



DESERT EDGE
COMMERCIAL

**22009 BENT LN.
STAR, IDAHO**

BUILD TO SUIT

THE GRID



IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

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 ±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.



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SITE COMPONENTS



~4 ACRES

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

GET IN TOUCH

NATALIE JONSSON

208.247.8200

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SITE PLAN



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SURROUNDING TENANTS / AREA HIGHLIGHTS – STAR, IDAHO

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



SHERWIN-WILLIAMS





AREA HIGHLIGHTS



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AERIAL



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