

**TOK**  
COMMERCIAL

# 2719 HIGHWAY 52

TREASURE VALLEY MIXED-USE LAND FOR SALE | EMMETT, ID 83617

EXISTING  
INDUSTRIAL PARK

NEW INDUSTRIAL  
DEVELOPMENT!

RAILROAD

HIGHWAY 52

52

HIGHWAY 16

16

AERIAL  
360°  
TOUR

CLICK TO VIEW 360°  
PANORAMIC AERIAL VIEW

SITE

77.29 ACRES

37.5 ACRES  
ALSO AVAILABLE

RAILROAD

73 ACRES

EMMETT MUNICIPAL AIRPORT

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.

## PURCHASE OPTIONS:

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

CONTACT

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HIGHLIGHTS

DETAILS

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# 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.

[ZONING INFORMATION](#)

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← **EMMETT CITY CORE**  
5 MINUTES / 3 MILES AWAY

← **ALSO AVAILABLE**

← **EMMETT MUNICIPAL AIRPORT**

UTILITY ACCESS

73 ACRES

77.29 ACRES

**UTILITIES READILY AVAILABLE OFF OF  
HIGHWAY 52**

FIBER | 3-PHASE POWER  
NATURAL GAS | WATER | SEWER

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[CLICK TO VIEW 360°  
PANORAMIC AERIAL VIEW](#)

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# INDUSTRIAL UPSIDE - ACCESSIBLE BY RAIL, AIR AND HIGHWAY!

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.



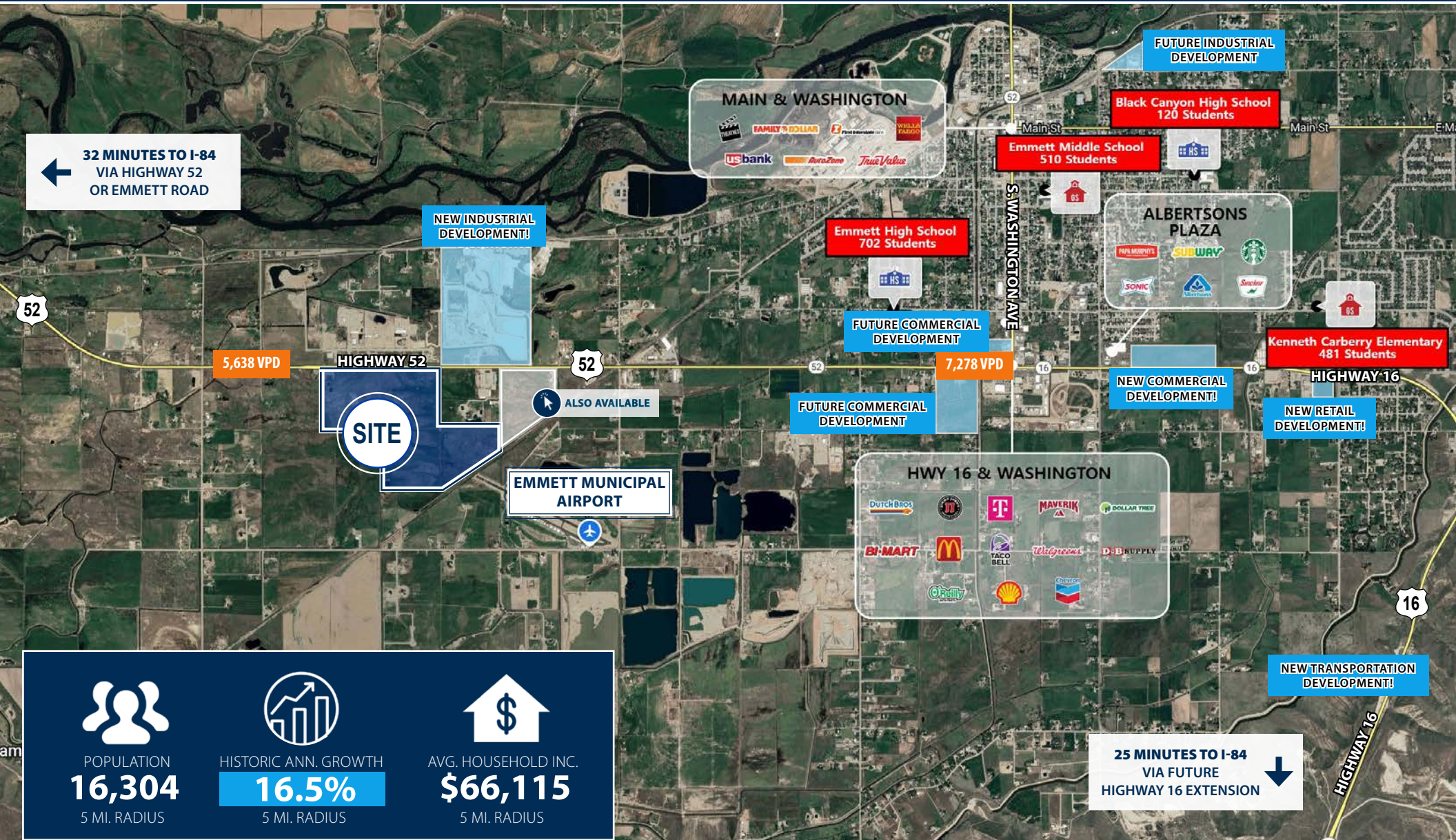
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# HIGH GROWTH RATE AREA - 16.5% IN THE PAST 5 YEARS!



POPULATION  
**16,304**  
5 MI. RADIUS



HISTORIC ANN. GROWTH  
**16.5%**  
5 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$66,115**  
5 MI. RADIUS

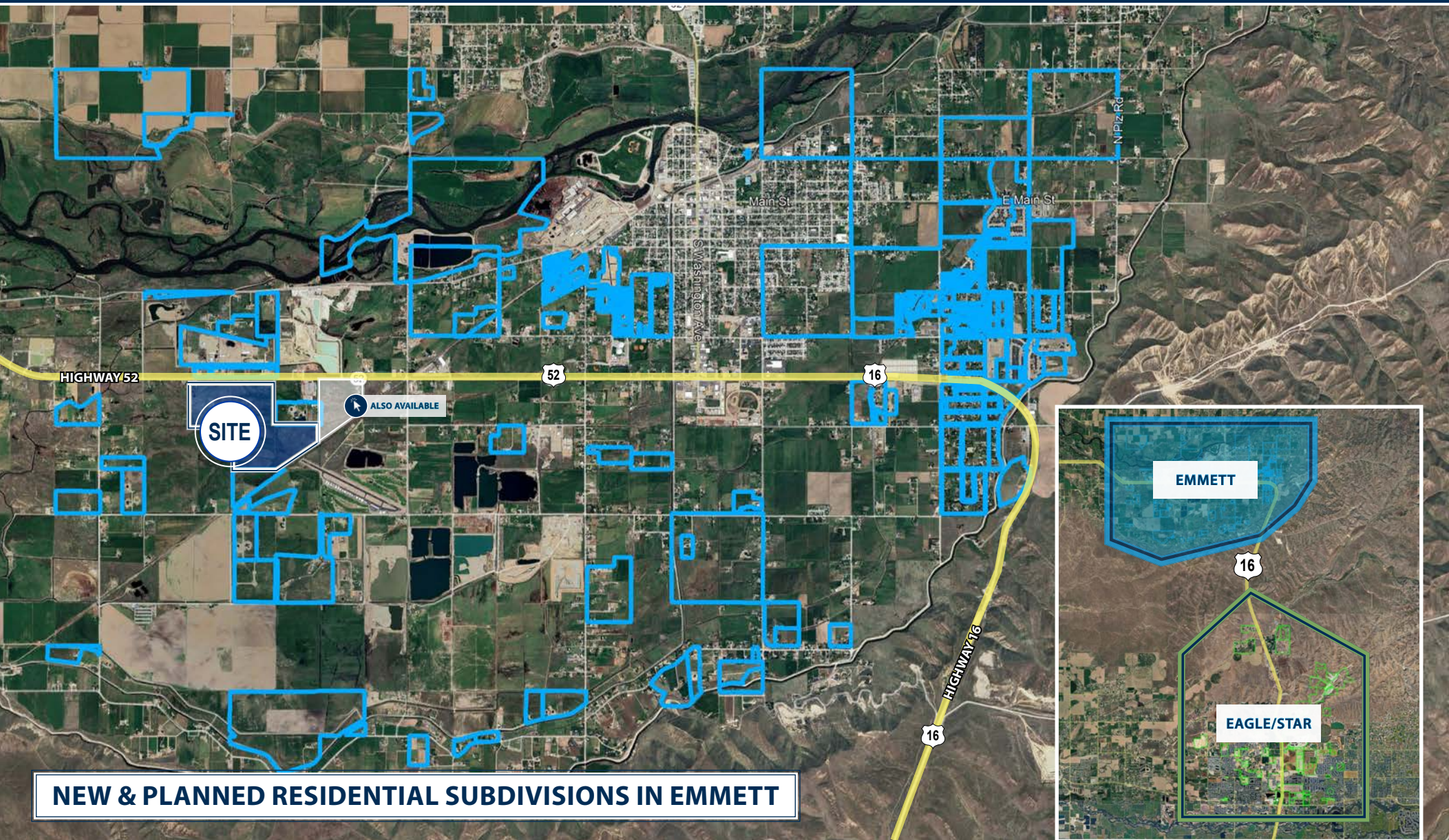
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# RAPID RESIDENTIAL GROWTH BRIDGING THE GAP BETWEEN EMMETT AND EAGLE/STAR!

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

## NEW & PLANNED RESIDENTIAL SUBDIVISIONS IN EAGLE/STAR

**VALNOVA SUBDIVISION**  
- MASTER PLANNED COMMUNITY -  
RESIDENTIAL, RETAIL, COMMUNITY PARK & CLUB



**TERRA VIEW SUBDIVISION**  
- MASTER PLANNED COMMUNITY -  
RESIDENTIAL, COMMERCIAL, & COMMUNITY



EMMETT

16

EAGLE/STAR

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## NEW HIGHWAY 16 EXTENSION

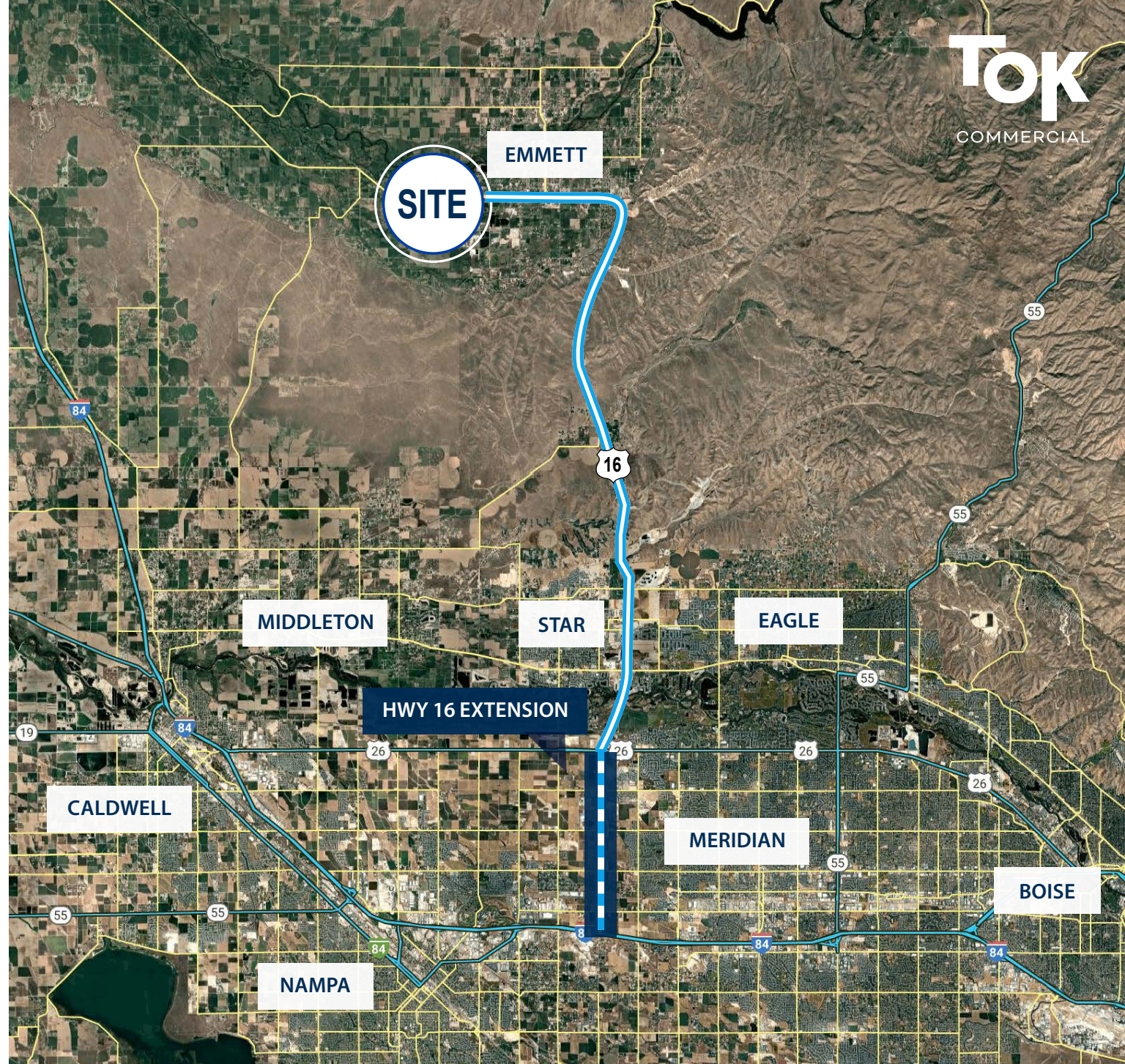


**IMPROVED CONNECTION  
FROM THE TREASURE  
VALLEY TO EMMETT!**

**-EST. 25 MINUTE COMMUTE -**

**COURTESY OF  
IDAHO TRANSPORTATION DEPARTMENT**

**FOR MORE INFORMATION PLEASE VISIT  
[ITDPROJECTS.IDAHO.GOV](http://ITDPROJECTS.IDAHO.GOV)**



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



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



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