

# 1501 S Washington Ave Emmett, ID

Retail Pads Available



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

**Price** \$1,987,650 (\$19.50/psf)

### Property Details

- Prime pad sites available for land lease, build-to-suit, or sale.
- 2.34 acres that are divisible for multiple users with flexible lot sizes.
- Next to Walgreens, McDonalds, Taco Bell, Maverick, DOLLAR TREE, ARCTIC CIRCLE, O'REILLY AUTO PARTS, AND MORE.
- Full access along S. Washington Ave
- Zoned Commercial

### Description

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 HW16 will 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.

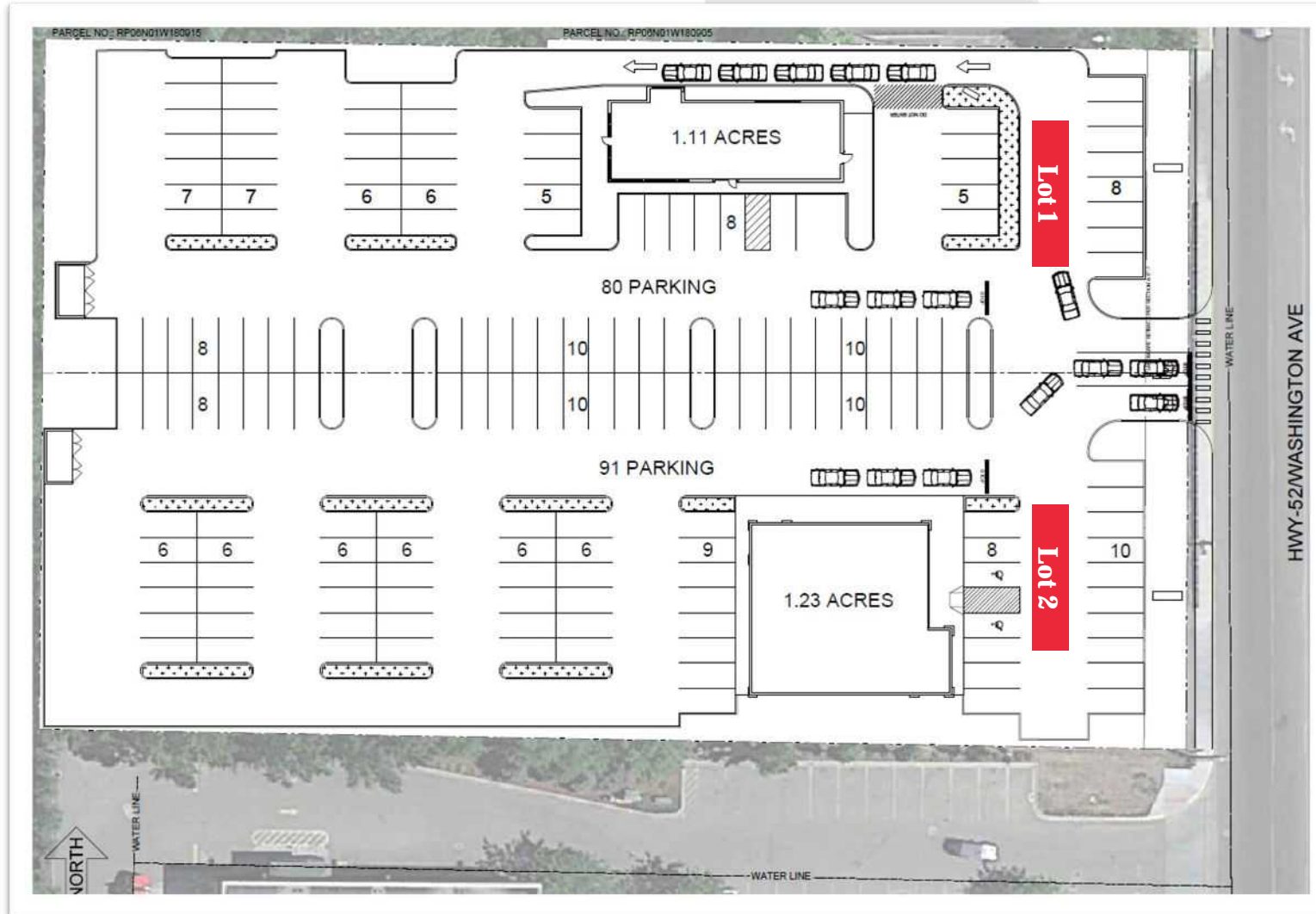
Ben Zamzow, CCIM SCLS  
Office: 208 345 7030 ext. 214  
Mobile: 208 859 5938  
bmz@rmcos.com

[www.rmcos.com](http://www.rmcos.com)

Camille Lothrop  
Office: 208 345 7030 ext. 212  
Mobile: 208 841 0062  
Camille.lothrop@rmcos.com

**Rocky Mountain**  
Real Estate Services, LLC  
350 N. 9th Street, Ste 200, Boise ID 83702

# Available Parcels



Parcel	Square Footage
Lot 1	± 1.11 Acres
Lot 2	± 1.23 Acres

**\*Lot sizes can be adjusted**

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# Aerial



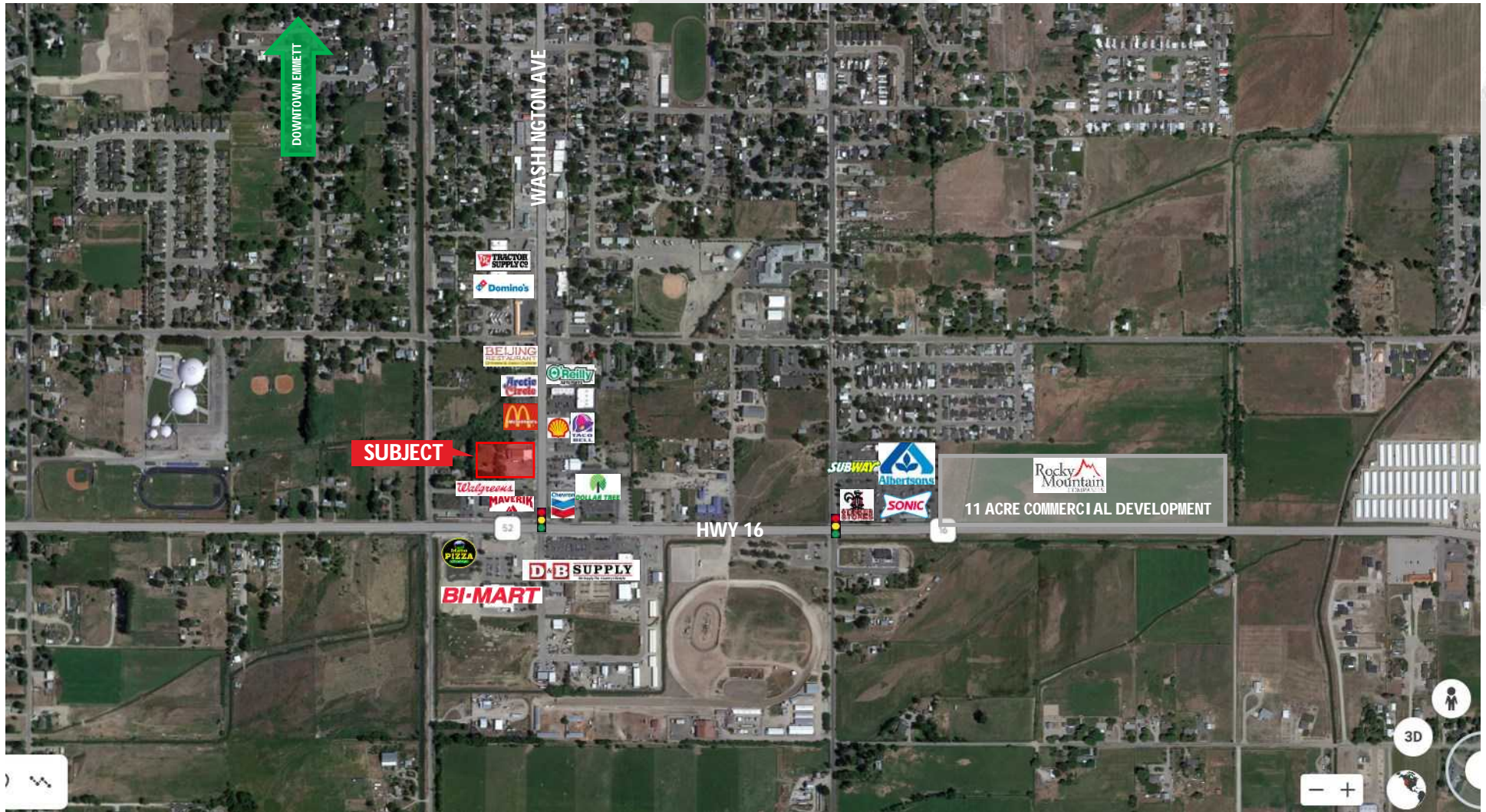
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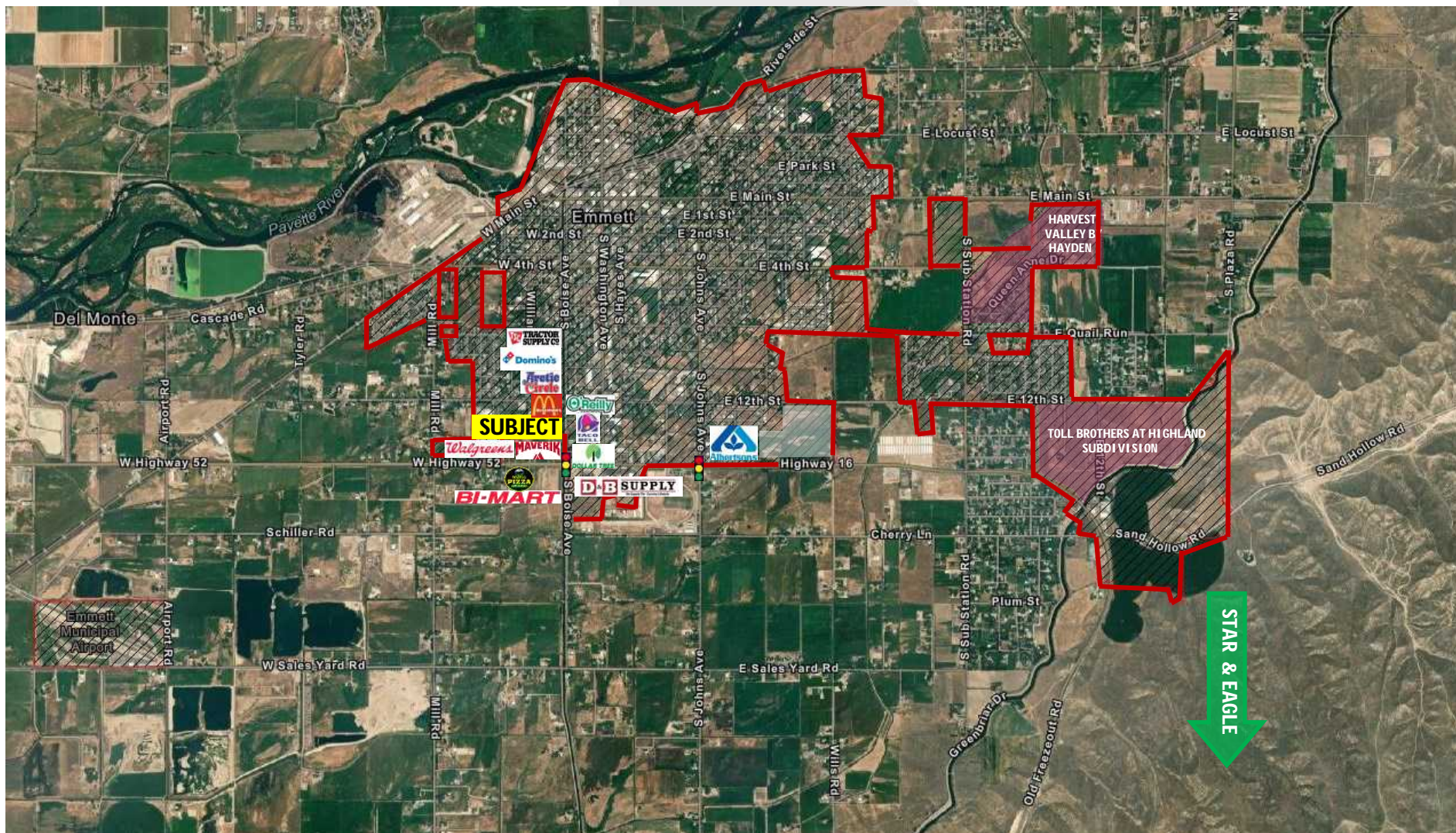
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## City Limits Aerial



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# Idaho 16 Corridor Extension Plans

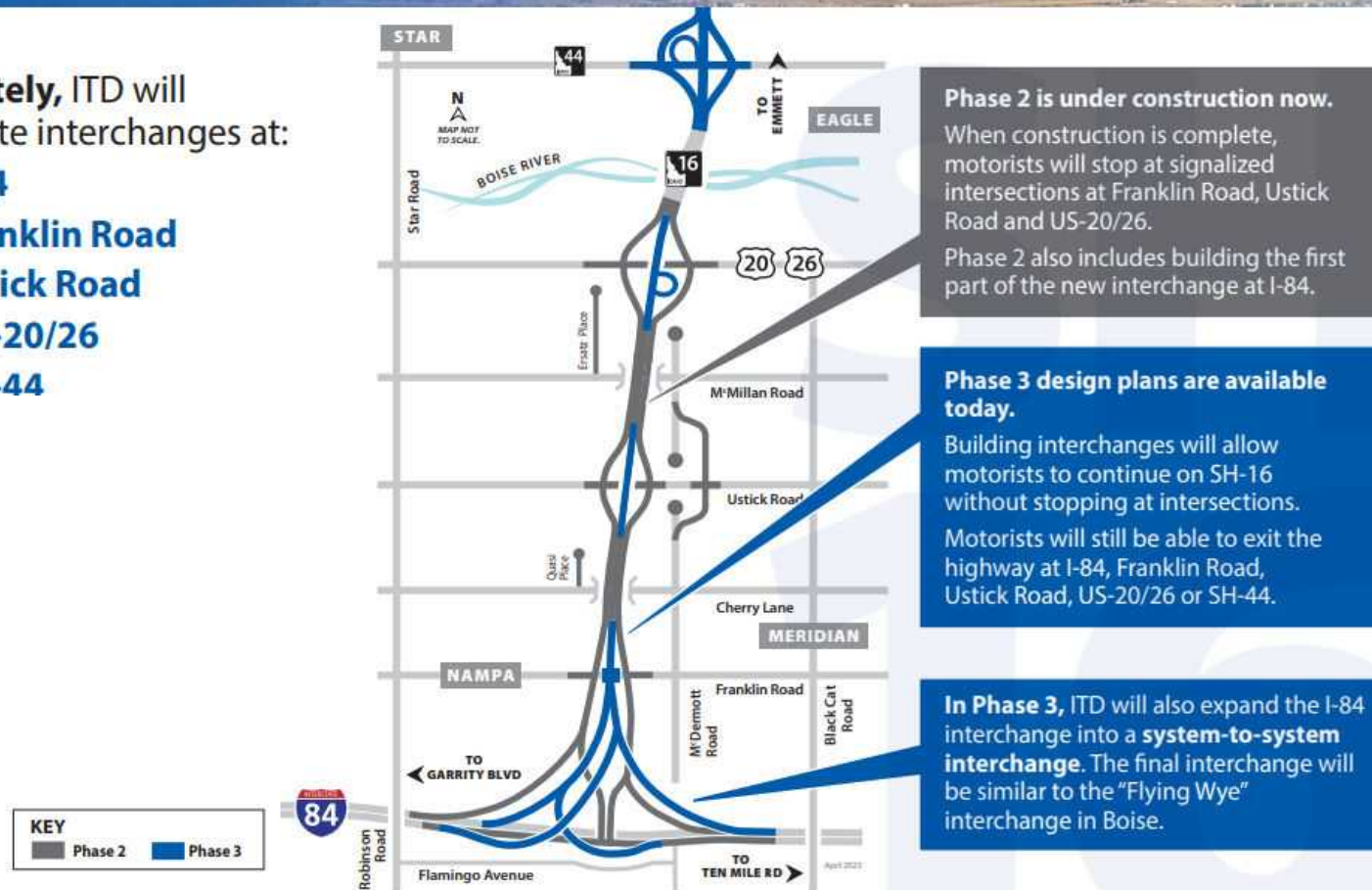
**Completion: 2027**

## OVERVIEW OF THE INTERCHANGES

State  
Highway 16

Ultimately, ITD will complete interchanges at:

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



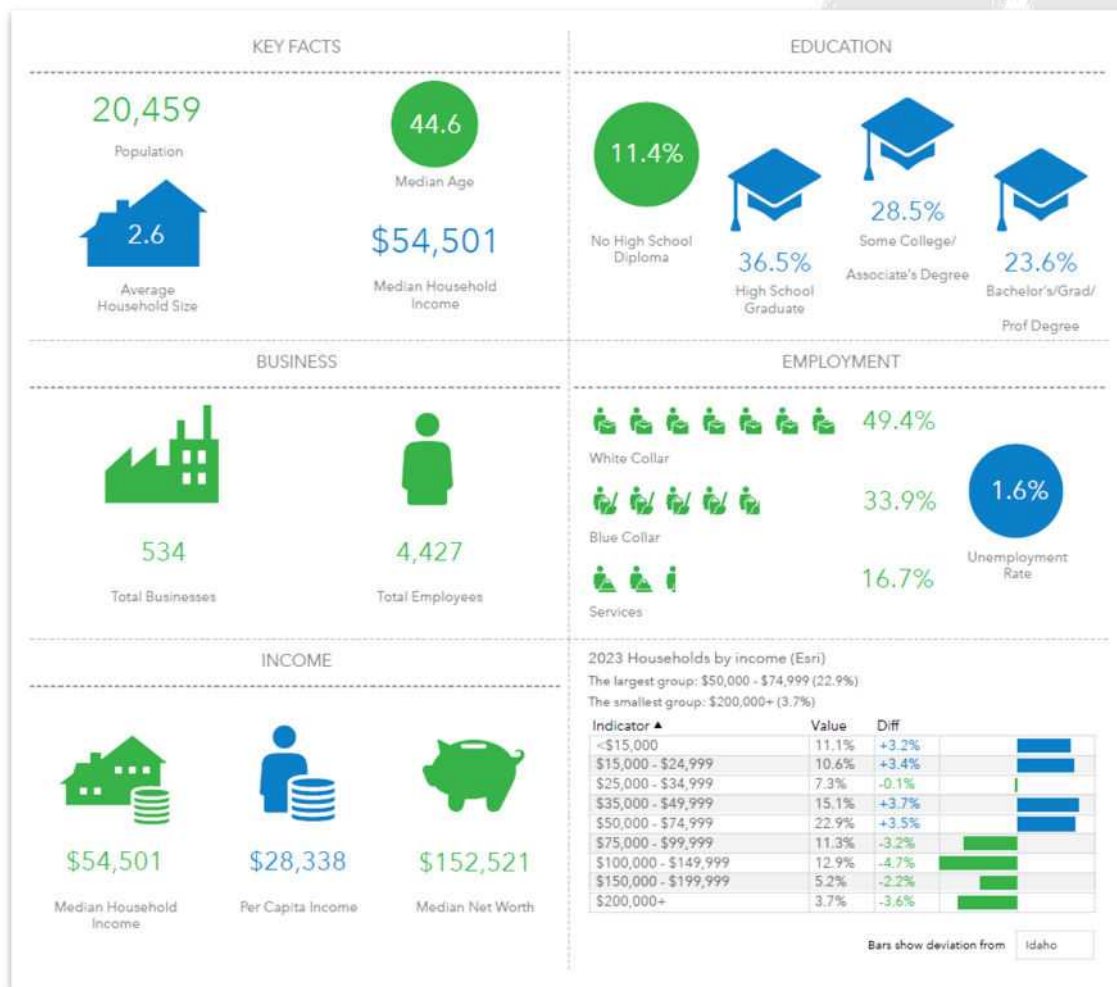
TAKE A VIRTUAL TOUR OF IDAHO 1684 TO IDAHO 44 [HERE](#)

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# Gem County Demographics



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