

STAR RETAIL LOTS

SALE | LEASE | BUILD-TO-SUIT

12080 W STATE STREET | STAR, ID 83669



CONTACT

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HIGHLIGHTS

- Individual or combined lots.
- Located in the path of growth.
- Anchor opportunities.
- Lots can be combined, flexible in parcel size.
- Prime location in Star adjacent to new Albertsons.
- Zoned for mixed use -medical services, local & national retailers, restaurants, schools & religious facilities.

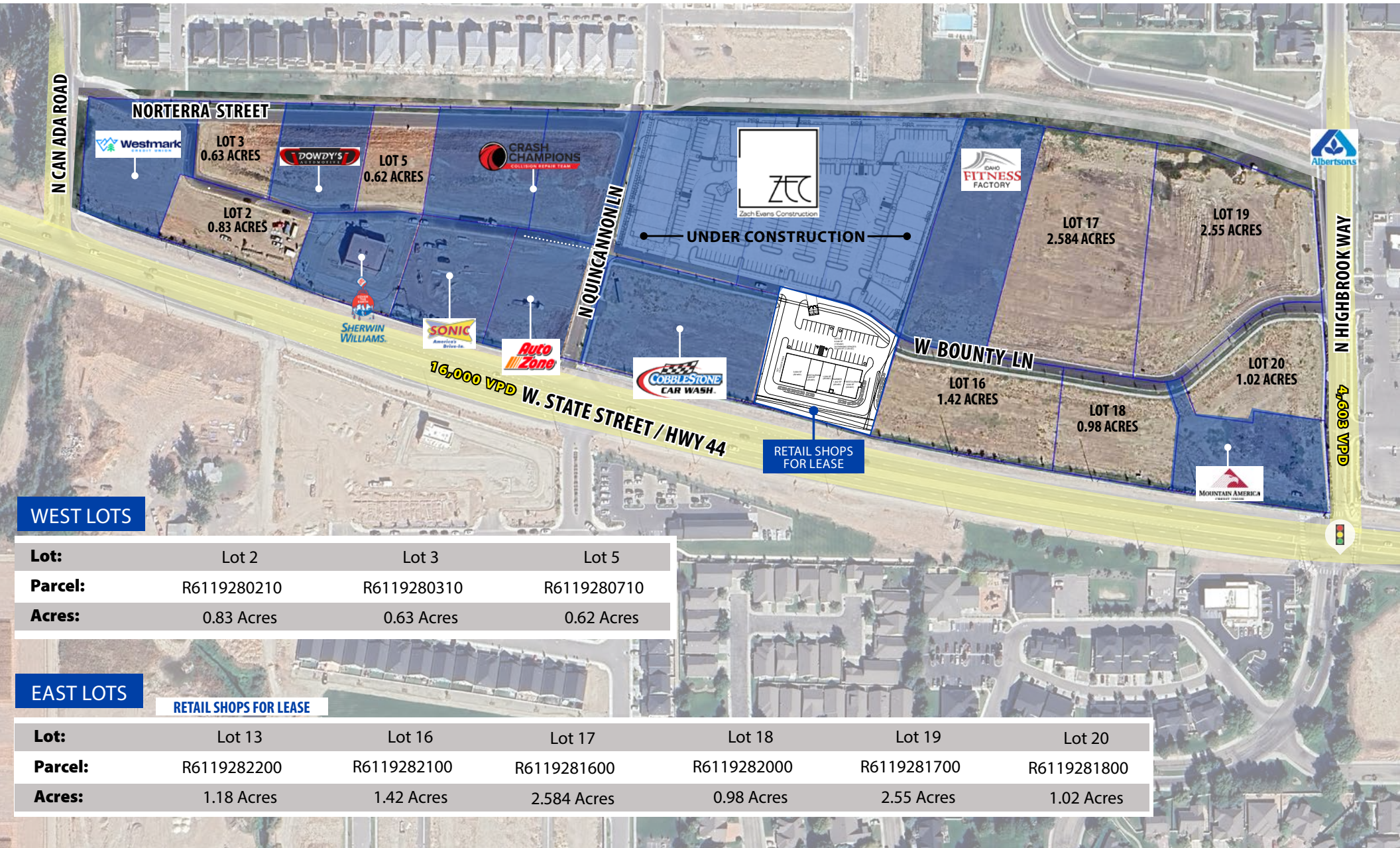
DETAILS

SUBMARKET: Star
BLDG TYPE: Retail | Office
PARKING: Ample On-Site
ZONING: CBA - DA
PRICING: Contact Agents

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BUILDABLE LOTS



WEST LOTS

Lot:	Lot 2	Lot 3	Lot 5
Parcel:	R6119280210	R6119280310	R6119280710
Acres:	0.83 Acres	0.63 Acres	0.62 Acres

EAST LOTS

Lot:	Lot 13	Lot 16	Lot 17	Lot 18	Lot 19	Lot 20
Parcel:	R6119282200	R6119282100	R6119281600	R6119282000	R6119281700	R6119281800
Acres:	1.18 Acres	1.42 Acres	2.584 Acres	0.98 Acres	2.55 Acres	1.02 Acres



EAST FACING



WEST FACING



SOUTHWEST FACING



NORTH FACING

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LOCAL AERIAL



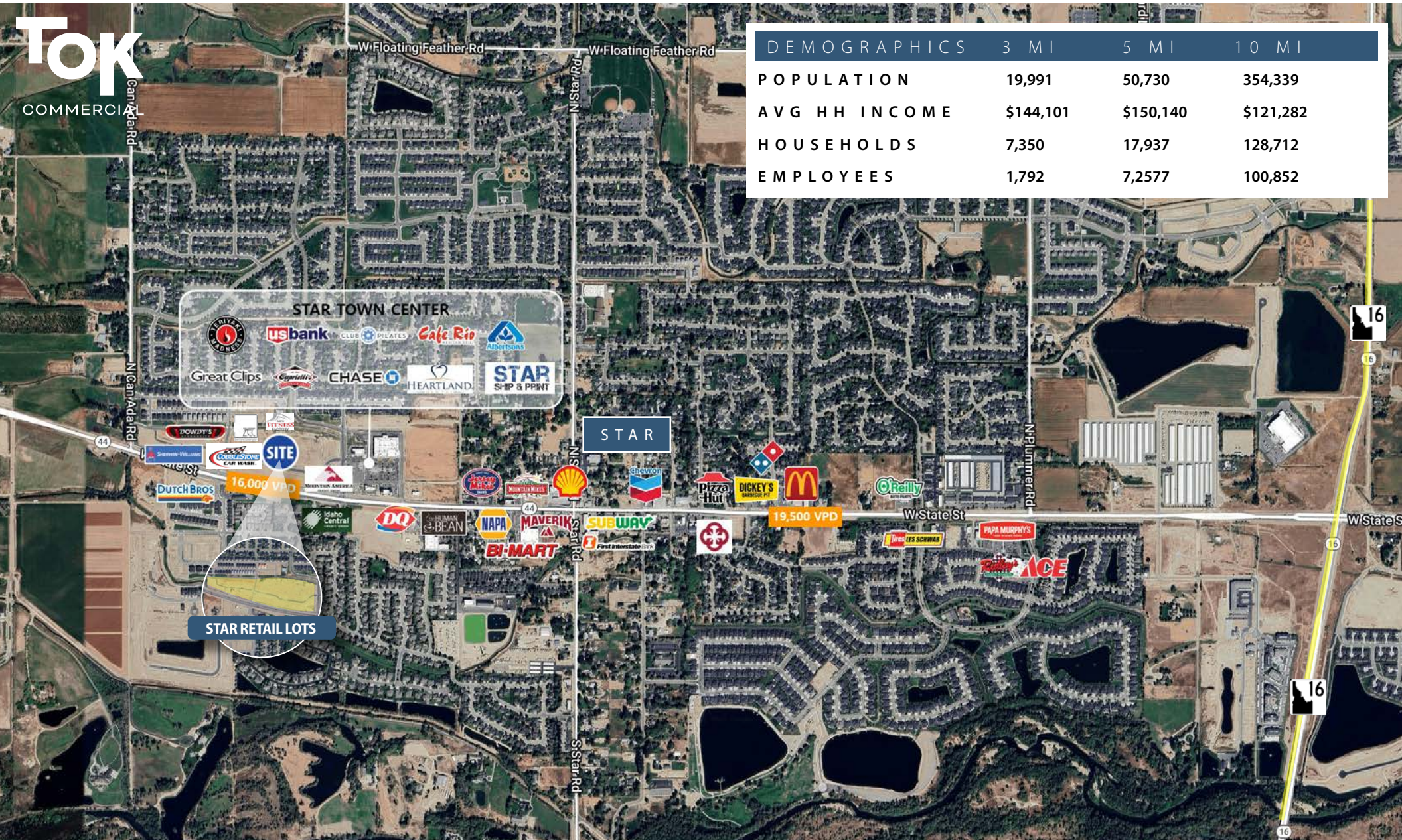
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STAR AERIAL

TOK
COMMERCIAL

DEMOGRAPHICS	3 MI	5 MI	10 MI
POPULATION	19,991	50,730	354,339
AVG HH INCOME	\$144,101	\$150,140	\$121,282
HOUSEHOLDS	7,350	17,937	128,712
EMPLOYEES	1,792	7,2577	100,852



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PATH OF GROWTH

GROWTH STATS

CITY OF STAR ESTIMATED 3 YEAR GROWTH RATE = 45%

CITY OF MERIDIAN ESTIMATED 3 YEAR GROWTH RATE = 14.5%

- PLANNED SUBDIVISIONS: 5,935 PLANNED LOTS
- ENTITLED SUBDIVISIONS: 1,103 PLANNED LOTS

TOK
COMMERCIAL



STAR DRIVE TIMES

● BOISE	30 MINS
● MERIDIAN	21 MINS
● EAGLE	11 MINS
● MIDDLETON	7 MINS

