

EMMETT RETAIL PAD

HWY 52 & BOISE AVE | EMMETT, IDAHO



**PRIME LOCATION
PAD SITE FOR SALE**

CONTACT

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THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL.

HIGHLIGHTS



- Near Albertsons, Dollar Tree, Walgreens, Bi-Mart, restaurants, fast food and financial services
- Prime location on Hwy 52-Main highway corridor
- Sewer and water available
- Pad ready for development
- Traffic count 12,578 VPD
- Close to Emmett's Downtown core

DETAILS



SALE REDUCED!

- SALE PRICE:** \$495,000 | \$12.91 SF
- SUBMARKET:** Emmett
- TOTAL LOT SIZE:** 0.88 Acres
- ZONING:** C-Commercial

EMMETT

IDAHO

VALLEY OF PLENTY

EMMETT IS RENOWNED FOR ITS RICH AGRICULTURAL LANDS AND HARVESTS. THE FERTILE SOIL AND FAVORABLE CLIMATE MAKE IT AN IDEAL REGION FOR FARMING, WITH CROPS SUCH AS APPLES, CHERRIES, ONIONS, AND POTATOES THRIVING IN THE AREA.



Highway 16 runs north and south, connecting Emmett to Interstate 84, which reduces travel time and makes Emmett easily accessible to other cities within the Treasure Valley.

Perfect outdoor adventures, whether you're exploring scenic trails, casting a line in the river, or enjoying a day on the water. Emmett is ideally situated next to the foothills of the Boise Mountains, with the Payette River and Black Canyon Reservoir nearby, creating the perfect environment for hiking, fishing, and boating.

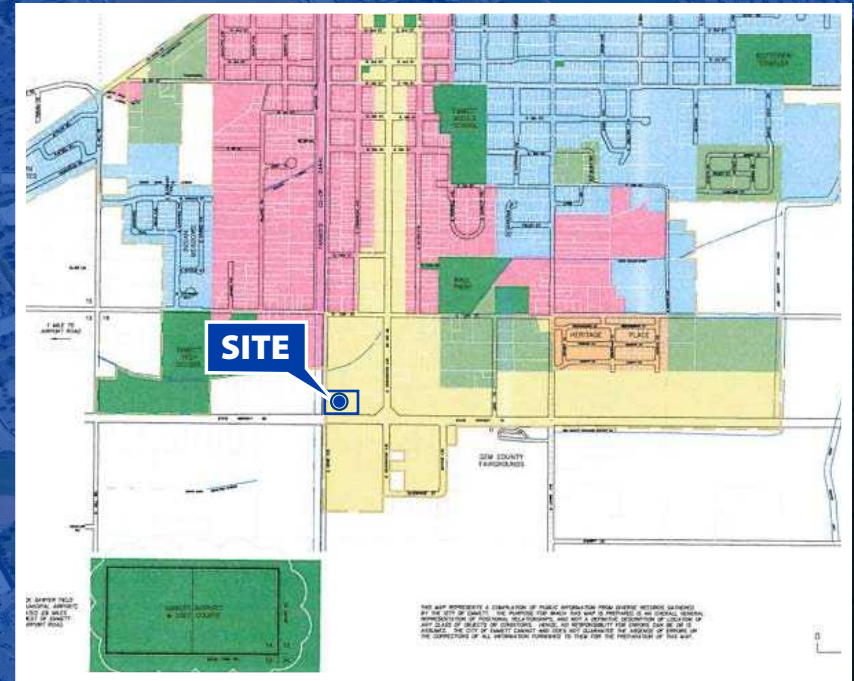
Emmett is known for its friendly, close-knit community and historic downtown area, which adds to its appeal as a peaceful and welcoming town.

PROPERTY ZONING

C - COMMERCIAL

LEGEND

| | |
|---|---|
| ● R-1 SINGLE FAMILY RESIDENTIAL | ● MD MIXED DEVELOPMENT |
| ● R-2 DUPLEX | ● MUR MIXED URBAN RESIDENTIAL |
| ● R-3 APARTMENTS | ● I INDUSTRIAL |
| ● R-4 MANUFACTURED HOMES | ● C COMMERCIAL |
| | ● P PUBLIC USE |





E 12TH ST

S BOISE AVE

S WASHINGTON AVE

S JOHNS AVE

EMMETT HIGH SCHOOL

SITE

12,578 VPD

HWY 16

HWY 52

BLACK CANYON SPEEDWAY