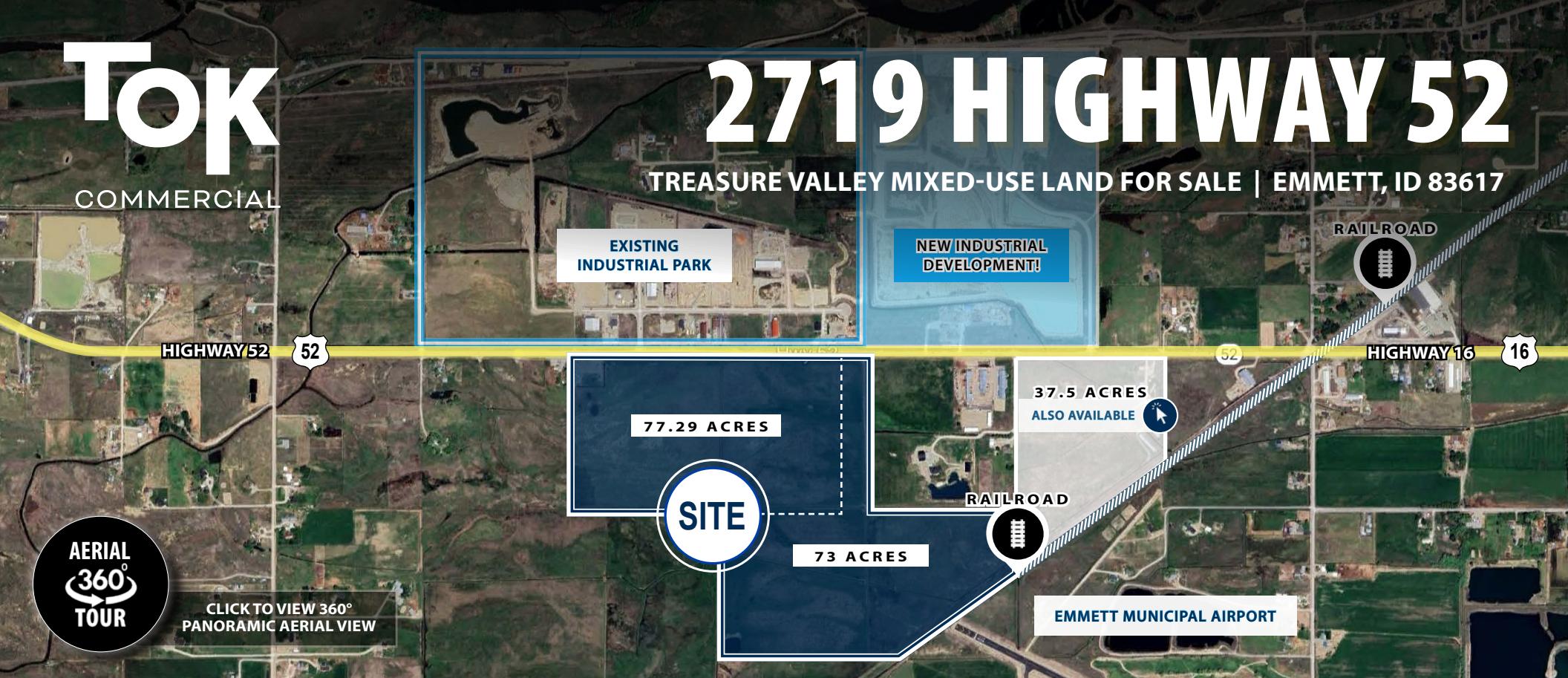


TOK

COMMERCIAL



CONTACT

MICHAEL BALLANTYNE
SIOR, CCIM
208.947.0831
mjb@tokcommercial.com

SAM MCCASKILL
CCIM
208.947.0804
sam@tokcommercial.com

HIGHLIGHTS

- Opportunity to purchase the front or back parcels separately or together, totaling 150.29 acres.
- Mixed-use land to accommodate industrial, residential, commercial, or a mix of uses.
- Property boasts a half mile of highway frontage.
- Directly adjacent to the Emmett Municipal Airport.
- Rare opportunity to extend airstrip with hangar space and or rail to have on-site rail spur.
- Excellent potential to be accessed by rail, air, or highway.
- Prime gravel extraction area.
- Natural gas, electric power full access on all sides.
- Situated in Gem County, serviced by the city of Emmett.
- City of Emmett utility access with three deeded access points.
- Located in an area of significant growth (16.5% 5-year growth rate) with Hwy 16 extension bridging ease of transportation from the Treasure Valley to Emmett.



DETAILS

PURCHASE OPTIONS:

PARCEL SIZE	SALE PRICE
73 Acres	\$5,000,000 at \$1.57/SF (\$68,493/AC)
77.29 Acres	\$7,002,844 at \$2.08/SF (\$90,567/AC)
150.29 Acres	\$10,998,342 at \$1.68/SF (\$73,192/AC)

PRICE FURTHER REDUCED!

PROPERTY TYPE: Mixed-Use Land

ZONING: Gem County | MX
Mixed-Use Development
[Click For More Info](#)

UTILITIES: City of Emmett -
Natural Gas, Water, Sewer,
Power, Fiber Readily Available

GEM COUNTY, MIXED USE DEVELOPMENT ZONE

The Gem County Mixed Use Development zone allows for the mixed development of residential, offices, commercial and light industrial along designated corridors of Gem County. Residential will be allowed in this zone. Office, commercial and light industrial uses will be allowed by a special use permit only in this zone. For additional zoning information, click the links below.

TOK
COMMERCIAL

ZONING INFORMATION



UPDATED: 8.26.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOK COMMERCIAL.COM



UPDATED: 8.26.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

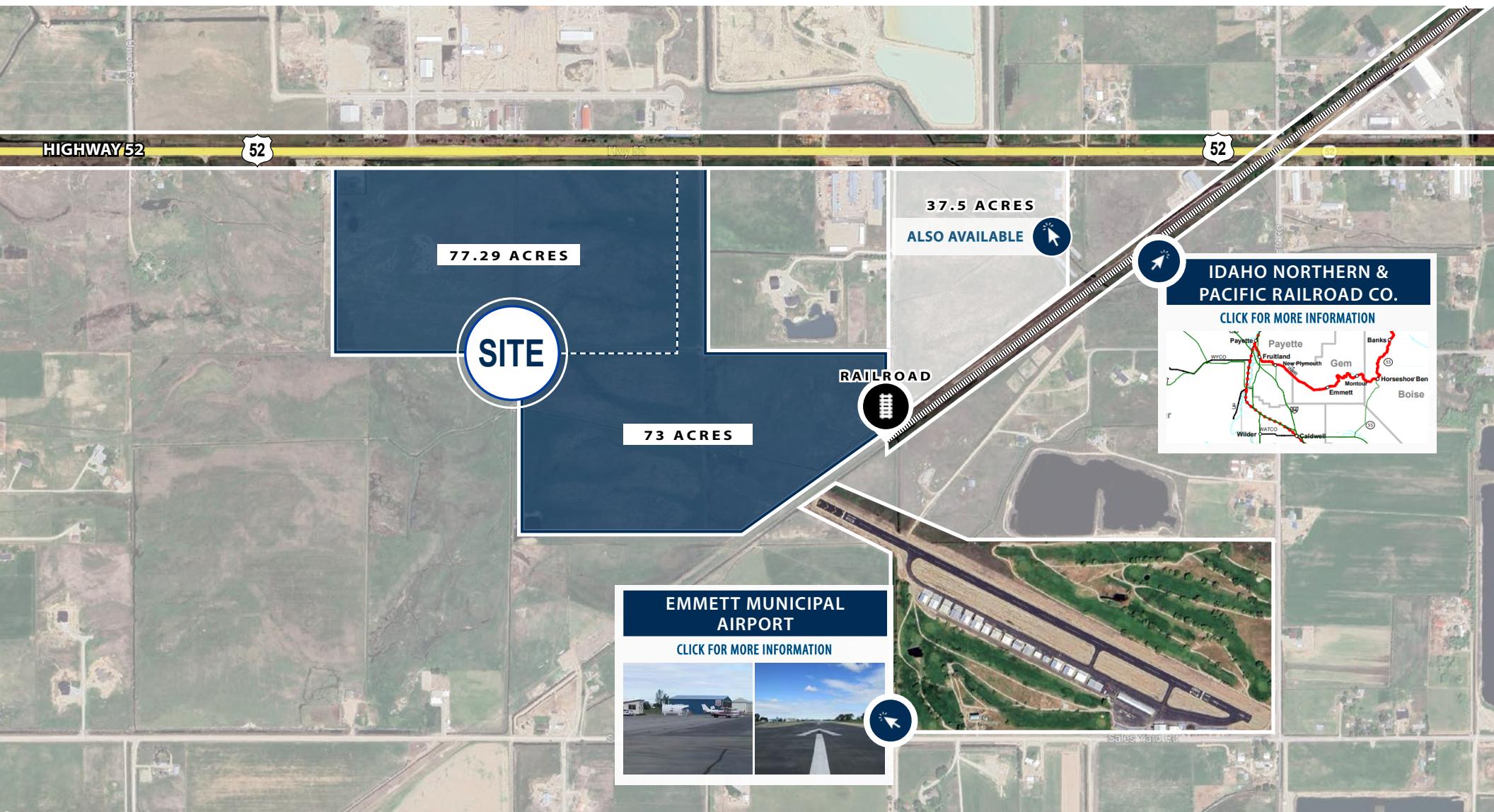
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOK COMMERCIAL.COM

INDUSTRIAL UPSIDE - ACCESSIBLE BY RAIL, AIR AND HIGHWAY!

TOK
COMMERCIAL

This property delivers an unmatched opportunity to service the site by rail, air or road. The Idaho Northern & Pacific Railway ends at the edge of the property, providing a unique opportunity to extend a rail spur at the southeast perimeter to the property. Additionally, the Emmett Municipal Airport sits just below, in the southern corner of the property with potential to extend the air strip into the property while giving the ability to supply desirable hangar space. Click the links below and contact the listing agents for further details.



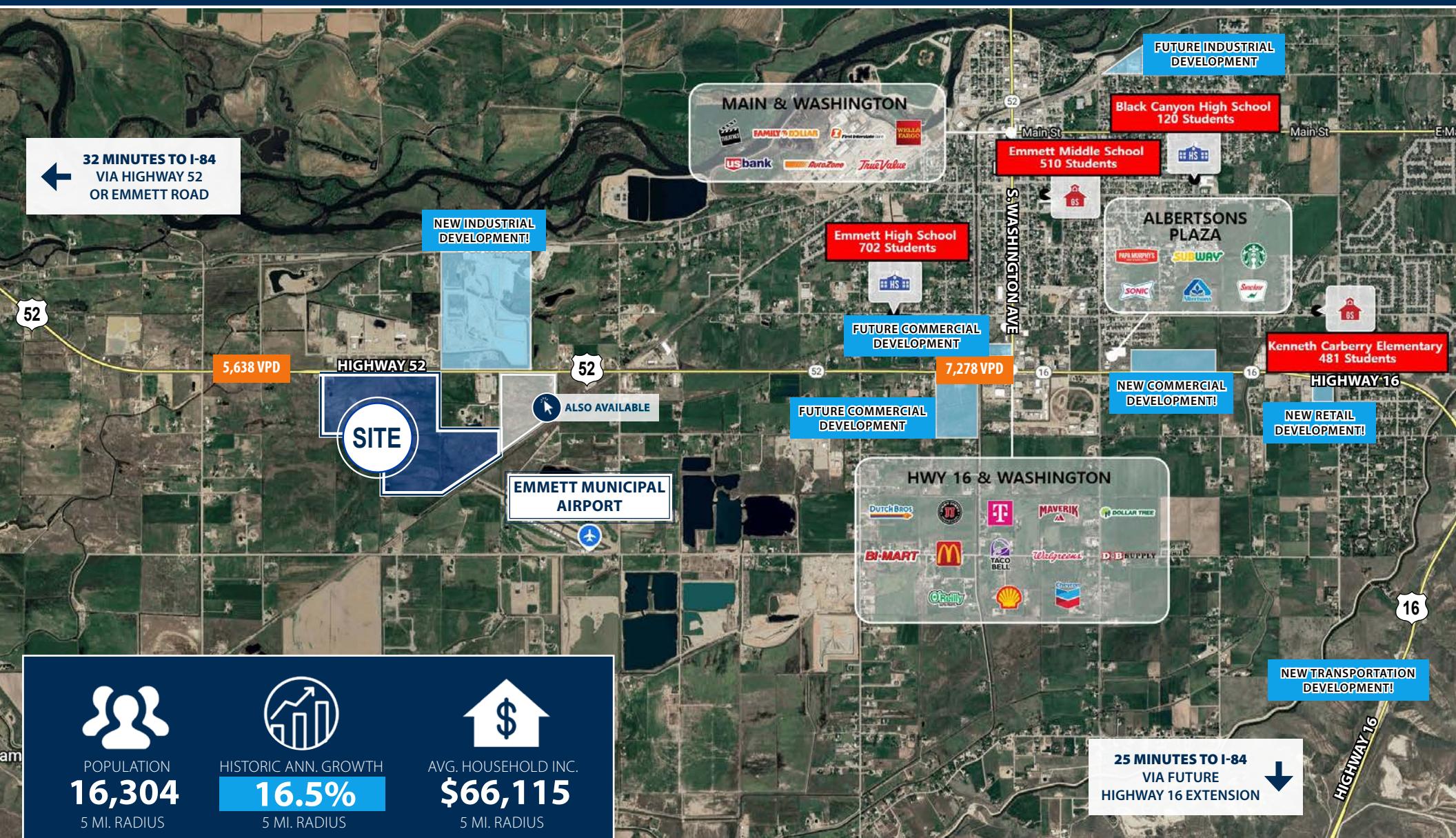
UPDATED: 8.26.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOK COMMERCIAL.COM

HIGH GROWTH RATE AREA - 16.5% IN THE PAST 5 YEARS!



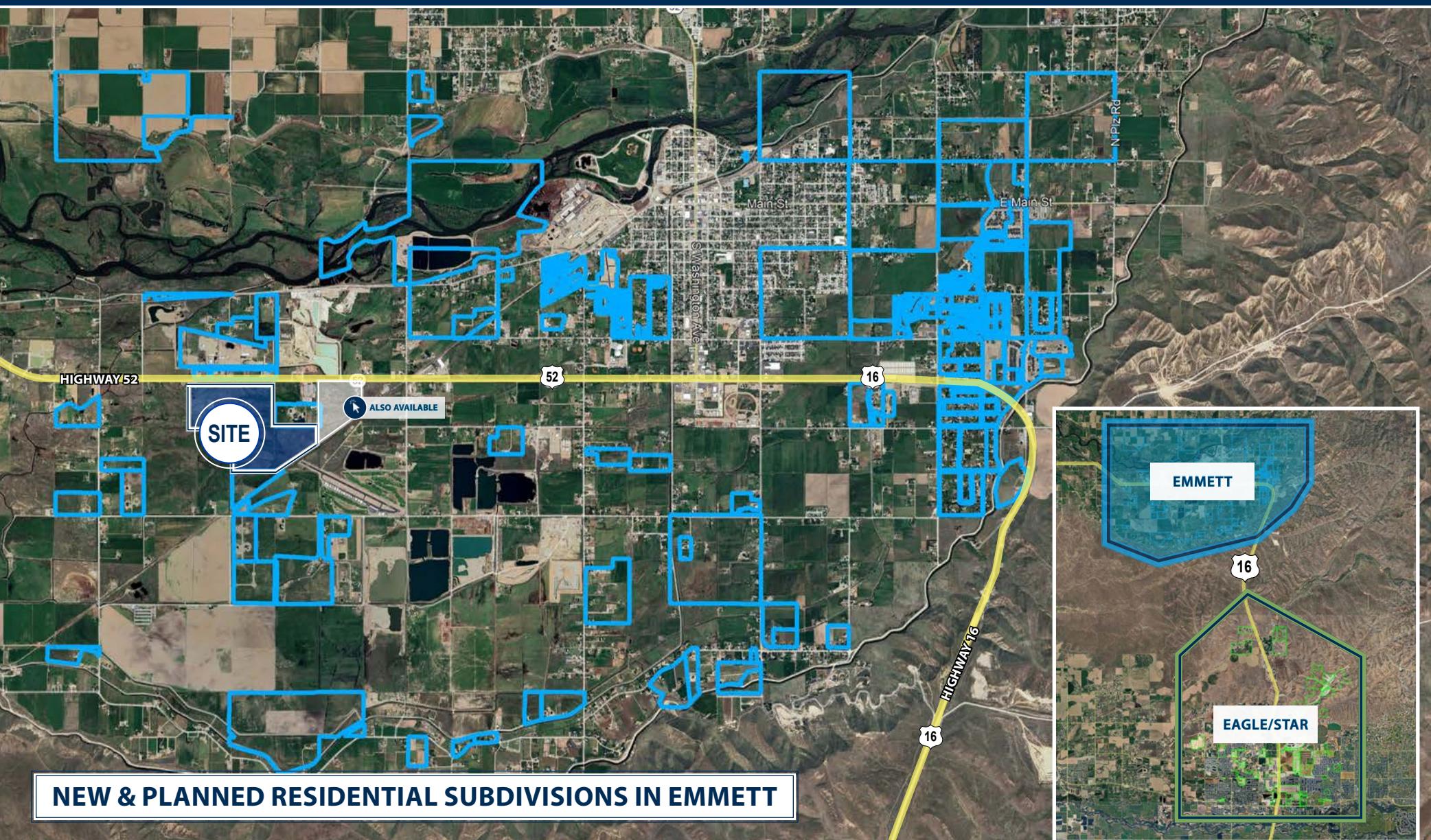
UPDATED: 8.26.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

RAPID RESIDENTIAL GROWTH BRIDGING THE GAP BETWEEN EMMETT AND EAGLE/STAR!

TOK
COMMERCIAL



UPDATED: 8.26.2025

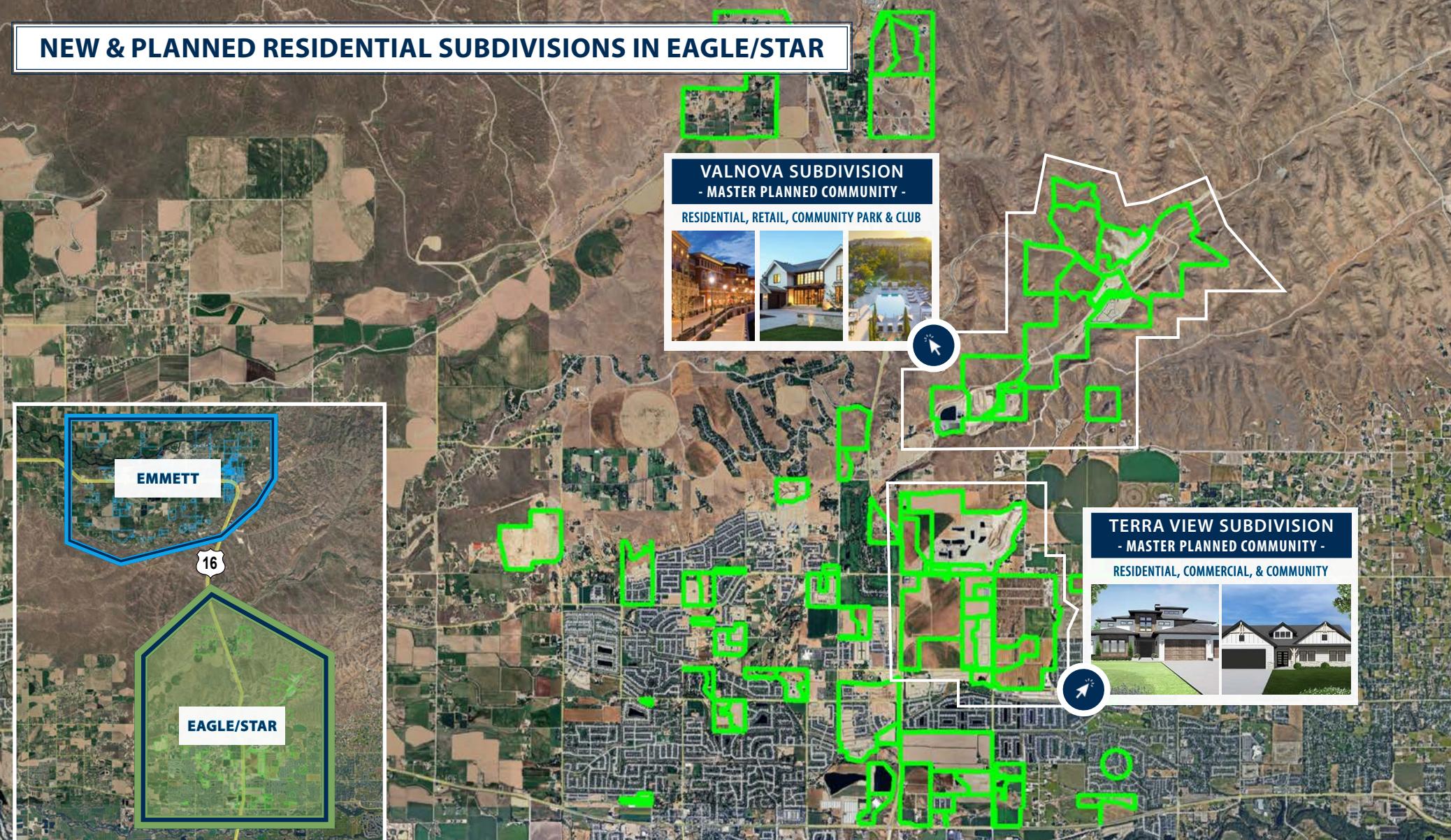
THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOK COMMERCIAL.COM

RAPID RESIDENTIAL GROWTH BRIDGING THE GAP BETWEEN EMMETT AND EAGLE/STAR!

NEW & PLANNED RESIDENTIAL SUBDIVISIONS IN EAGLE/STAR



UPDATED: 8.26.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

NEW HIGHWAY 16 EXTENSION

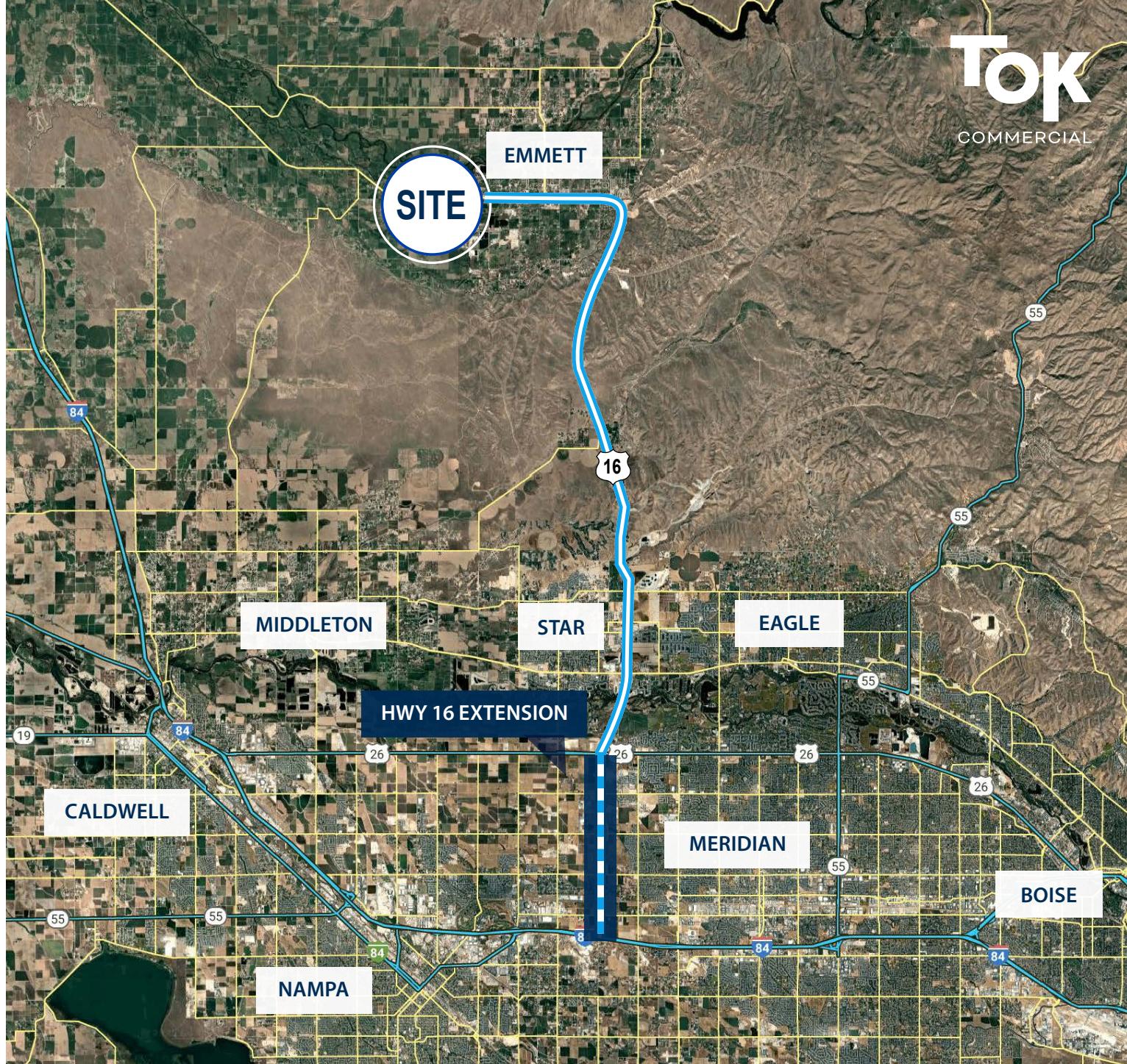


IMPROVED CONNECTION FROM THE TREASURE VALLEY TO EMMETT!

-EST. 25 MINUTE COMMUTE -

**COURTESY OF
IDAHO TRANSPORTATION DEPARTMENT**

FOR MORE INFORMATION PLEASE VISIT
ITDPROJECTS.IDAHO.GOV



UPDATED: 8.26.2025

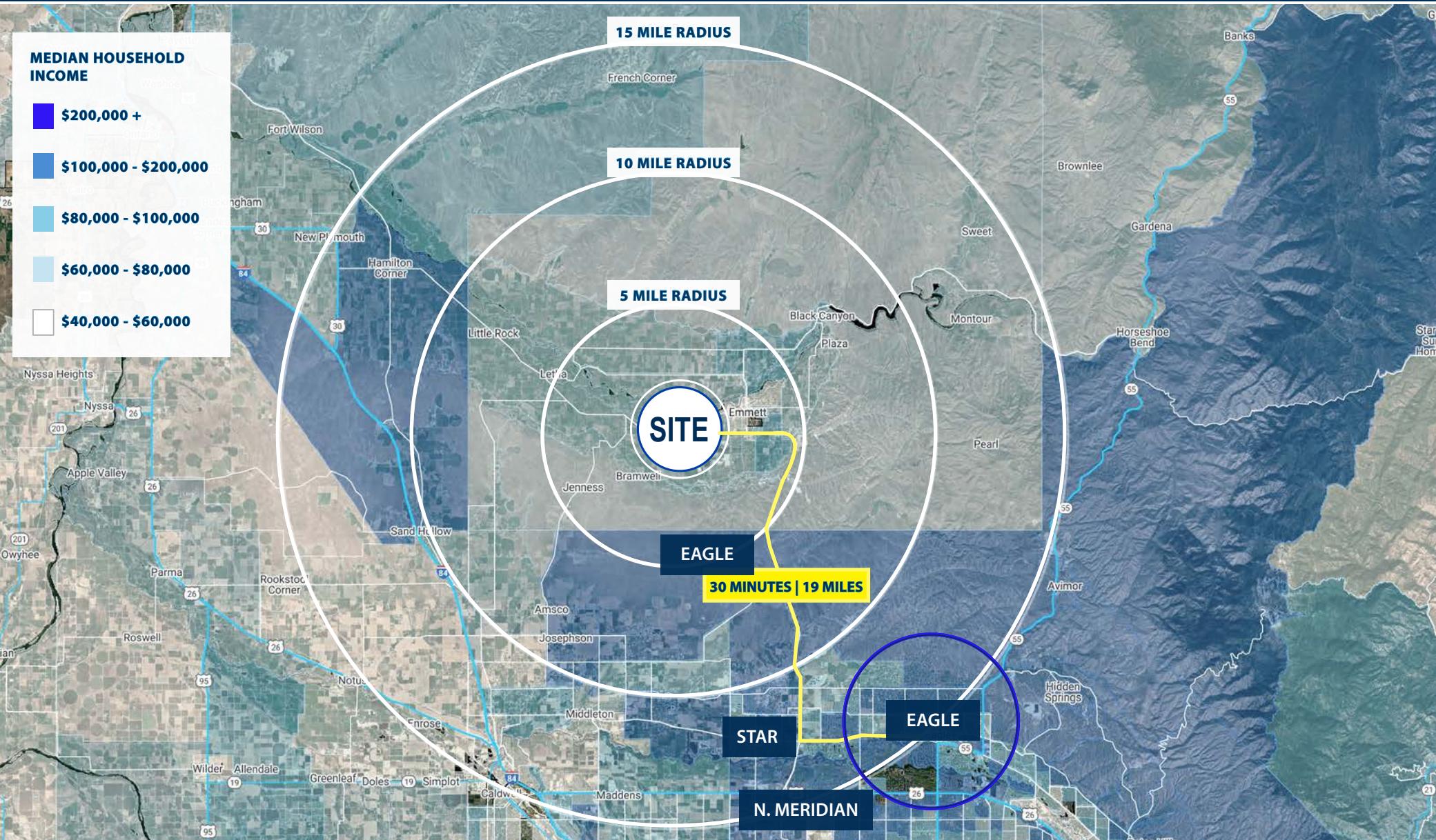
THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

ONLY 15 MILES NORTH OF EAGLE THE HIGHEST INCOME DEMOGRAPHIC IN THE TREASURE VALLEY

TOK
COMMERCIAL



UPDATED: 8.26.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOK COMMERCIAL.COM

EASY CONNECTIVITY TO I-84, THE TREASURE VALLEY & MORE VIA HIGHWAY 52/16!

