

MIXED-USE PARCELS & RETAIL PAD | FOR SALE

10122 W. STATE ST.

STAR, ID 83669



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



Shane Jimenez, CFO
Principal
shanej@leeidaho.com
C 208.602.4500

Jesse Young
Associate
jessey@leeidaho.com
C 208.890.7020

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY INFORMATION

LOCATION: 10122 W. State St. | Star, ID 83669

SALE PRICE PARCEL A: Pending
SALE PRICE PARCEL B: \$683,090 | Mixed-Use
SALE PRICE PARCEL C: Under Contract
SALE PRICE PARCEL D: Under Contract
SALE PRICE PARCEL F: \$243,936 | Mixed-Use
SALE PRICE PARCEL G: \$243,936 | Mixed-Use

COUNTY: Ada County

MARKET: Star

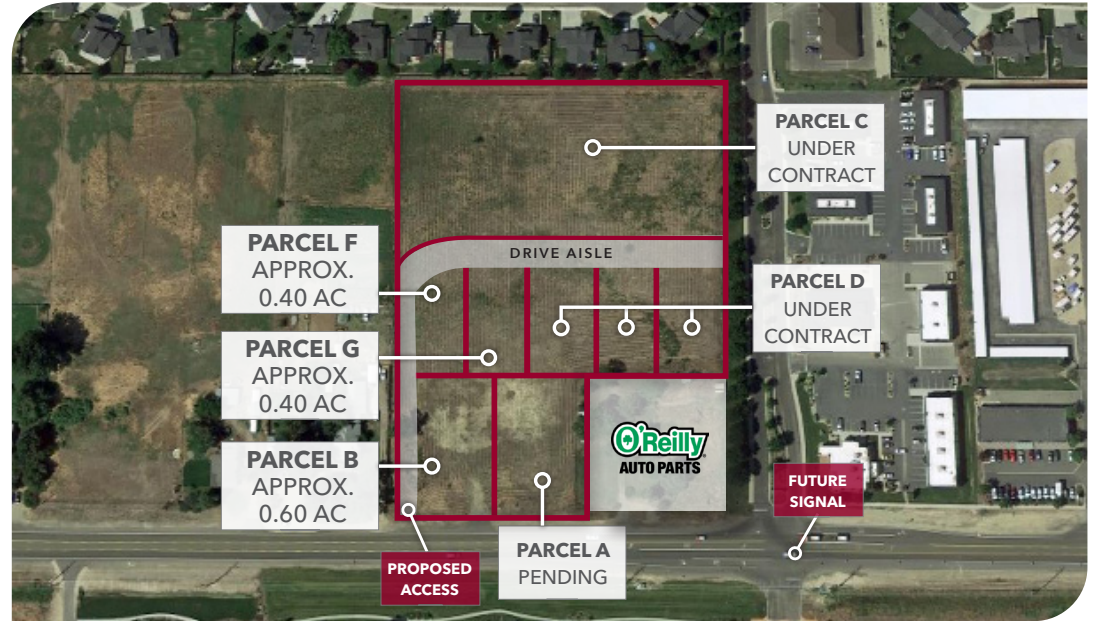
ACRES: 0.40 AC - 2 AC

ZONING: MU & C-2

FUTURE ZONING: CBD (Central Business District)

PARCEL #: S0408438855, S040843900

UTILITIES: At or near the site



PROPERTY & HIGHLIGHTS

Lee & Associates is pleased to present development land including retail pads for sale in core Star, ID. This property is in a great location and found in a high traffic area that offers 267 ft frontage on State highway 44.

- Core City of Star location
- O'Reilly Auto Parts now open adjacent to site
- Proposed signal at Seneca Springs & State Street
- Proposed Boulevard through property
- Potential uses are: Commercial, retail, private office, entertainment, work/live, mixed-use, bank pad

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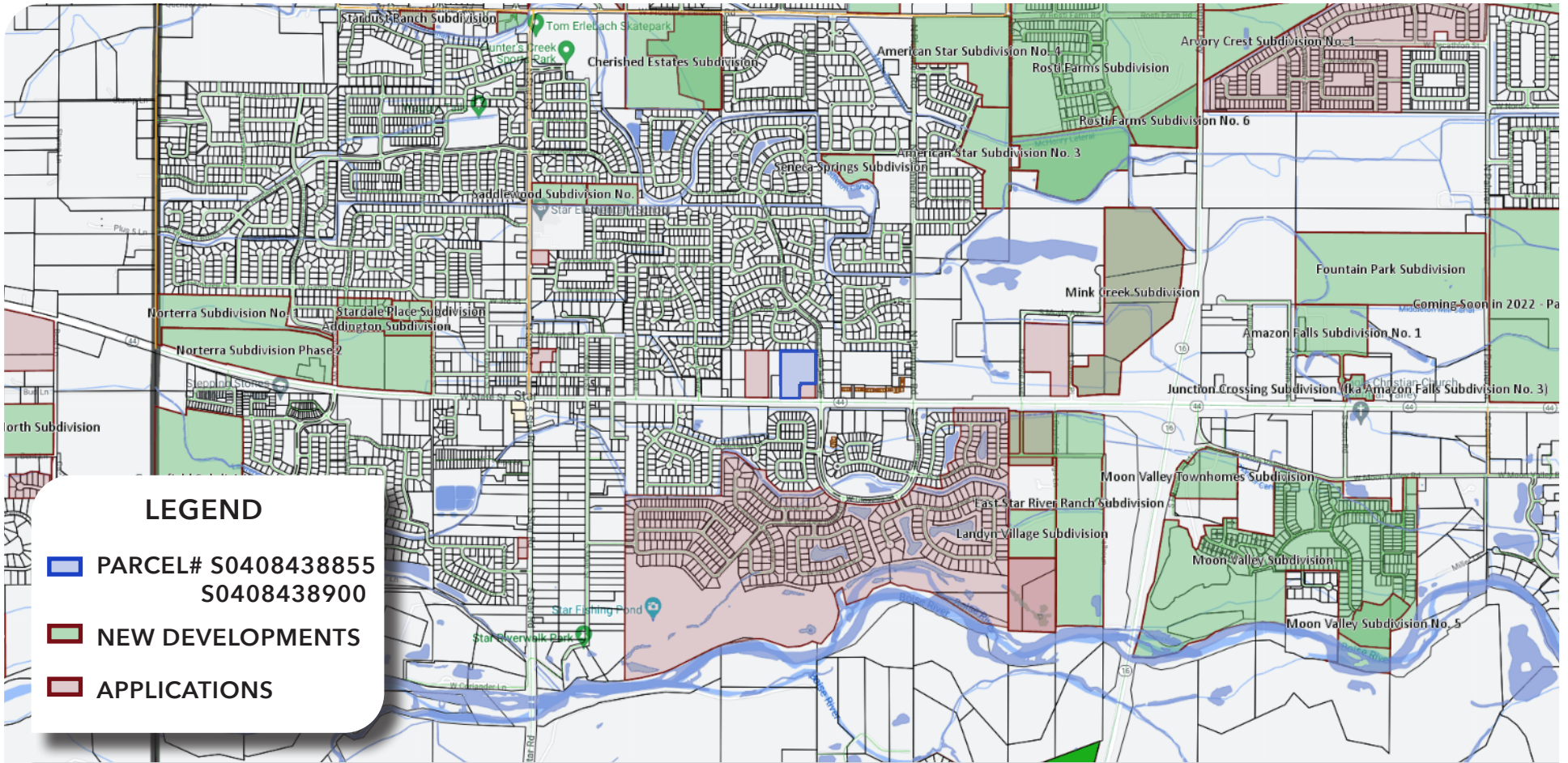
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NEARBY DEVELOPMENT MAP

Shane Jimenez, CFO
Principal
shanej@leeidaho.com
C 208.602.4500

Jesse Young
Associate
jessey@leeidaho.com
C 208.890.7020

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ROAD WORK MAP

Shane Jimenez, CFO
Principal
shanej@leeidaho.com
C 208.602.4500

Jesse Young
Associate
jessey@leeidaho.com
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RETAILER MAP

Shane Jimenez, CFO
Principal
shanej@leeidaho.com
C 208.602.4500

Jesse Young
Associate
jessey@leeidaho.com
C 208.890.7020

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MARKET HIGHLIGHTS

The city of Star is located just west of Eagle and northwest of Meridian with a population of 12,912 residents. Star is also located 16 miles from Boise, in the heart of the Treasure Valley. Star is one of the fastest growing cities within the Boise Metro Area (BMA) or Southwest Idaho, with an 15.4% increase in population since 2020. Home appreciation has risen 27.5% in the last year and future job growth is expected to be 50.8% over the next ten years. Forbes consistently ranks the Boise Metro Area as one of the top places in the country to do business that is a good place for achieving a high quality of life, raising a family, as well as entertainment and recreation. Being just next door to a variety of opportunities with the space and feel of a small town makes this the perfect location for growth and development.

STAR NEWS & STATISTICS

- Located 15 minutes from Interstate-84
 - Population increase of 15.4% since 2020
 - Average household income is \$88,795
 - Future job growth is estimated at 50.8%
 - On the path of growth
 - Core Star location
- [census.gov](https://www.census.gov), lmi.idaho.gov

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