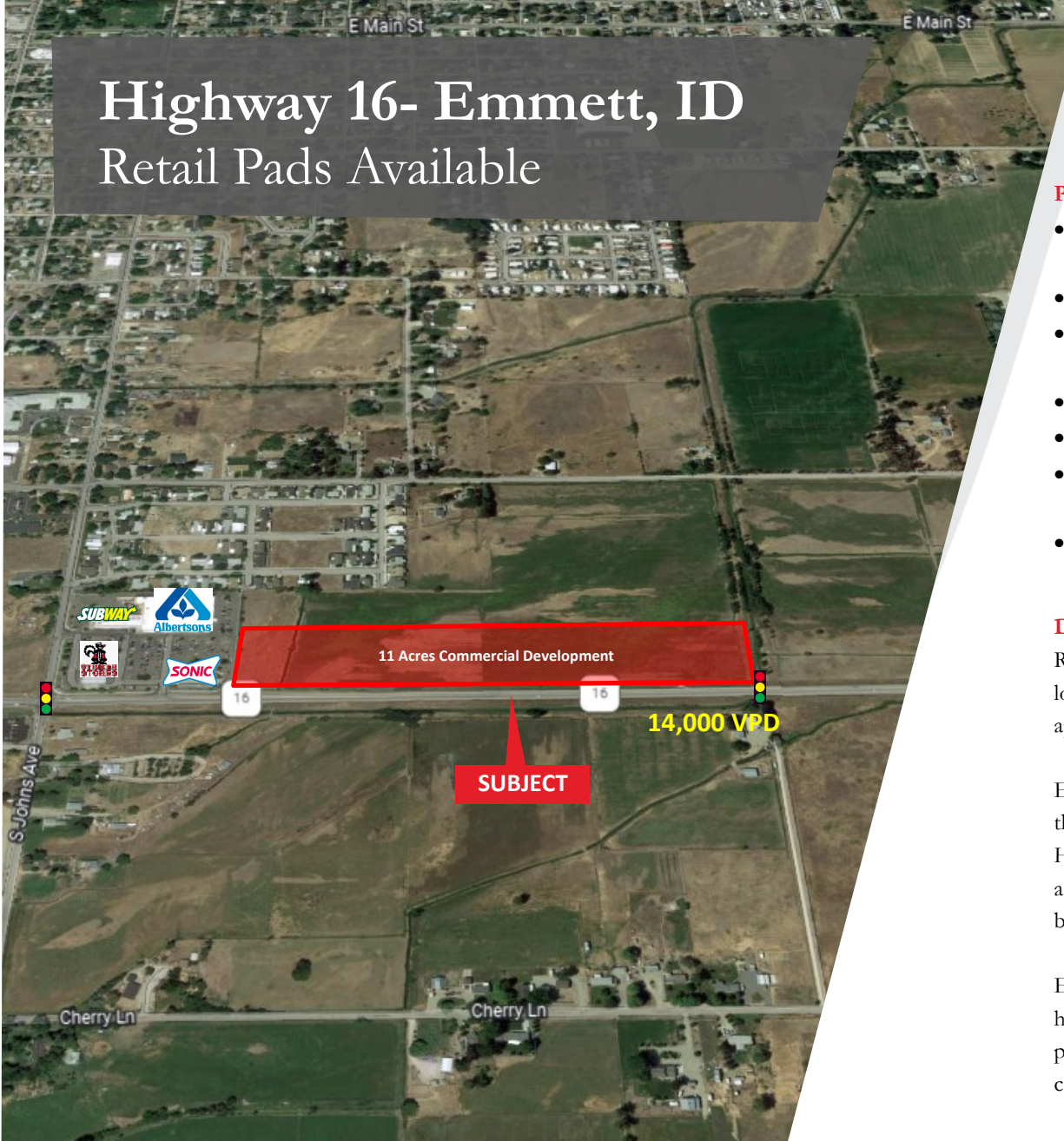
- Prime pad sites available for land lease or build-to-suit located at the main entrance into Emmett.
- Located next to Albertsons, Stinker, Sonic, Subway, and Papa Murphy's.
- 1/2 mile away from major retailers such as Walgreens, D&B, McDonalds, Taco Bell, Maverick, and O'Reilly Auto Parts.
- ~11 pads with flexible lot sizes.
- Zoned Commercial
- Future traffic signal proposed on Southeast corner of property with access connecting to HWY 16 to E. 12th Street.
- HWY 16 expansion will result in a population boom in Emmett.

#### 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 HWY 16 .

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 HWY16 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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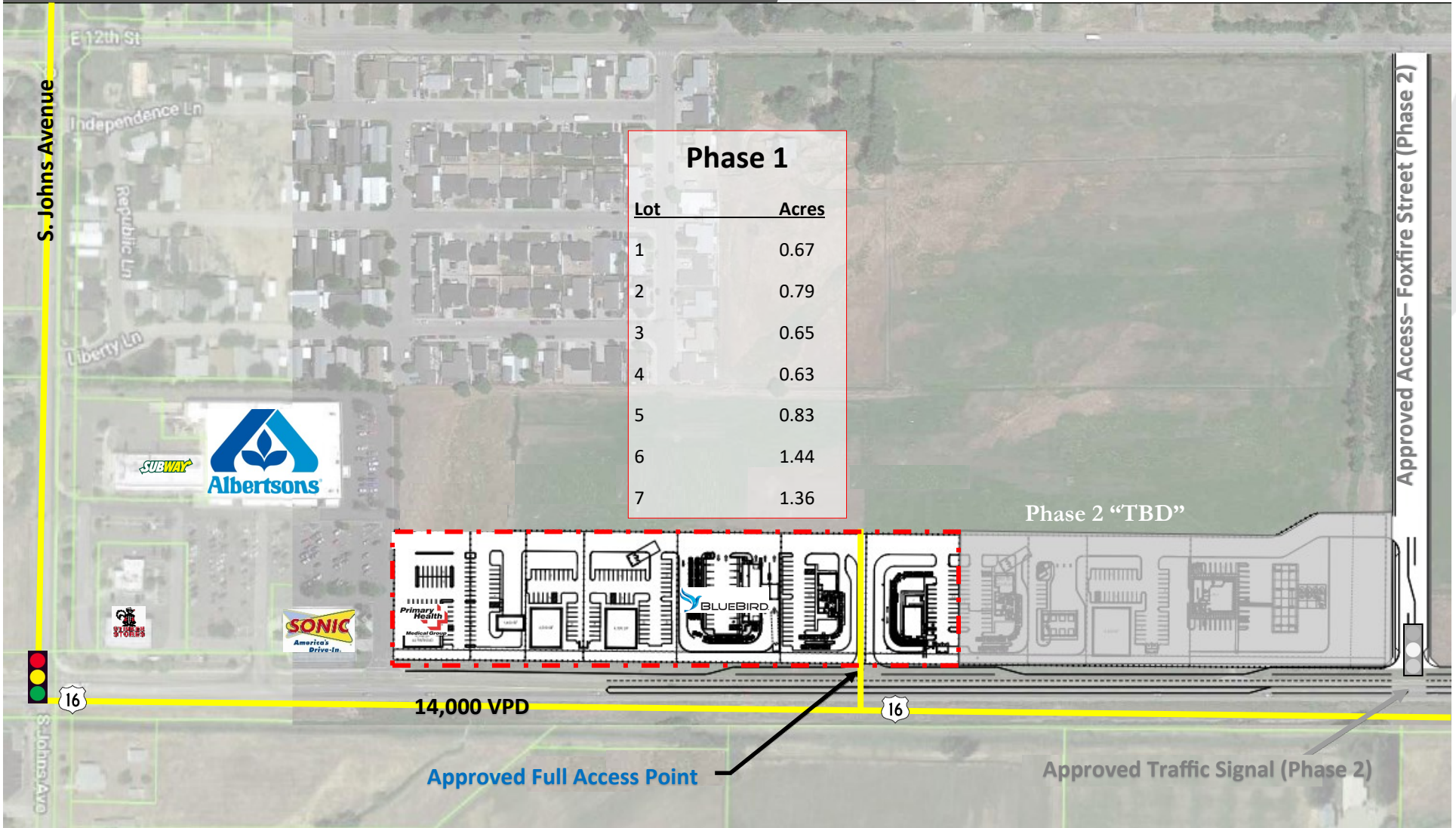
**Rocky Mountain**

Real Estate Services, LLC

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

# Phase 1

Timing: Complete



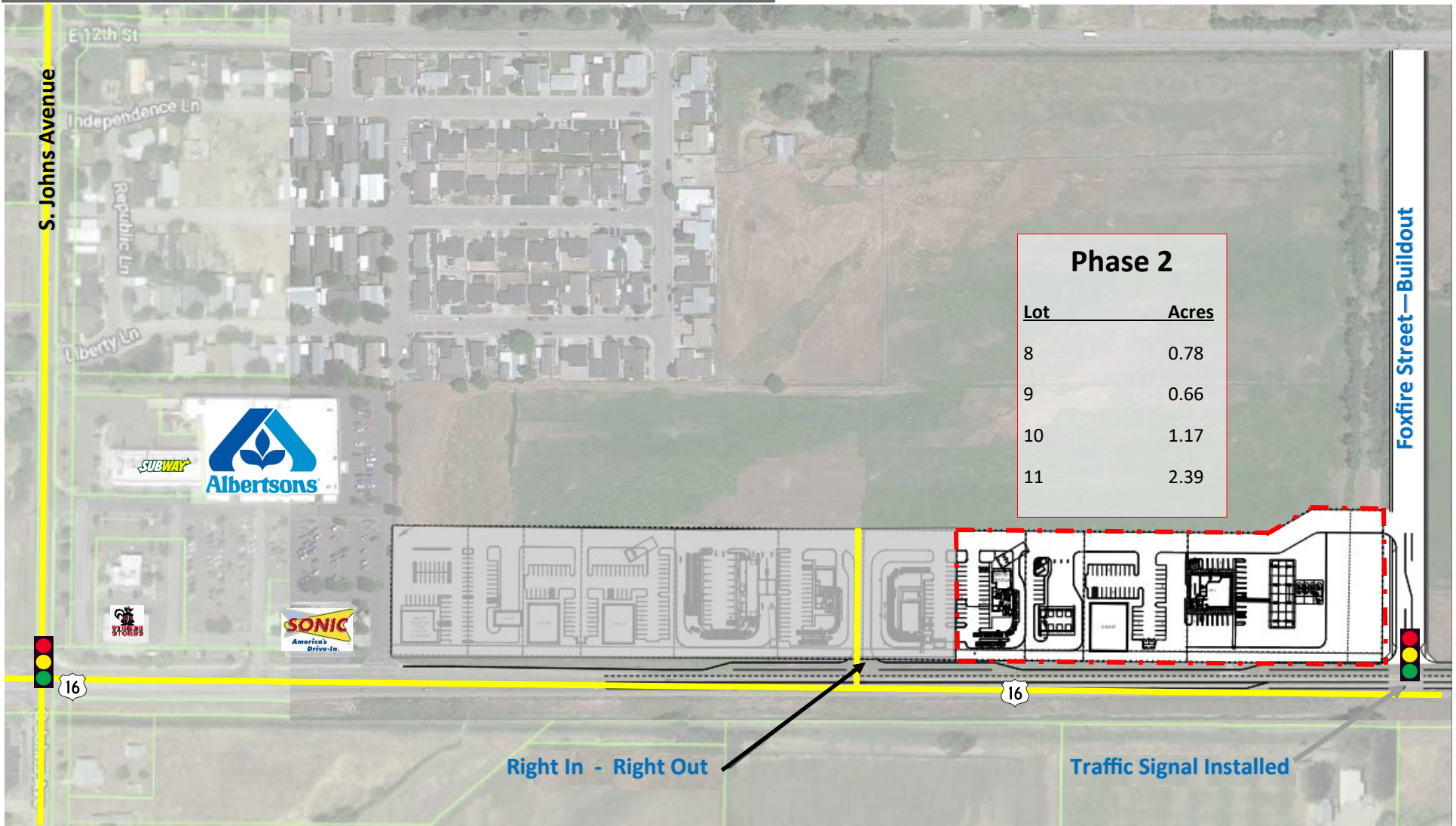
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# Phase 2

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

	Parcel	Lot Size
Phase 1	Lot 1	± 0.67 Acres- <i>Letter of Intent</i>
	Lot 2	± 0.79 Acres
	Lot 3	± 0.65 Acres
	Lot 4	± 0.63 Acres
	Lot 5	± 0.83 Acres
	Lot 6	± 1.44 Acres
	Lot 7	± 1.36 Acres- <i>Letter of Intent</i>
Phase 2 "TBD"	Lot 8	± 0.78 Acres
	Lot 9	± 0.66 Acres
	Lot 10	± 1.17 Acres
	Lot 11	± 2.39 Acres

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

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## Subdivision Photo— Phase 1



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# Aerial



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# City Limits Aerial



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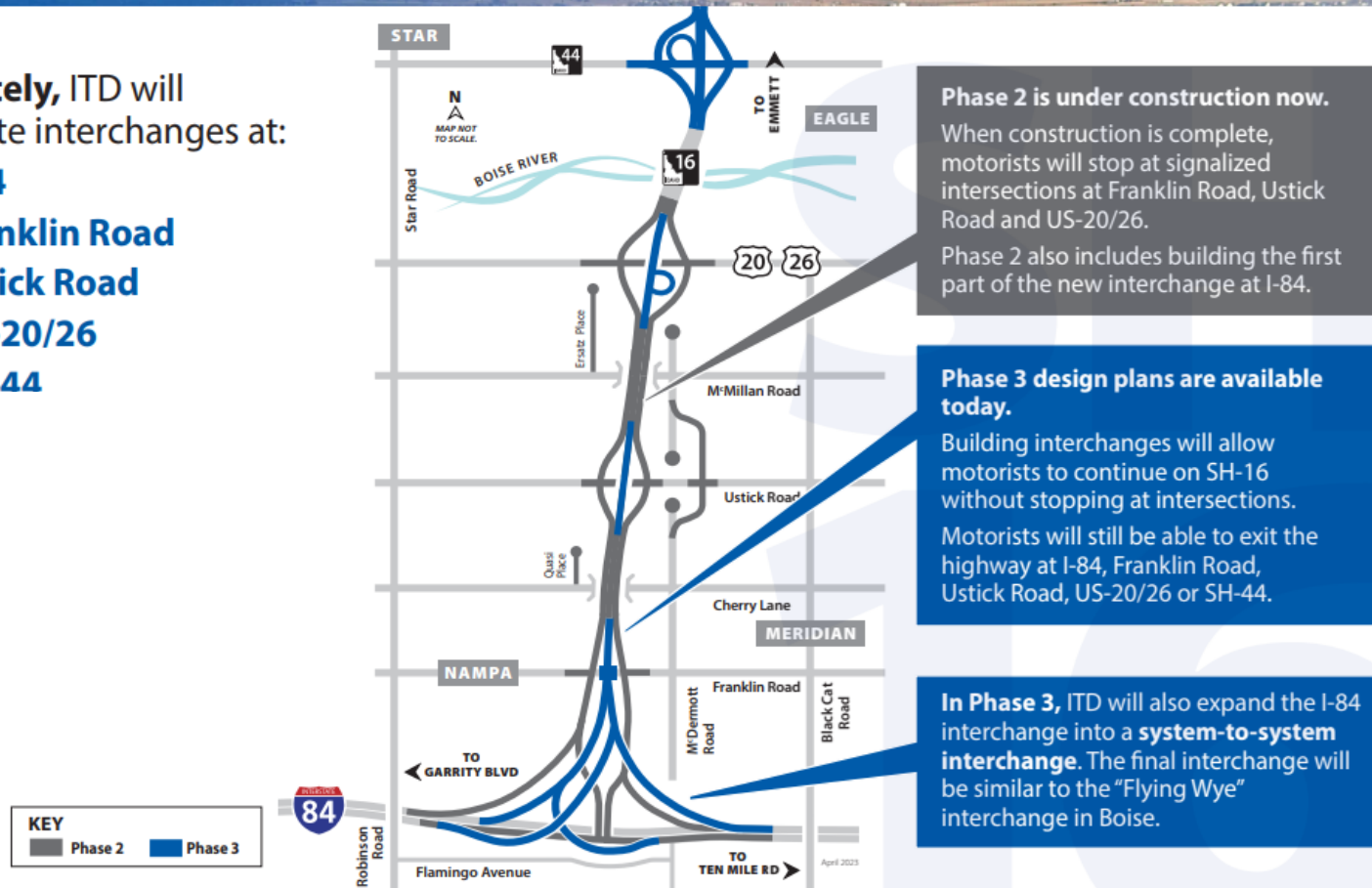
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## OVERVIEW OF THE INTERCHANGES



Ultimately, ITD will complete interchanges at:

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

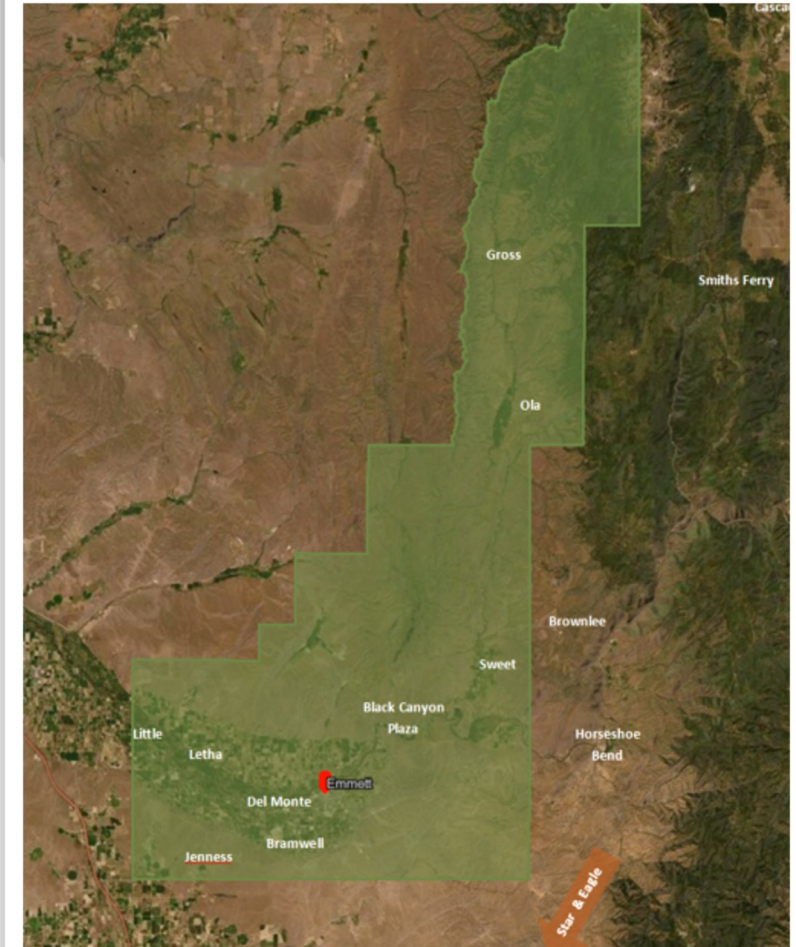
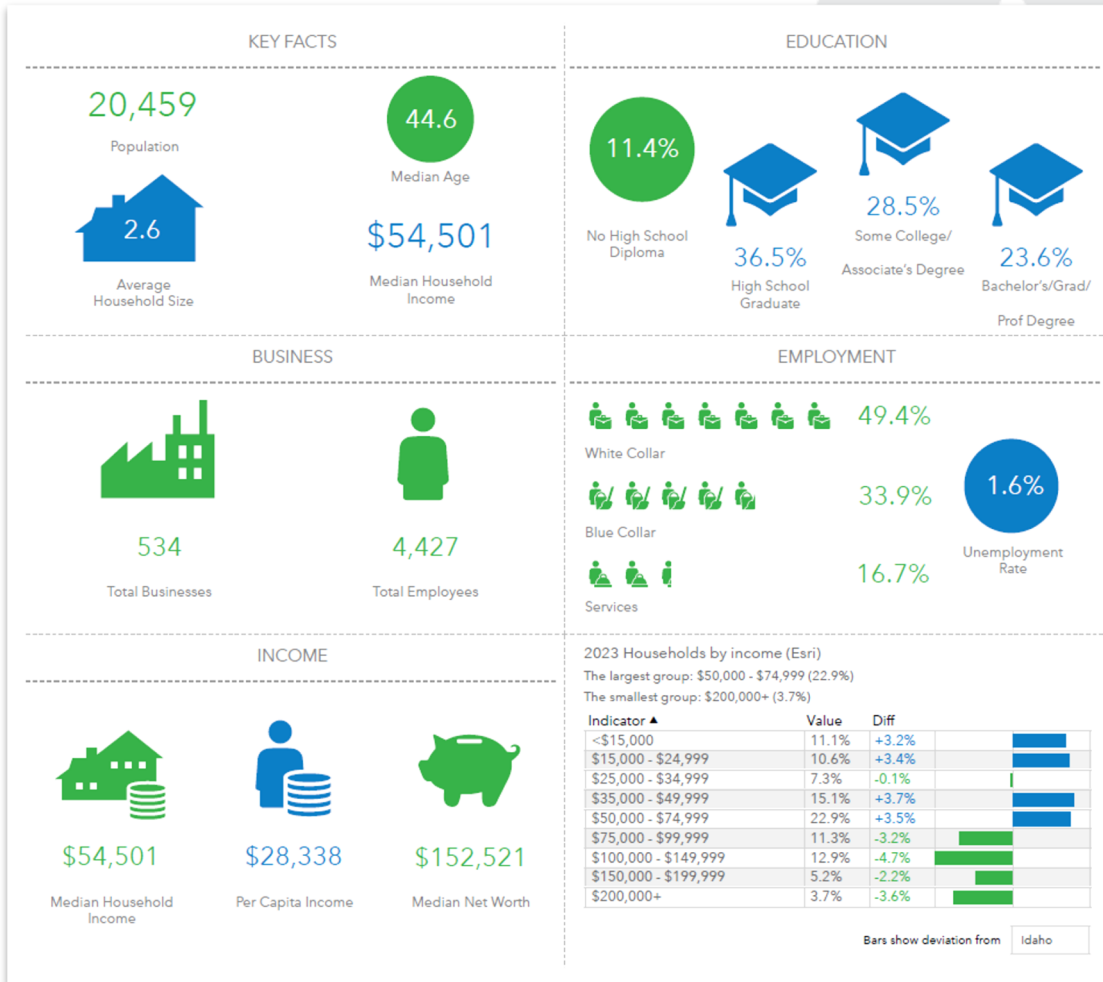


Take a Virtual Tour of Idaho 16: I-84 to Idaho 44 [Here](#)

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# Gem County Demographics



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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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