

1501 S Washington Ave Emmett, ID

Retail Pads Available



Build-to- Suit & Ground Lease Retail Pads

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.

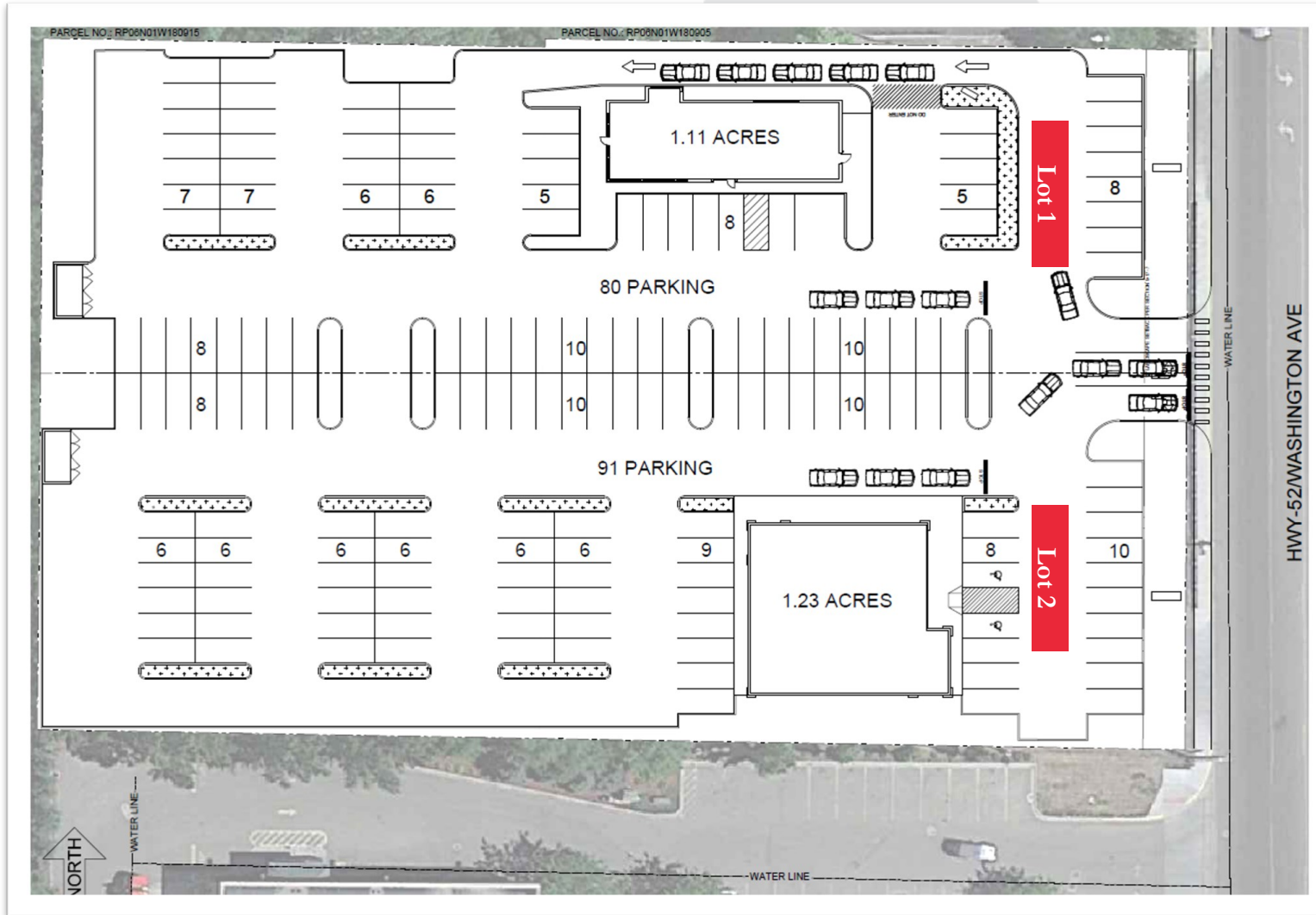
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Rocky Mountain
Real Estate Services, LLC
350 N. 9th Street, Ste 200, Boise ID 83702

Available Parcels



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

*Lot sizes can be adjusted

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Aerial

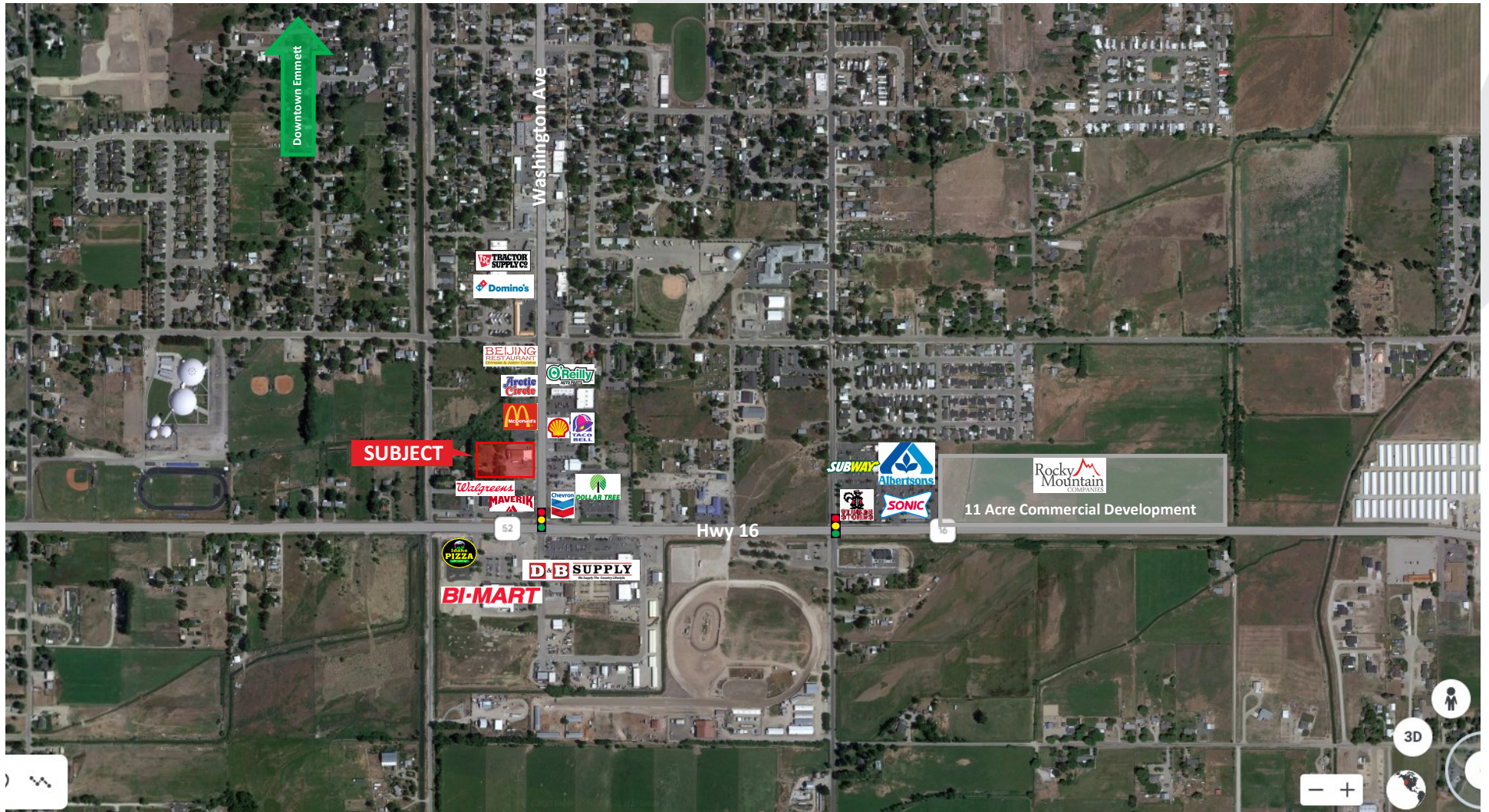


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City Limits Aerial



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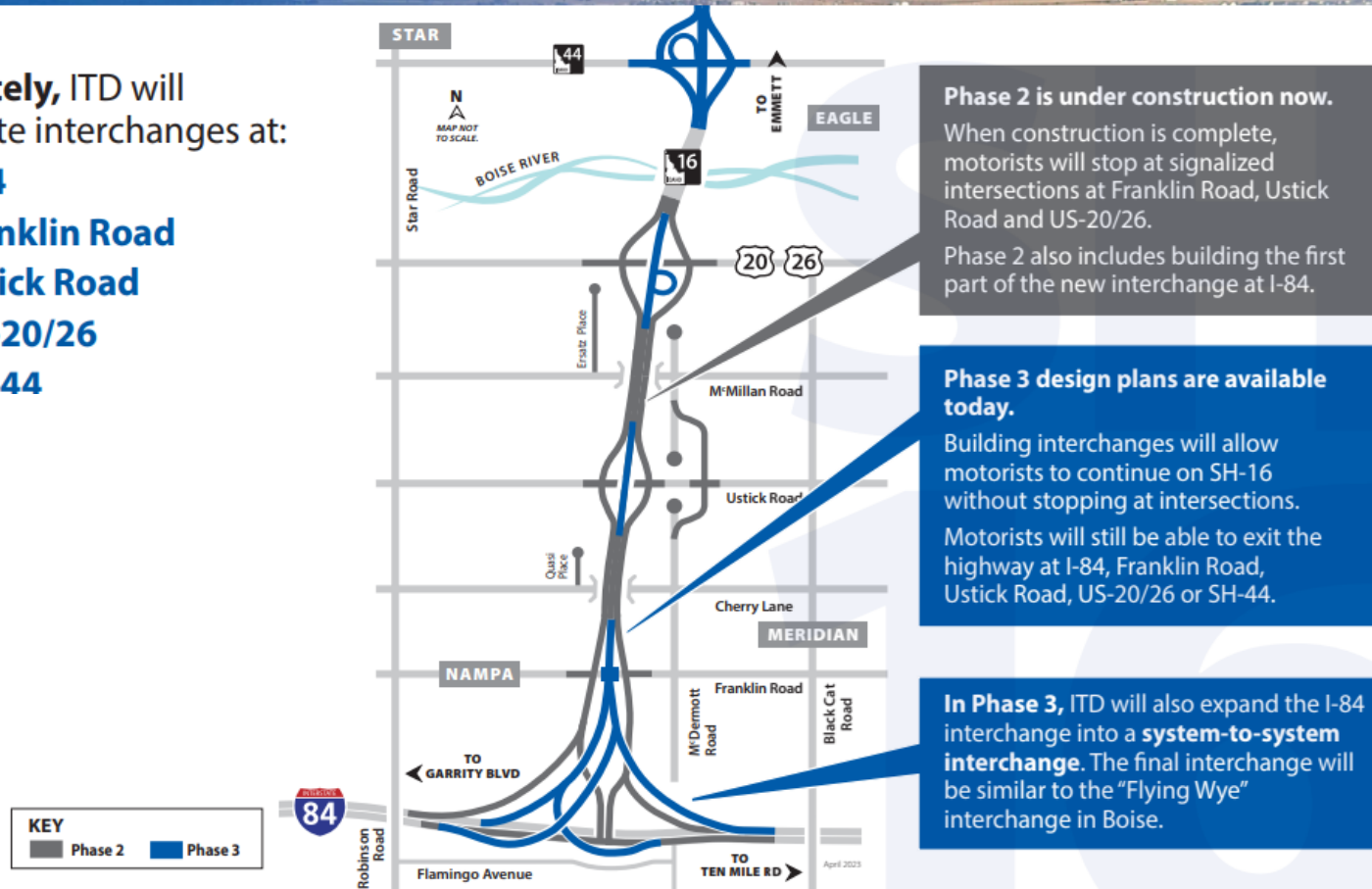
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OVERVIEW OF THE INTERCHANGES



Ultimately, ITD will complete interchanges at:

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



Phase 2 is under construction now.

When construction is complete, motorists will stop at signalized intersections at Franklin Road, Ustick Road and US-20/26.

Phase 2 also includes building the first part of the new interchange at I-84.

Phase 3 design plans are available today.

Building interchanges will allow motorists to continue on SH-16 without stopping at intersections. Motorists will still be able to exit the highway at I-84, Franklin Road, Ustick Road, US-20/26 or SH-44.

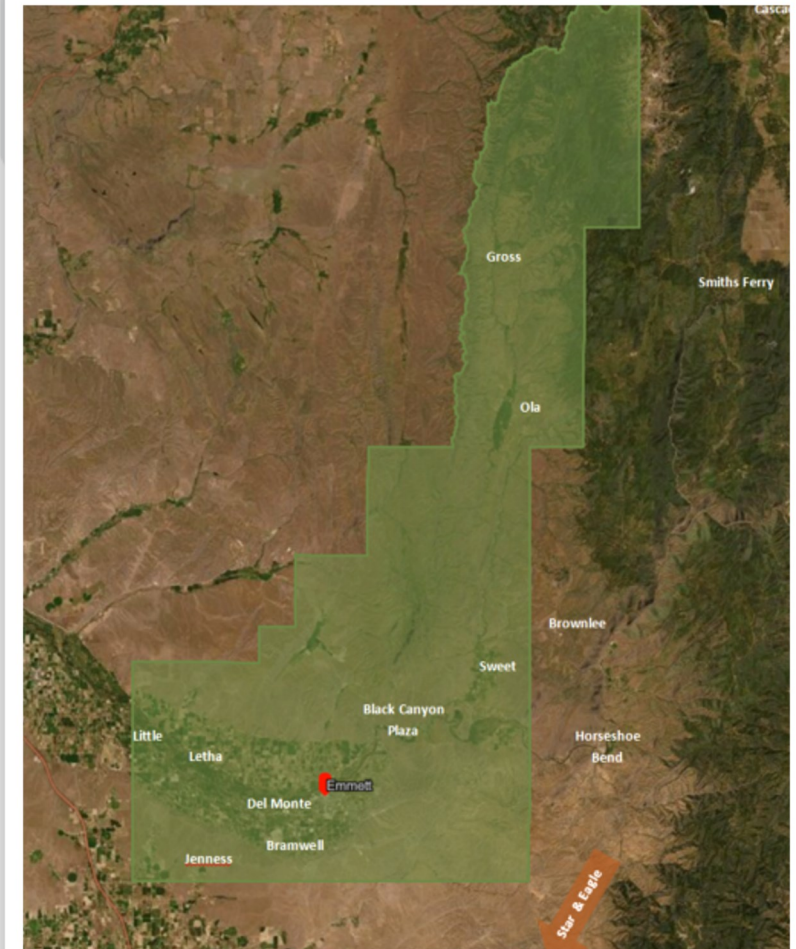
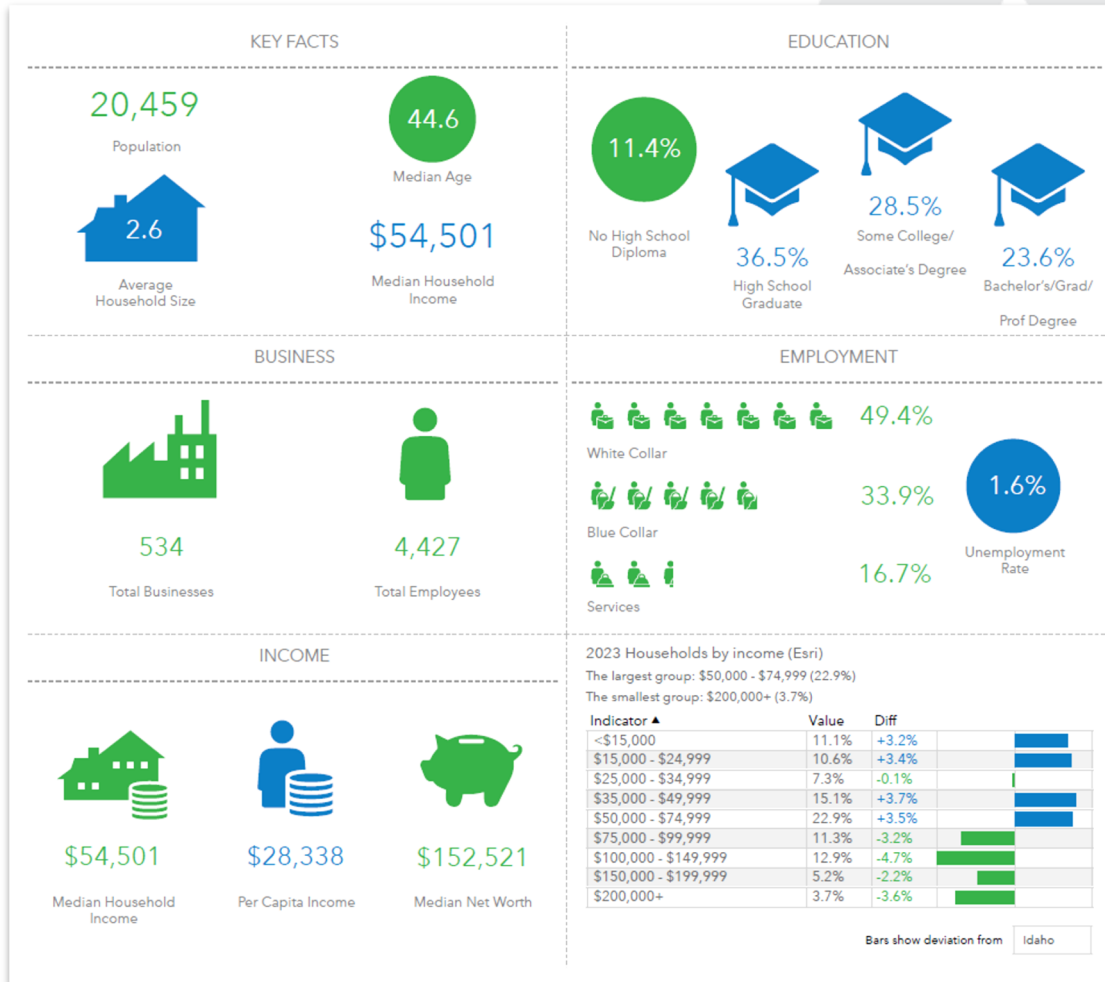
In Phase 3, ITD will also expand the I-84 interchange into a **system-to-system interchange**. The final interchange will be similar to the "Flying Wye" interchange in Boise.

Take a Virtual Tour of Idaho 16: I-84 to Idaho 44 [Here](#)

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Gem County Demographics



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