

DEVELOPMENT

Office & Commercial Flex Space

The Square at Hartley

MIDDLETON, ID 83644

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

MIDDLETON OFFICE & COMMERCIAL FLEX SPACE DEVELOPMENT OPPORTUNITY



Development Project/Status

Geotech Report- Complete

Survey- Complete

Traffic Studies- Complete

Preliminary Site Plan Approval- Complete

Final Civil Drawing- Complete

Final Architectural Plans- In Process

Estimated Construction Start Date- Fall 2023



PROPERTY DESCRIPTION

- 4 Total Buildings (69,712± Total Square Feet)
- 33 Individual Condo Units with Preliminary Site Approval
- **Building A**—2-Story Professional Office (10 Units at 2,288± SF)
- **Building B**—Rear Load Commercial Flex Space (8 Units at 2,160± SF)
- **Building C**—Rear Load Commercial Flex Space (8 Units at 2,160± SF)
- **Building D**—Rear Load Commercial Flex Space (7 Units at 1,960± SF)

*Individual units may be combined for larger users as needed

** Units may be sold or leased

OFFERING SUMMARY

TOTAL PROJECT SIZE	SALE PRICE
69,710± SF	\$1,900,000
PERMITTING ESTIMATE	LAND
Finalized in 3rd Quarter 2023	4.46± Acres
ZONING	ESTIMATED COMPLETION
C2	2025



KEN STARK



ID LICENSE # : DB49181

208.722.2400

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NEW OFFICE & COMMERCIAL FLEX SPACE DEVELOPMENT OPPORTUNITY IN MIDDLETON

- 2.8 Miles to I-84
- 1.7 Miles to West Valley Medical Group
- 1.7 Miles to Ridley's Family Market
- .9 Miles to Middleton Middle School
- .5 Miles to Middleton City Hall
- Average traffic on Hwy 44 of 12,500 Vehicles/Day



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NEW OFFICE & COMMERCIAL FLEX SPACE DEVELOPMENT OPPORTUNITY IN MIDDLETON

The future home of...

Professional Offices - Dance/Music Studios
Showrooms/Warehouse - Fitness Training
Centers -Other Community Based Businesses

Available FOR SALE or LEASE

Future Surrounding Developments Include:

- New Forge High School across the street to the East (Beginning Fall 2023)
- Multiple Commercial Developments to the North at the Corner of Hartley & Hwy 44 (Beginning Fall 2023)
- Toll Brothers Residential Development to the East- Carlton Meadows (Currently Being Built)



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