

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.

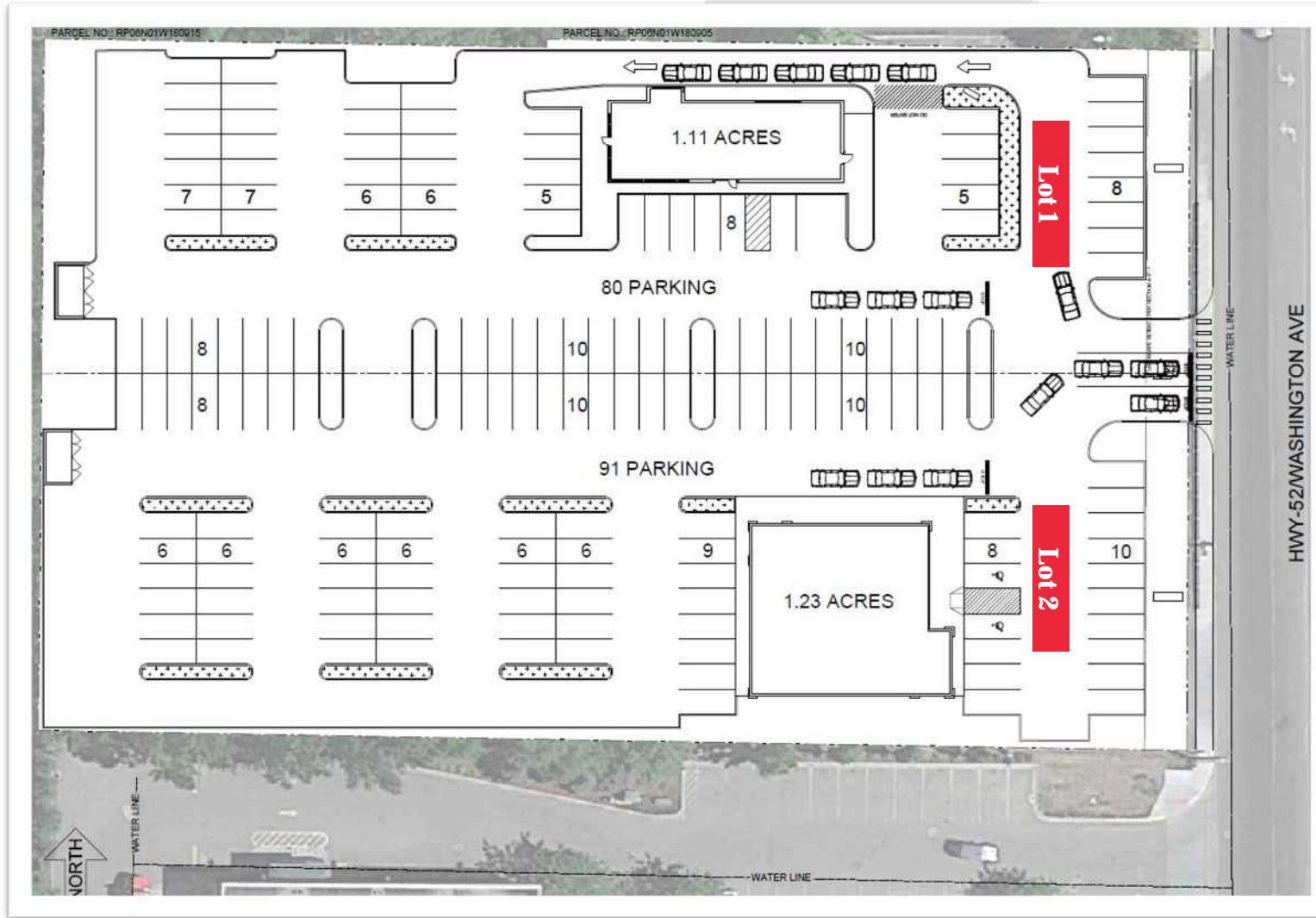
Emmett has been discovered by many local & national retailers due to the high demand of more services and businesses to keep up with the rising population. Local business owners say that with the growth and energizing community, it has been easy to find employees.

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

Available Parcels



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Aerial

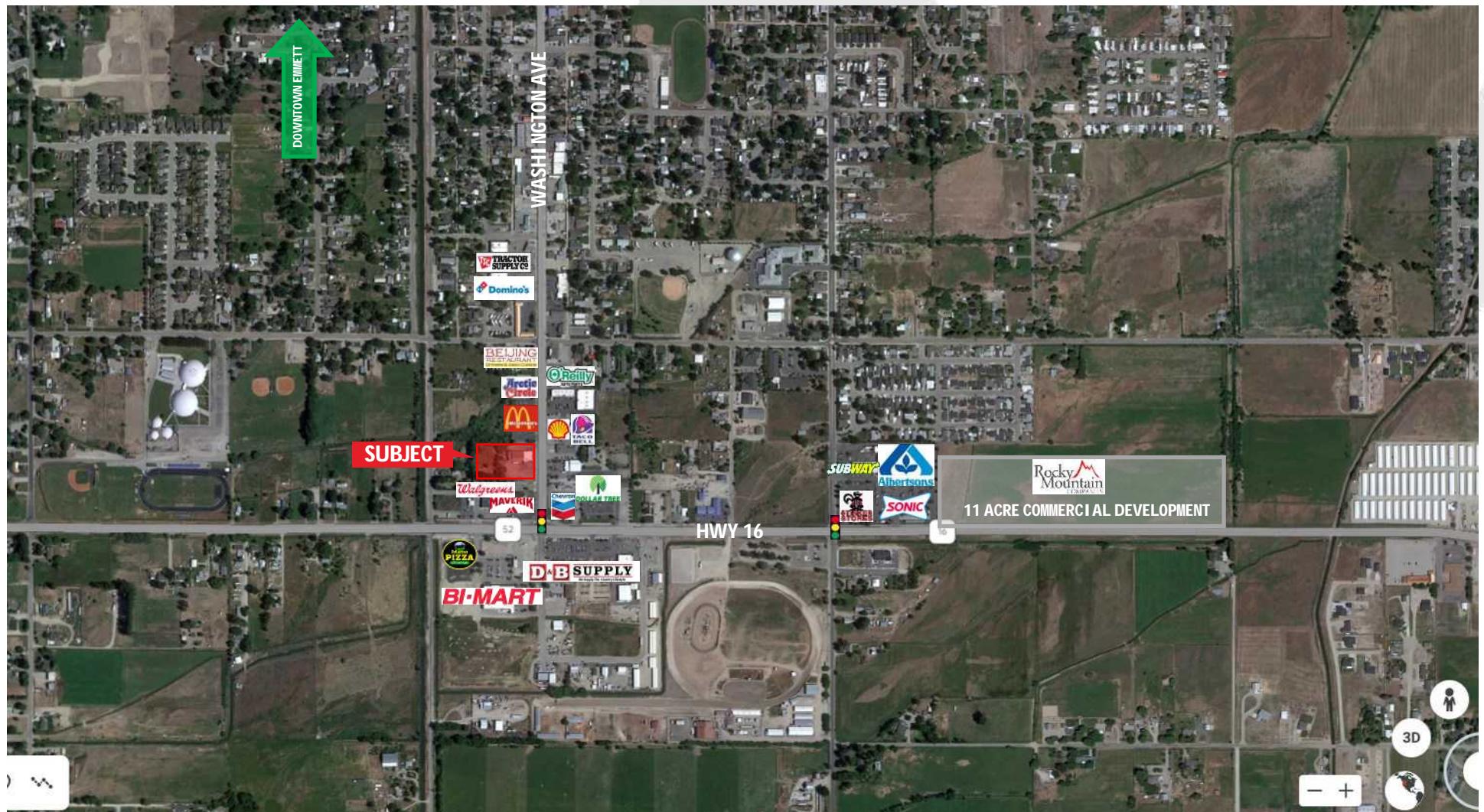


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City Limits Aerial



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Idaho 16 Corridor Extension Plans

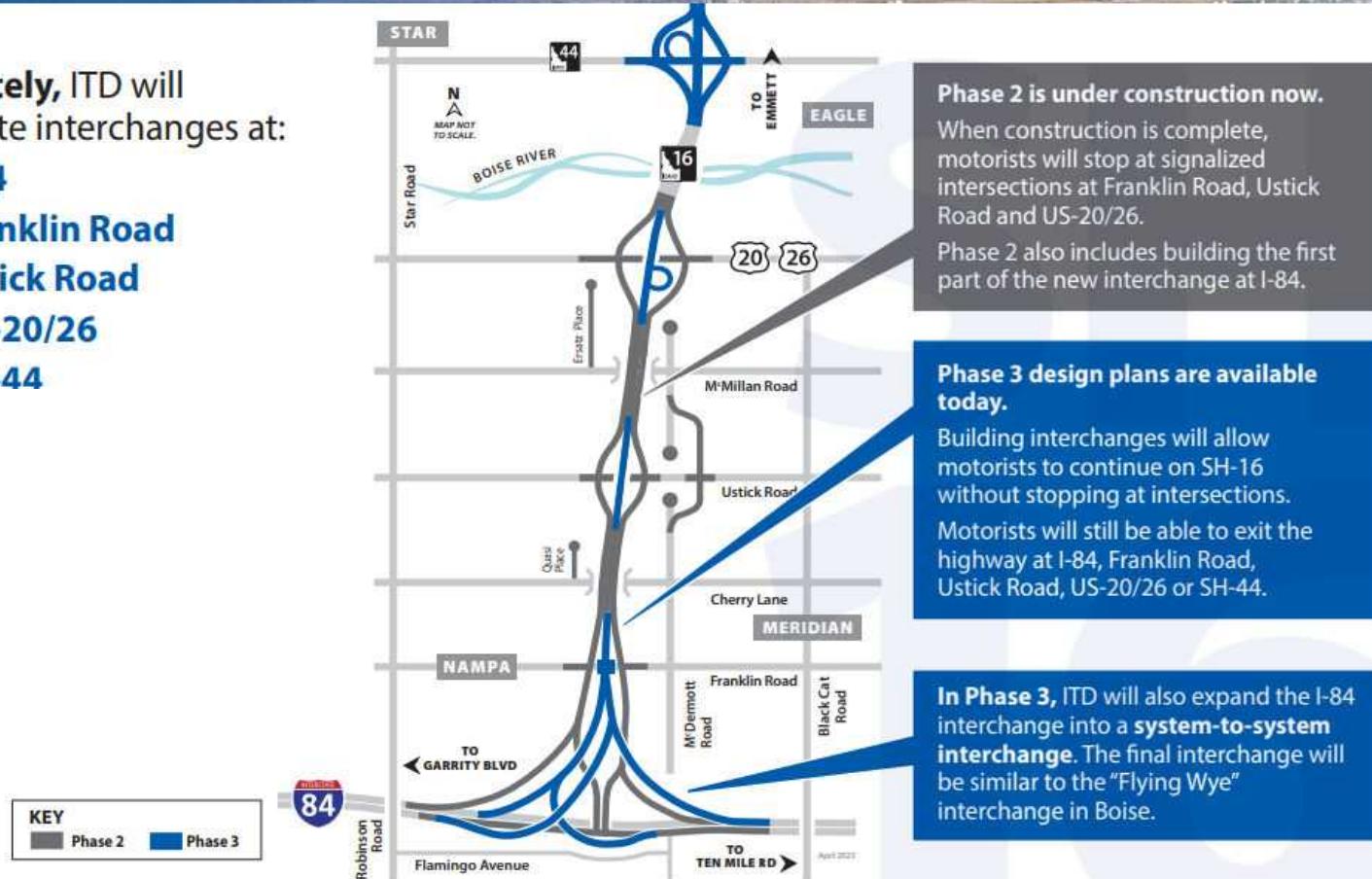
Completion: 2027

OVERVIEW OF THE INTERCHANGES

State
Highway 16

Ultimately, ITD will complete interchanges at:

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



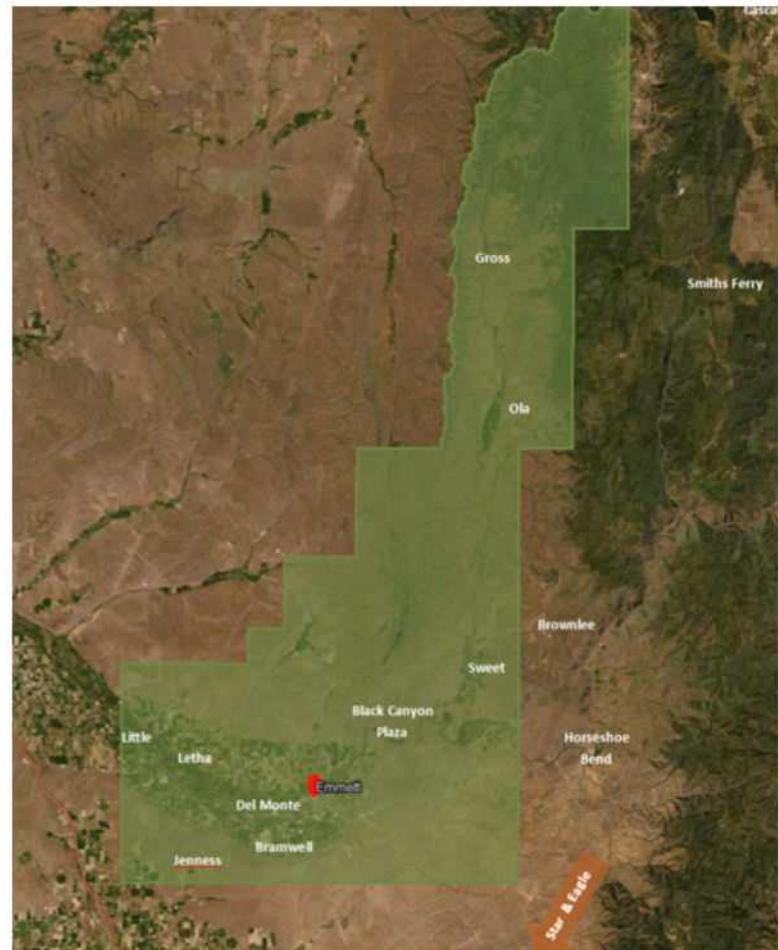
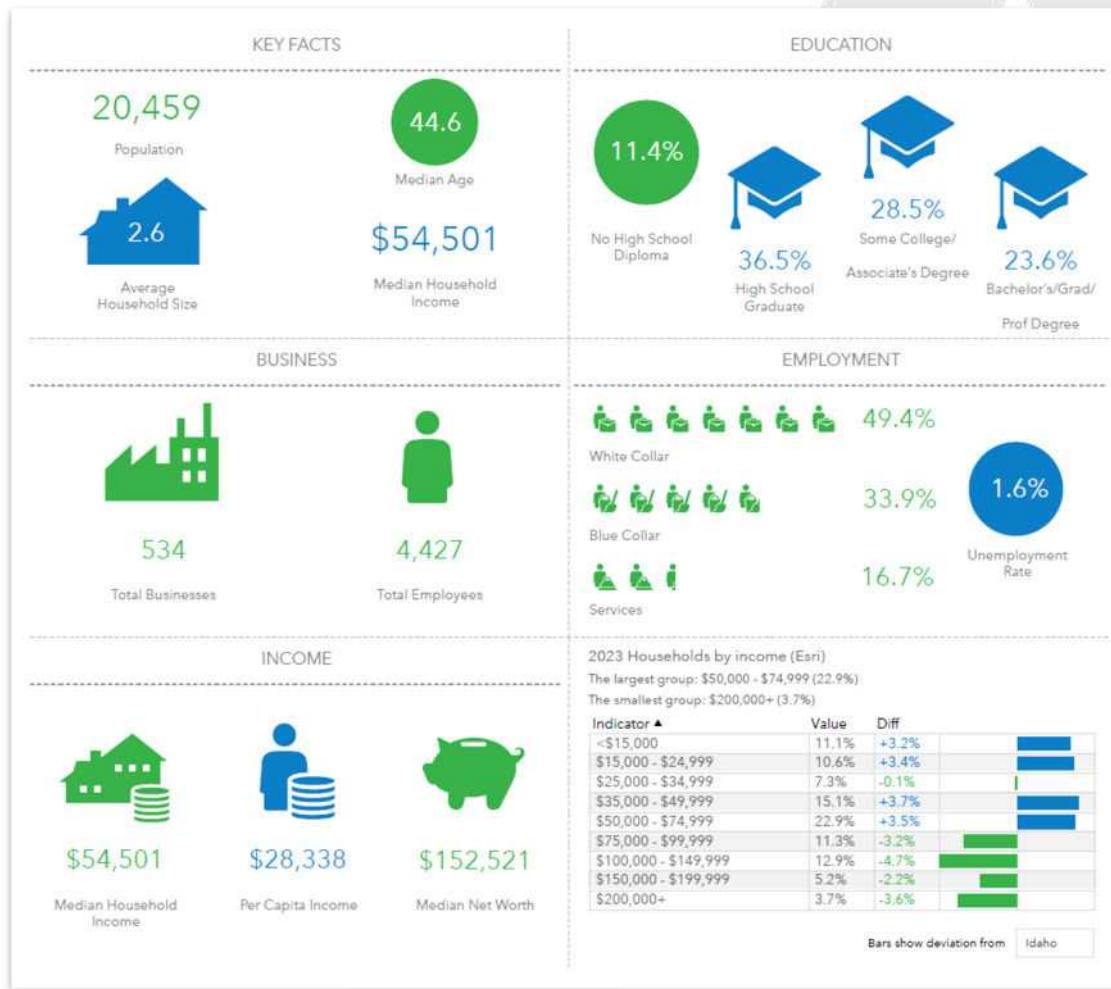
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TAKE A VIRTUAL TOUR OF IDAHO 16, TO IDAHO 44 [HERE](#)

Gem County Demographics



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