

THE GRID

22009 BENT LN. STAR, IDAHO

BUILD TO SUIT



TRAFFIC COUNTS & ACCESS

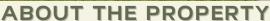


MIDDLETON TRAFFIC STUDY(2023)

Location: SH-44 between Emmett Rd & Duff Ln
• Projected to grow in 10 years
• Currently already over 32k cars daily
• Daily Traffic will increase by 13k+ cars



ITD CORRIDOR IMPROVEMENTS(2025-2027)



This ±4.2-acre commercial project at Hwy 44 and Bent Lane is fully entitled and planned for a mix of uses, including a potential standalone corner building and flexible condo layouts. With utilities secured through the adjacent Hacienda residential project, The Grid offers a ready-to-build opportunity designed to serve Star's expanding corridor and growing demand for service, retail, and flex space.





SITE COMPONENTS



~4 ACRES

GET IN TOUCH

NATALIE JONSSON

3100 N Lakeharbor Lane STE 150, Boise, ID 83703

208.247.8200 www.desertedgecommercial.com

SITE PLAN



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- Lot Count: 5 commercial parcels
- Lot Size Range
 - o Minimum: ±22,425 SF
 - Average: ±35,626 SF
 - o Maximum: ±47,022 SF
- Corner Pad: Ideal for standalone retail/service



SURROUNDING TENANTS / AREA HIGHLIGHTS - STAR, IDAHO









SHERWIN-WILLIAMS.









RETAIL & SERVICE ANCHORS ALONG HIGHWAY 44

State Street (SH-44) serves as Star's retail spine

RAPID BUSINESS GROWTH

Welcoming a wave of new commercial entrants

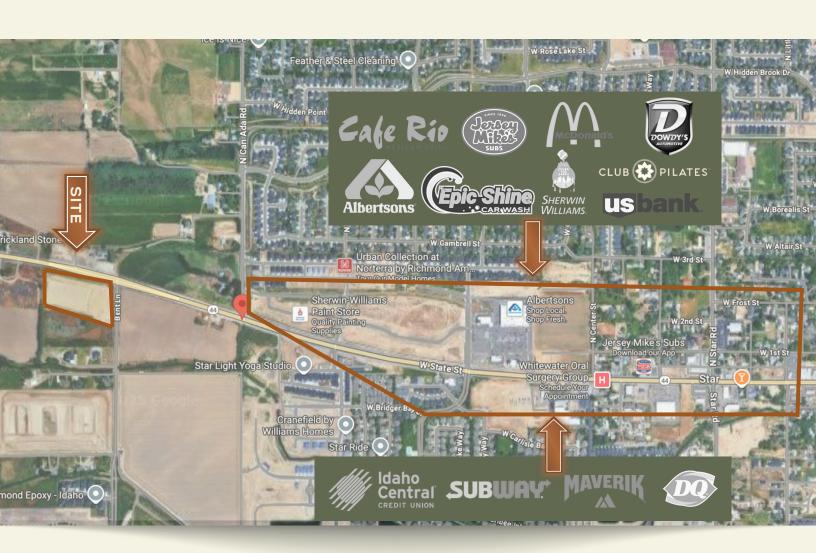
LIFESTYLE ASSETS & RECREATION

Blends of suburban infrastructure with scenic, family-friendly amenities

STRONG RESIDENTIAL GROWTH

With explosive population gains—over 2,400% growth since the late 1990s

AREA HIGHLIGHTS





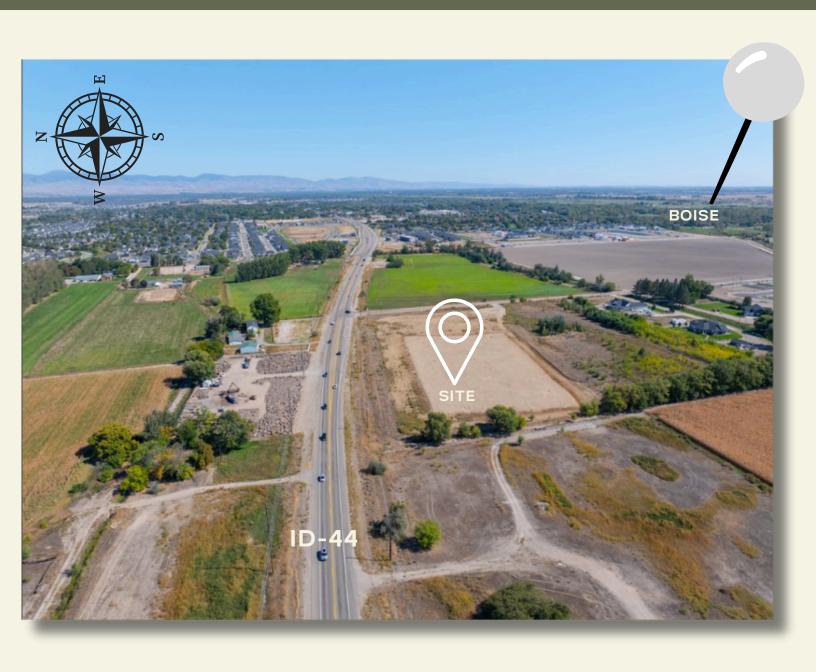
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AERIAL





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