

Tractor Supply

Emmett, ID

Single Tenant, Net-Leased Tractor Supply Company in Emmett, ID (Boise MSA)

\$ | Price:
\$3,200,000

\$ | Price PSF:
\$110/SF

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THE OFFERING

- **Investment-Grade Tenancy:** Tractor Supply Company (NASDAQ: TSCO) is rated BBB by S&P and operates over 2,200 stores across 49 states.
- **Long-Term Lease with Rent Growth:** Long-term lease with built-in rent growth with a current term remaining through Oct. 31, 2030, with three renewal options.
- **Corporate-Backed Local Investment:** A \$225 million Tractor Supply distribution center under construction in Nampa ensures the Emmett store is prioritized for restocking and operational support helping widen the gap on the only competing farm-supply operator in the market.
- **Strong and Growing Trade Area:** Emmett, Idaho, sits within the Treasure Valley MSA (Boise metro), one of the fastest-growing markets in the U.S., with 5-mile population projected to reach 18,734 by 2030.
- **Essential-Use Tenant:** Tractor Supply serves the agricultural and rural lifestyle needs of a community that is not easily displaced by e-commerce, supporting consistent store performance.
- **Top Performer:** Tractor Supply's extensive store network and proven rural-market model suggest limited re-leasing risk at option expiration. Subject store is ranked 3rd in the state of Idaho per Placer data.

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