



DESERT EDGE
COMMERCIAL

HOLLADAY COMMERCIAL

IMAGE FOR ILLUSTRATIVE PURPOSES ONLY



6001 IDAHO 44
STAR, IDAHO

FOR SALE |
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)

Location: SH-44 corridor, Star to Eagle

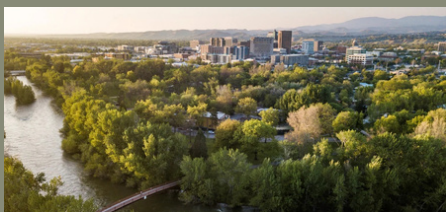
- Road widening 3 to 5 lanes
- Completion in 2027

ABOUT THE PROPERTY

This ±22.8-acre commercial site at Hwy 44 and Bent Lane offers prime frontage and flexible development potential. Conceptual plans include large-box, mid-box, flex warehouse, retail, and restaurant opportunities—positioned to capture strong residential growth and commuter traffic.



IMAGE FOR ILLUSTRATIVE PURPOSES ONLY



SITE COMPONENTS



~23 ACRES

- Large Box: ±137,000 SF
- Mid Box: ±16,500 SF
- Flex Area: ±18,000 SF
- Retail: ±13,500 SF
- Gas/Convenience: Pad site with canopy

GET IN TOUCH

NATALIE JONSSON

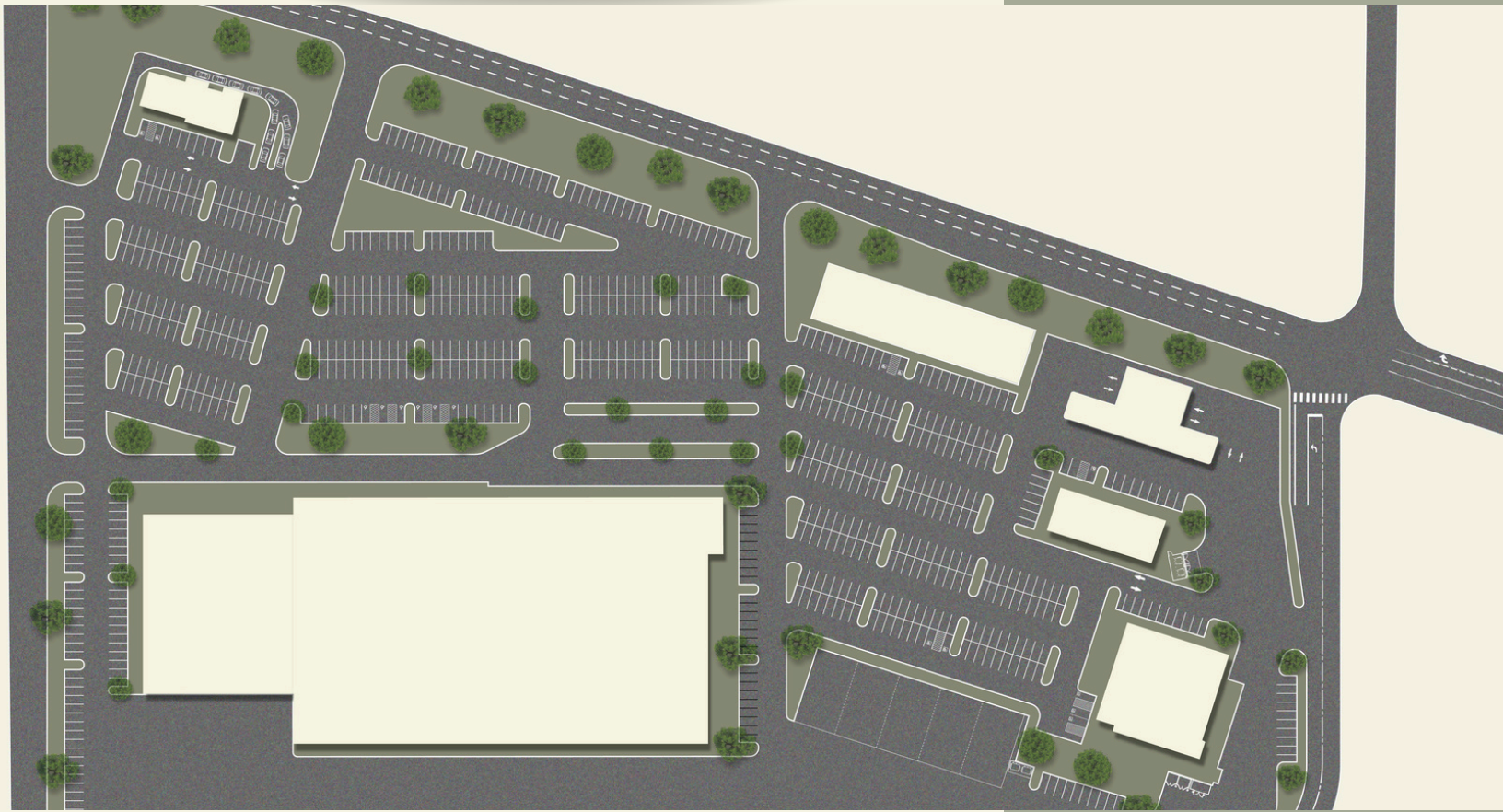
208.247.8200

www.desertedgecommercial.com

CONCEPTUAL SITE PLAN



NATALIE JONSSON
208.247.8200
www.desertedgecommercial.com



SURROUNDING TENANTS / AREA HIGHLIGHTS – STAR, IDAHO (6001 IDAHO-44)



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



DESERT EDGE
COMMERCIAL

NATALIE JONSSON

208.247.8200

Natalie@desertedgecommercial.com

www.desertedgecommercial.com



AERIAL



DESERT EDGE
COMMERCIAL

NATALIE JONSSON

208.247.8200

Natalie@desertedgecommercial.com

www.desertedgecommercial.com