

# 20-ACRE STRATEGIC DEVELOPMENT OR OWNER USER OPPORTUNITY

350 E. Central Rd., Emmett, ID 83617



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

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## PROPERTY DETAILS

**SALE PRICE** \$1,350,000

**SITE SIZE** 20 AC

**COUNTY** Gem

**MARKET** Emmett

**ZONING** R-2 & A-1

**UTILITIES** Power, Well Water,  
and Septic

**PARCEL** RP07N01W311163

\*Sold As-Is



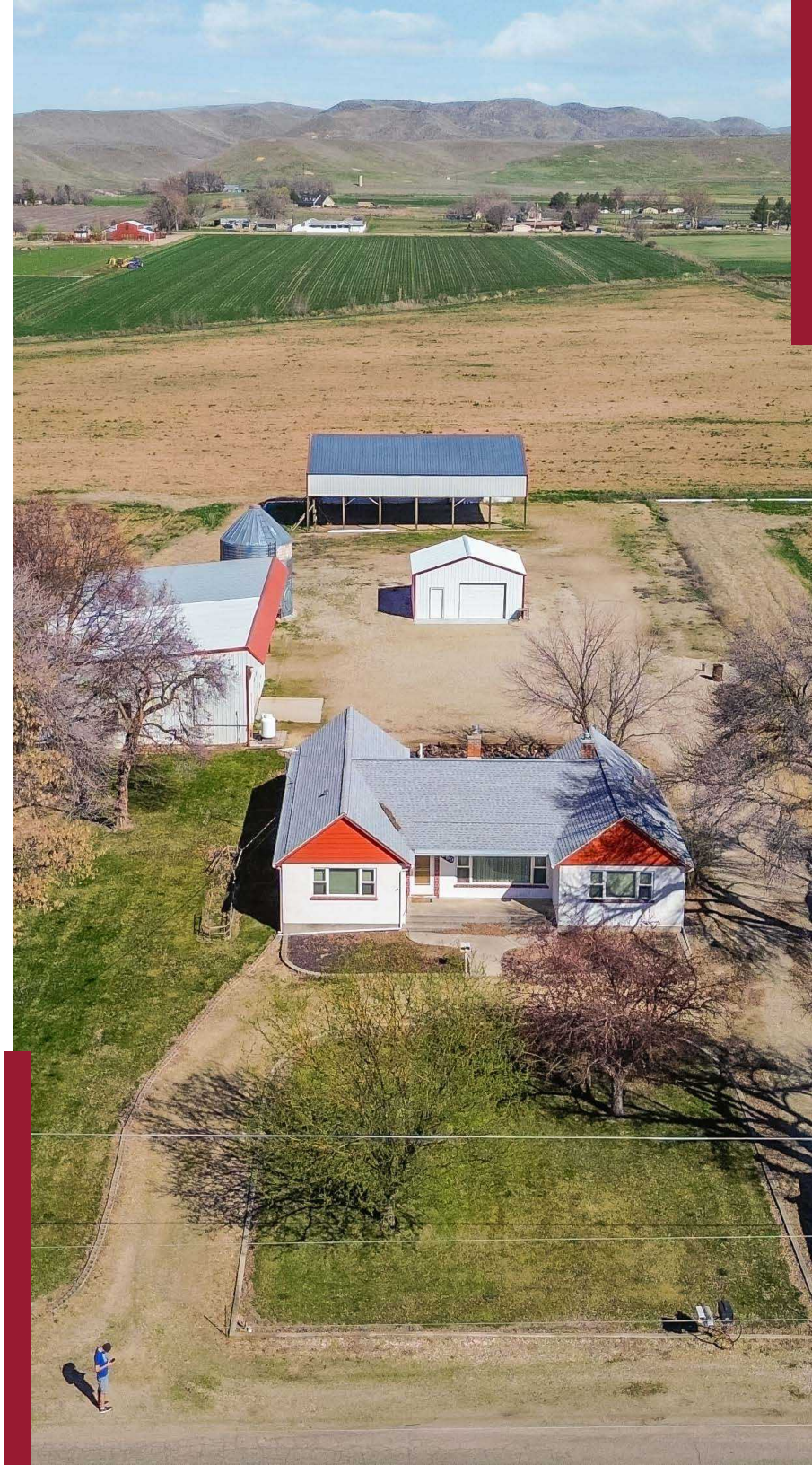
## EXECUTIVE SUMMARY

Lee & Associates is pleased to present this property positioned in the direct "Path of Progress," this 20-acre offering is one of the most versatile development opportunities in Gem County. With the Highway 16 expansion driving growth across the Treasure Valley's northern corridor, 350 E Central Rd. is well-suited for both near-term agricultural, industrial, or future residential development.

The property features mountain views, a strong agricultural history, and existing improvements including a 1,600 SF heated shop and multiple outbuildings. Its scale and location support a range of uses from contractor yard to estate parcels or a phased residential project making it well-positioned to benefit from Emmett's continued growth.

## PROPERTY HIGHLIGHTS

- » Combines R-2 development parcels with productive A-1 farmland.
- » R-2 zoning offers a foothold for future annexation or higher density.
- » Directly on E. Central Rd. near Highway 16, in Emmett's main growth corridor.
- » Includes 1,600 SF heated shop, machine shed, and hay shed.
- » Senior water rights with gated pipe across 19 acres of productive farmland.
- » 2,248 SF home—ready for living, rental, or project office use.
- » Elevated Emmett Bench position with panoramic mountain vistas.



2,248 SF HOME

HEATED SHOP

MACHINE SHED

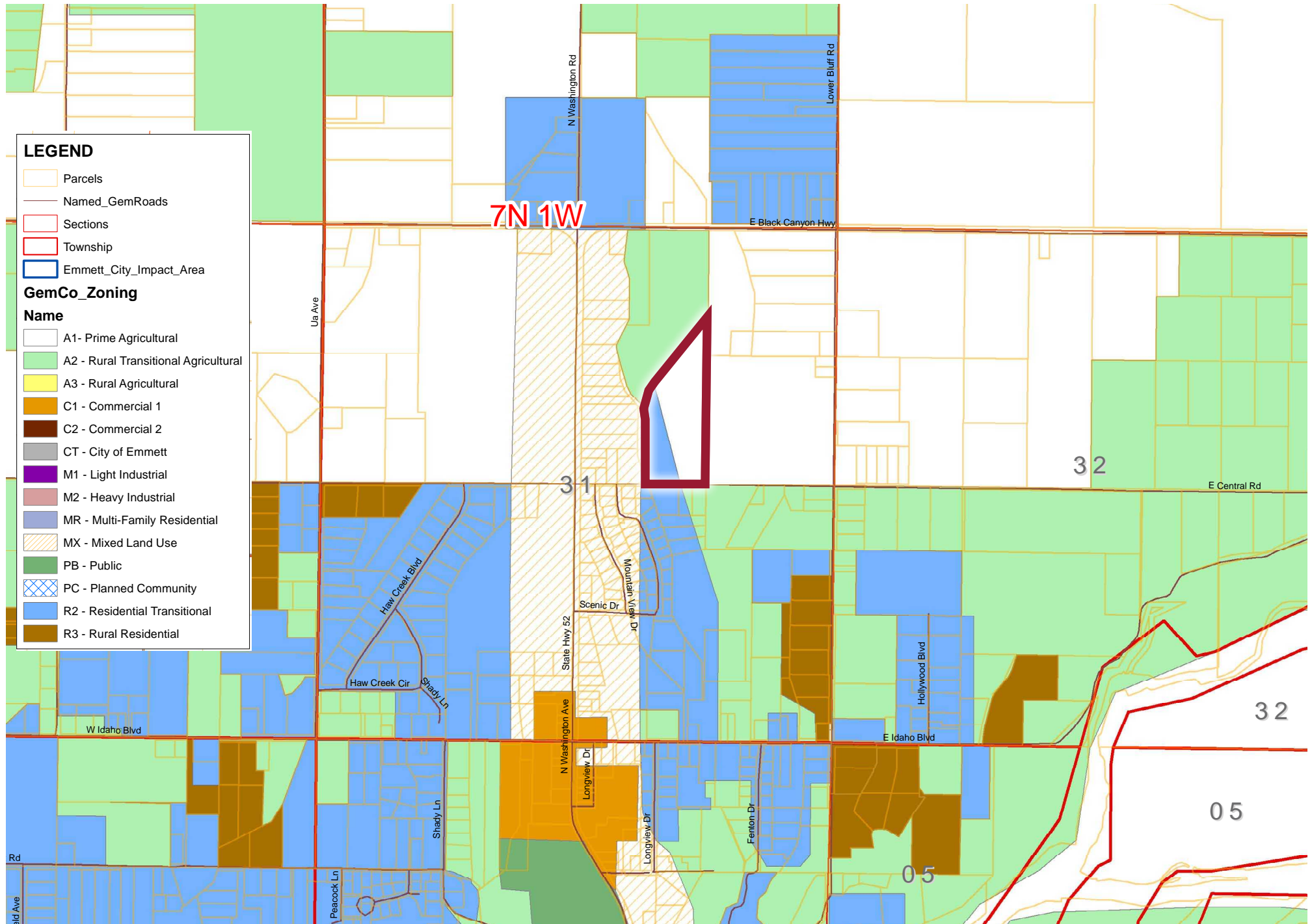
GRAIN SILO

HAY SHED

SHOP

**SENIOR WATER RIGHTS WITH GATED PIPE  
ACROSS 19 ACRES OF PRODUCTIVE FARMLAND.**

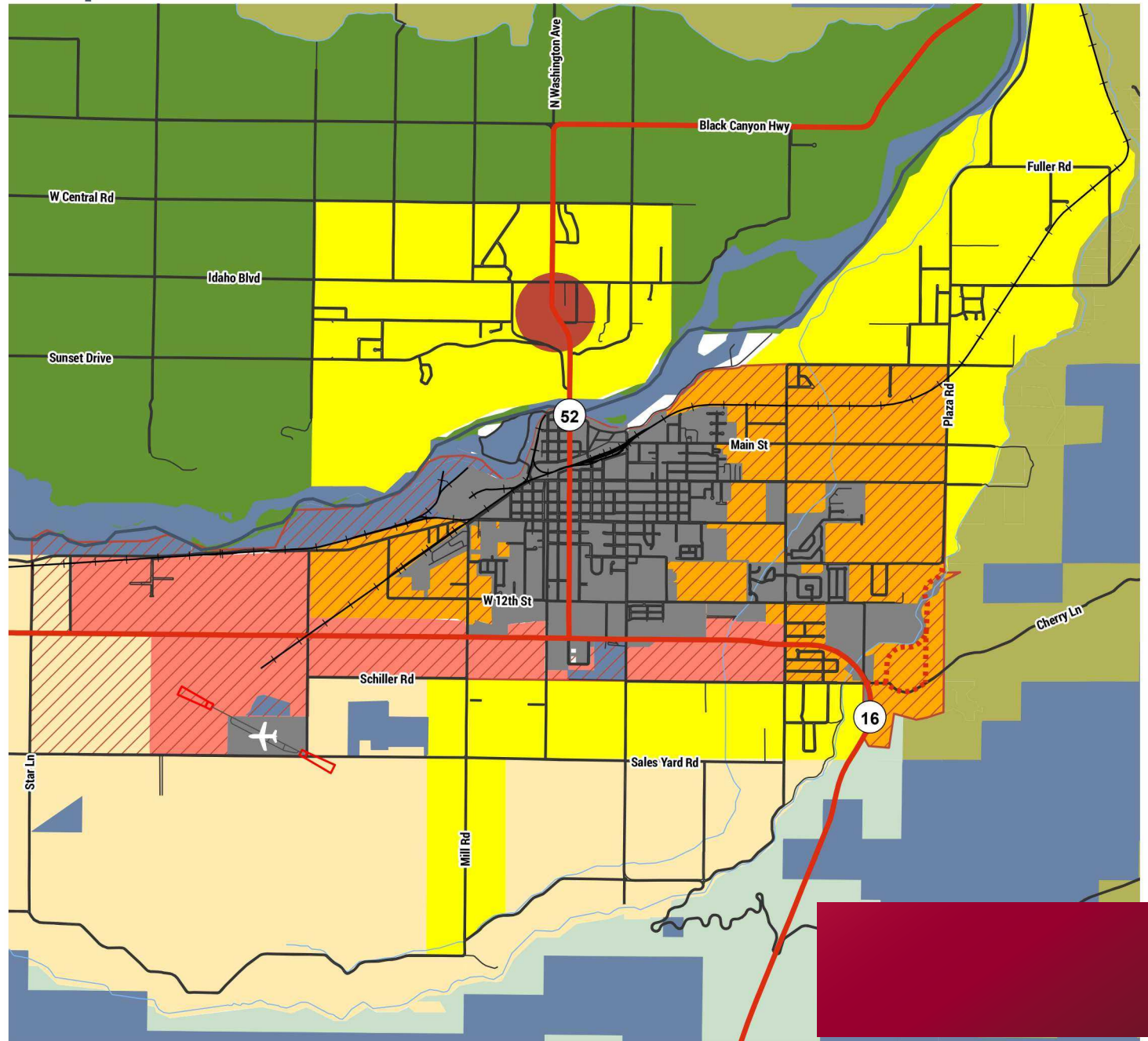
# GEM COUNTY CURRENT ZONING



# FUTURE LAND USE MAP

## Legend

- Recreation and Natural Resources
- Agriculture and Ranching - Small Lot
- Agriculture and Ranching - Large Lot
- Agricultural Preservation
- Rural
- County Residential
- Transitional
- Business Mixed-Use
- Rural Center
- City of Emmett
- City of Eagle Planning Area
- City of Emmett Area of City Impact
- Airport Runway Protection Zones
- Black Canyon Reservoir
- Payette River
- State Highways
- Major Roads
- Creeks, Streams, and Ditches
- Railroad
- Potential SH-16 Bypass





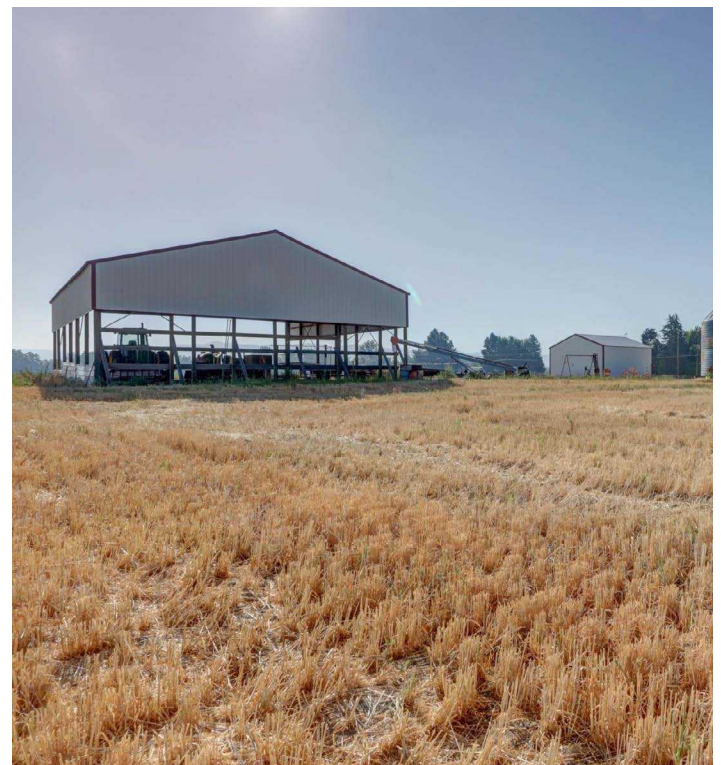
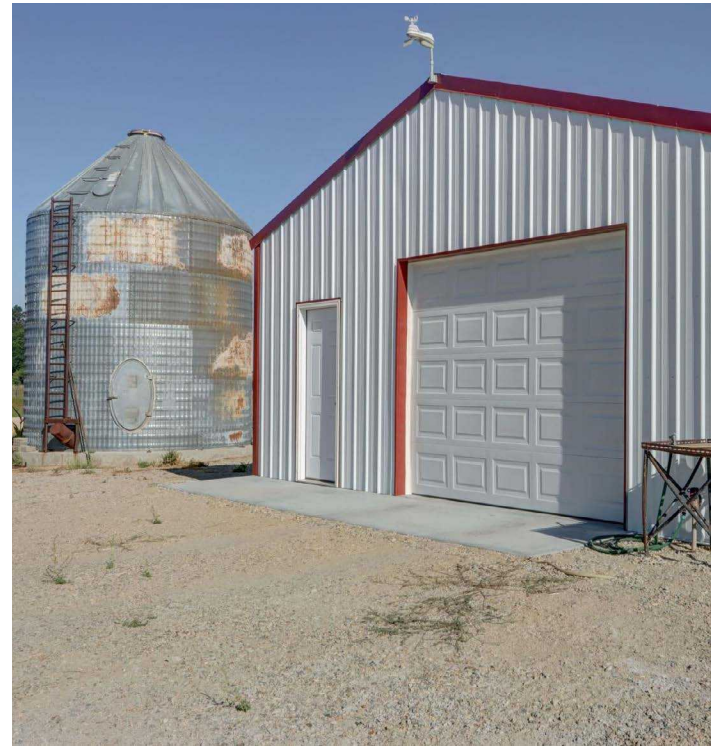
INTERSTATE - 22.2 MILES



HWY 16 - 3.0 MILES

CITY OF EMMETT  
2.2 MILES | 5 MIN.







Sweet

Black Canyon

Montour

Little Rock

52

Plaza

Letha



Emmett

Del Monte

Pearl

16

Bramwell

Jenness

16

and Hollow

84

Amsco

Josephson

55

POPULATION

	2-MILE	5-MILE	10-MILE
2025 Population	5,333	14,710	20,508

INCOME

	2-MILE	5-MILE	10-MILE
2025 Average Household Income	\$76,927	\$89,884	\$95,946

HOUSEHOLDS

	2-MILE	5-MILE	10-MILE
2025 Total Households	2,013	5,526	7,478

LABOR FORCE

	2-MILE	5-MILE	10-MILE
Civilian Labor Force	2,283	6,524	9,472

KEY EMPLOYERS

	# OF EMPLOYEES
Canyon County	900+
Vallivue School District #132	900+
Caldwell School District #132	800+
West Valley Medical Center	600+
The College of Idaho	500+

GEM COUNTY OVERVIEW



**21,857**  
2024 POPULATION



**44**  
2024 MEDIAN AGE



**\$64,605**  
2024 MEDIAN  
HOUSEHOLD INCOME



**\$428,700**  
2024 MEDIAN  
PROPERTY VALUE

The 2026 projected population for Gem County, Idaho is 23,238. This projection assumes an annual rate of change of 2.2%, consistent with the population change from 2023 to 2024 according to the U.S. Census Bureau's 2024 Population Estimates Program.

## AREA OVERVIEW

### **EMMETT, IDAHO**

Emmett, Idaho, is a picturesque city situated along the banks of the Payette River, approximately 30 miles north of Boise in the heart of the Treasure Valley. Originally established as a hub for agriculture and fruit orchards, Emmett has grown while retaining its small-town charm and welcoming atmosphere. The surrounding landscape offers rolling farmland, scenic river valleys, and the nearby Boise and Payette Mountains, making it a haven for outdoor enthusiasts who enjoy hiking, fishing, and seasonal recreation.

The city is rich in community spirit, hosting annual events that celebrate local culture and heritage. The Emmett Cherry Festival, for example, draws visitors each summer with parades, music, and family-friendly activities, reflecting the area's deep agricultural roots. Local landmarks like the historic Emmett Train Depot and the Gem County Museum provide cultural and educational experiences, while small businesses and local markets contribute to a tight-knit, vibrant community. Despite its proximity to the growing Treasure Valley, Emmett remains a serene and scenic destination, balancing rural charm with convenient access to Boise and surrounding regions.





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FOR MORE INFORMATION, PLEASE CONTACT

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