

**NORTERRA MIXED-USE DEVELOPMENT
SALE | LEASE | BUILD-TO-SUIT**

12080 WEST STATE ST., STAR, IDAHO 83669



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PROPERTY HIGHLIGHTS



±1,200 TO 70,000 SF SPACES
0.41 TO 5 ACRES



30 POTENTIAL BUILDINGS



SALE & BUILD-TO-SUIT OPTIONS



ADJACENT TO A NEW ALBERTSONS GROCERY
STORE - NOW OPEN



GROUND LEASE OPPORTUNITIES



WEST OF THE NEW HIGHWAY 16 CORRIDOR
HIGH GROWTH AREA - [LEARN MORE HERE](#)



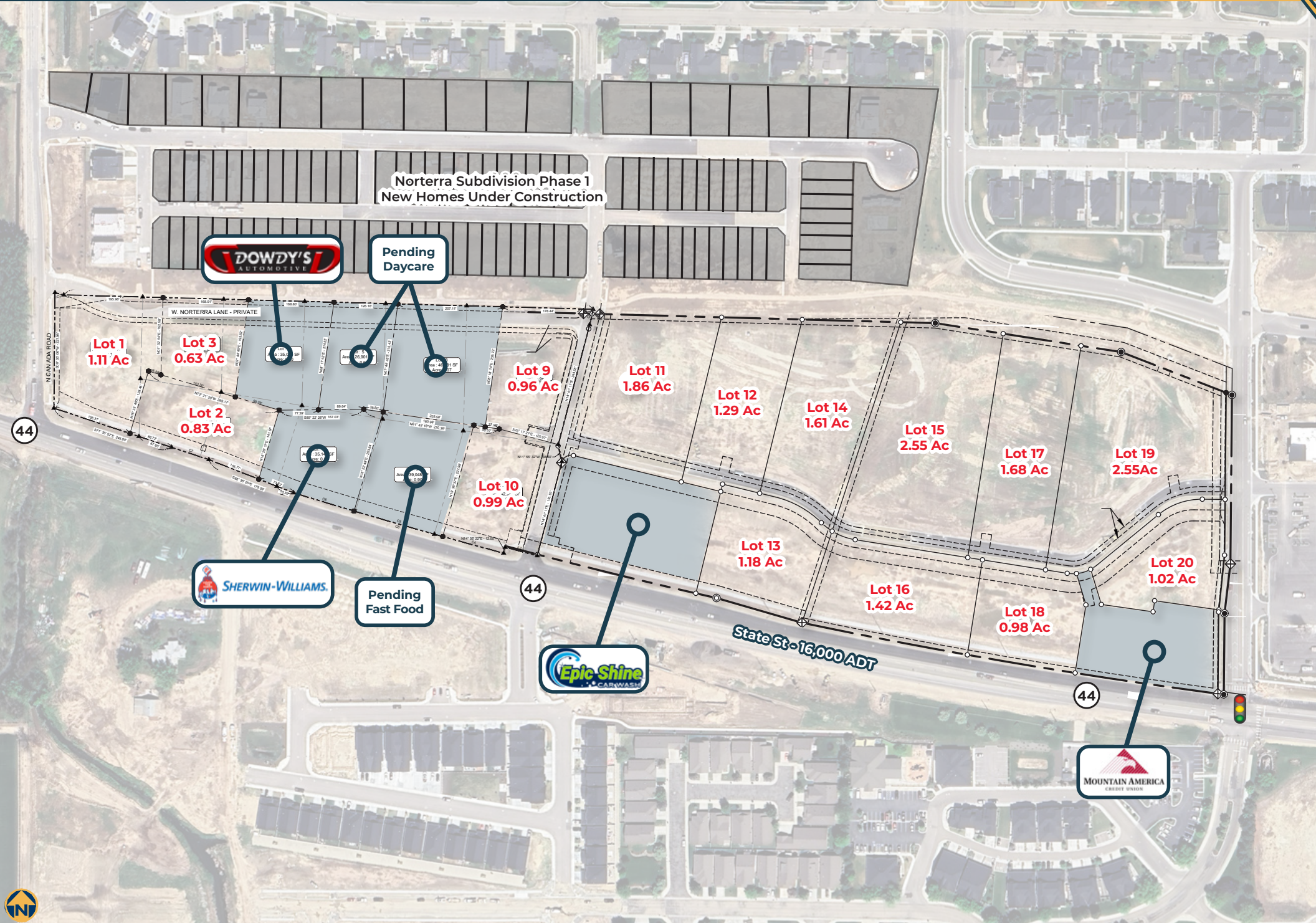
RATES & PRICING NEGOTIABLE

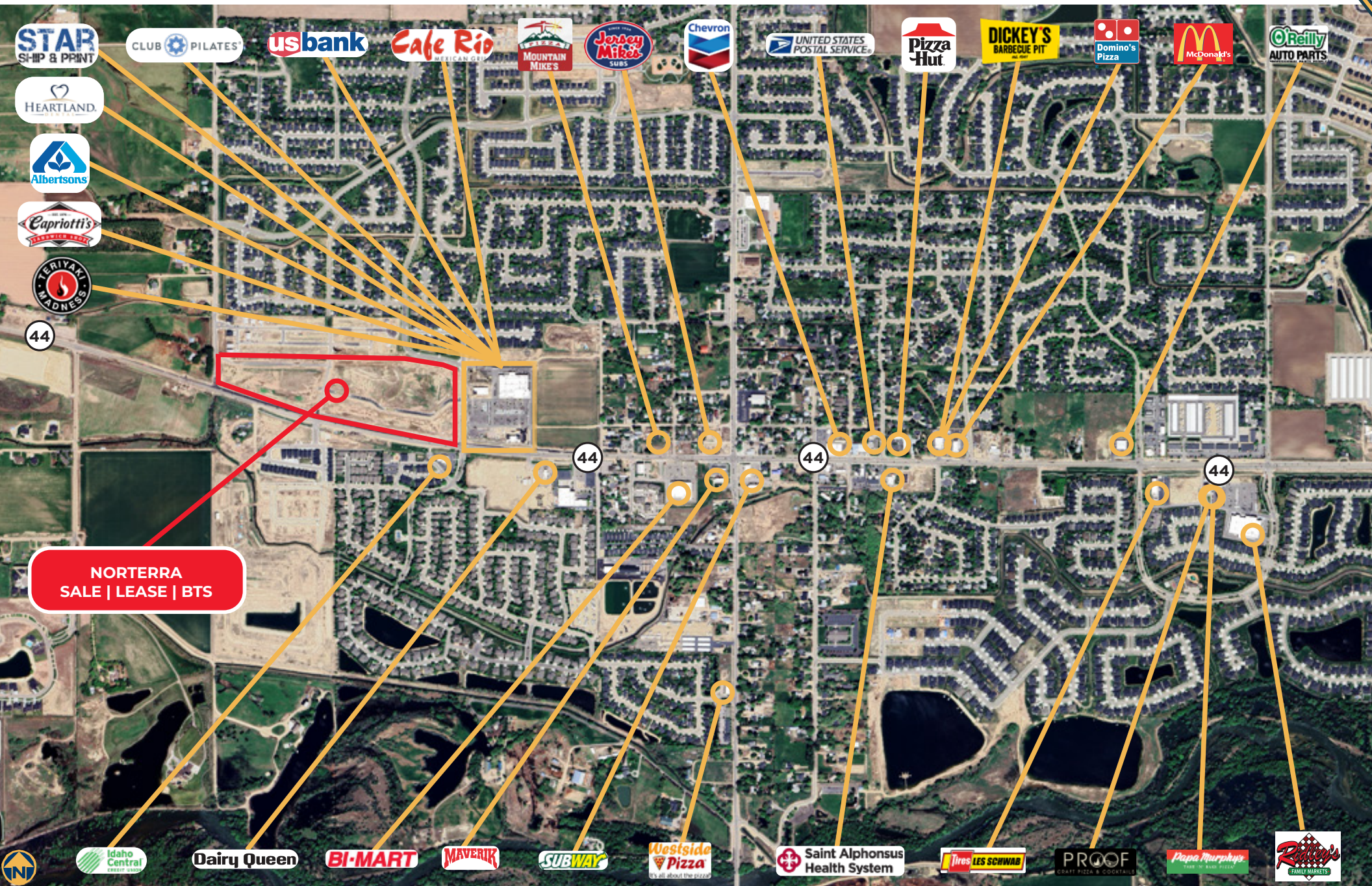


SURROUNDING TENANTS INCLUDE CAFE RIO,
US BANK & HEARTLAND DENTAL, SAINT
ALPHONSUS HEALTH, PIZZA HUT, CHEVRON,
USPS, SUBWAY, MAVERIK, BI-MART, DAIRY QUEEN

LISTING DETAILS

- New mixed-use development project in Star, new traffic signals being added - close to the highly traveled intersection of West State Street & Highway 16 (***Central Valley Expressway***) - ***expansion to Highway 20/26 now completed***
- ***Located in the path of growth*** - thousands of newly plated residential & commercial units/lots located within a 5-mile radius of site
- Development options include leasing of newly constructed shell spaces 1,200 to 70,000 SF, ground leasing, pad sales .41 to 2.55 acres, & built-to-suit buildings for retail, restaurant & service type tenants - contact agents for build-out options, terms and lease rates
- Prime location - shadow anchored by a new Albertsons - now open, and surrounded by medical services, local & national retailers & restaurants, schools & religious facilities, directly north of a new mixed use development
- Site offers prime unobstructed visibility, easy access, large parking field, potential drive-thru & patio seating
- Growing 5 Mile Demos - 2029 - Population 72,780, Households 25,040, Median HH Income \$124,687, Average HH Income \$167,755





Prime location - adjacent to a new Albertsons and other new tenants including Cafe Rio, US Bank, Heartland Dental, Star Ship & Print, Club Pilates, Teriyaki Madness, and surrounded by medical services, local & national retailers and restaurants, schools & religious facilities - encompassed by new mixed use developments - *Located in the path of growth*

STAR HAS MORE THAN DOUBLED IN POPULATION

- Star has more than doubled in population within the last decade
- 5 Mile population size went from 44,023 in 2020 to 61,371 in 2024 - 39.41% growth
- Star has seen the job market increase by 3.6% over the last year
- Future job growth over the next ten years is predicted to be 50.8%, which is higher than the US average of 33.5%
- The 5 mile median household income of a Star resident is \$109,988 a year
- [Learn more by clicking here](#)

5 MILE SNAPSHOT



61,371
POPULATION



40
MEDIAN AGE



\$109,988
MEDIAN INCOME

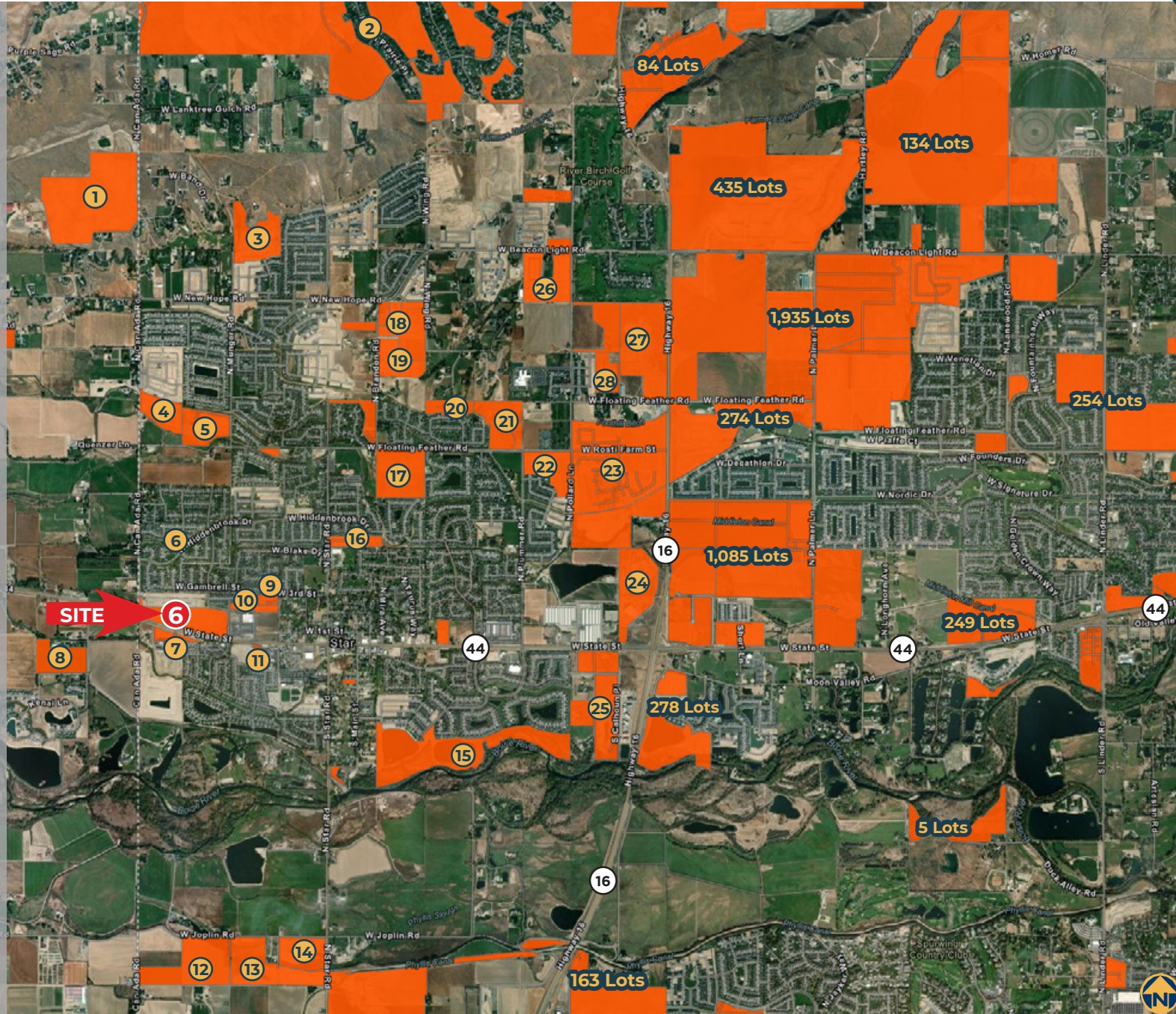


\$148,593
AVG HH INCOME

FULL DEMOGRAPHICS REPORT
CLICK BELOW TO VIEW



- 1 THUNDER RIDGE - 54 LOTS
- 2 WILLOWBROOK - 1,645 LOTS
- 3 TRAPPER RIDGE - 190 LOTS
- 4 WILDRYE CREEK - 198 LOTS
- 5 MUNGER CREEK - 103 LOTS
- 6 **NORTERRA - 149 LOTS - SITE**
- 7 STONECREST - 50 LOTS
- 8 STAR RIVER RANCH NORTH - 83 LOTS
- 9 STARDALE PLACE - 29 LOTS
- 10 ADDINGTON - 35 LOTS
- 11 MOON CREEK APARTMENT - 37 UNITS
- 12 NAISMITH COMMONS - 234 LOTS
- 13 STARPOINTE - 84 LOTS
- 14 OAKLAWN CROSSING - 71 LOTS
- 15 PARKSTONE AT HERON RIVER - 596 LOT
- 16 SADDLEWOOD - 56 LOTS
- 17 CHERISHED ESTATES - 165 LOTS
- 18 CANVASBACK - 123 LOTS
- 19 SELLWOOD PLACE - 85 LOTS
- 20 COLT PLAC - 133 LOTS
- 21 LANGTREE BUNGALOWS - 124 LOTS
- 22 AMERICAN STAR - 240 LOTS
- 23 ROSTI FARMS 1 & 2 - 688 LOTS
- 24 MINK CREEK - 11 LOTS
- 25 EAST STAR RIVER RANCH - 287 LOTS
- 26 RIVERCREEK LANDING - 164 LOTS
- 27 MILESTONE RANCH - 317 LOTS
- 28 MILEPOST COMMONS - 83 LOTS



Preliminary Plats - Located directly in the path of growth, thousands of newly plated residential & commercial units/lots located within a 5-mile radius of site. Rapidly expanding population growth: [Click Here to Learn More](#)

1, 3 & 5 MILE DEMOGRAPHICS

3 MILE SNAPSHOT

22,261
POPULATION

7,798
HOUSEHOLDS

\$103,576
MEDIAN HH INCOME

\$138,187
AVERAGE HH INCOME

1,710
DAYTIME POPULATION

In the identified area, the current year population is 61,371. In 2020, the Census count in the area was 44,023. The rate of change since 2020 was 8.13% annually. The five-year projection for the population in the area is 72,780 representing a change of 3.47% annually from 2024 to 2029.

The household count in this area has changed from 14,647 in 2020 to 20,892 in the current year, a change of 8.72% annually. The five-year projection of households is 25,040, a change of 3.69% annually from the current year total. Average household size is currently 2.93, compared to 2.99 in the year 2020. The number of families in the current year is 17,278 in the specified area.

1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

RETAIL DEMAND OUTLOOK
CLICK BELOW TO VIEW



Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

DRIVE TIME DEMOGRAPHICS

15 MINUTE SNAPSHOT

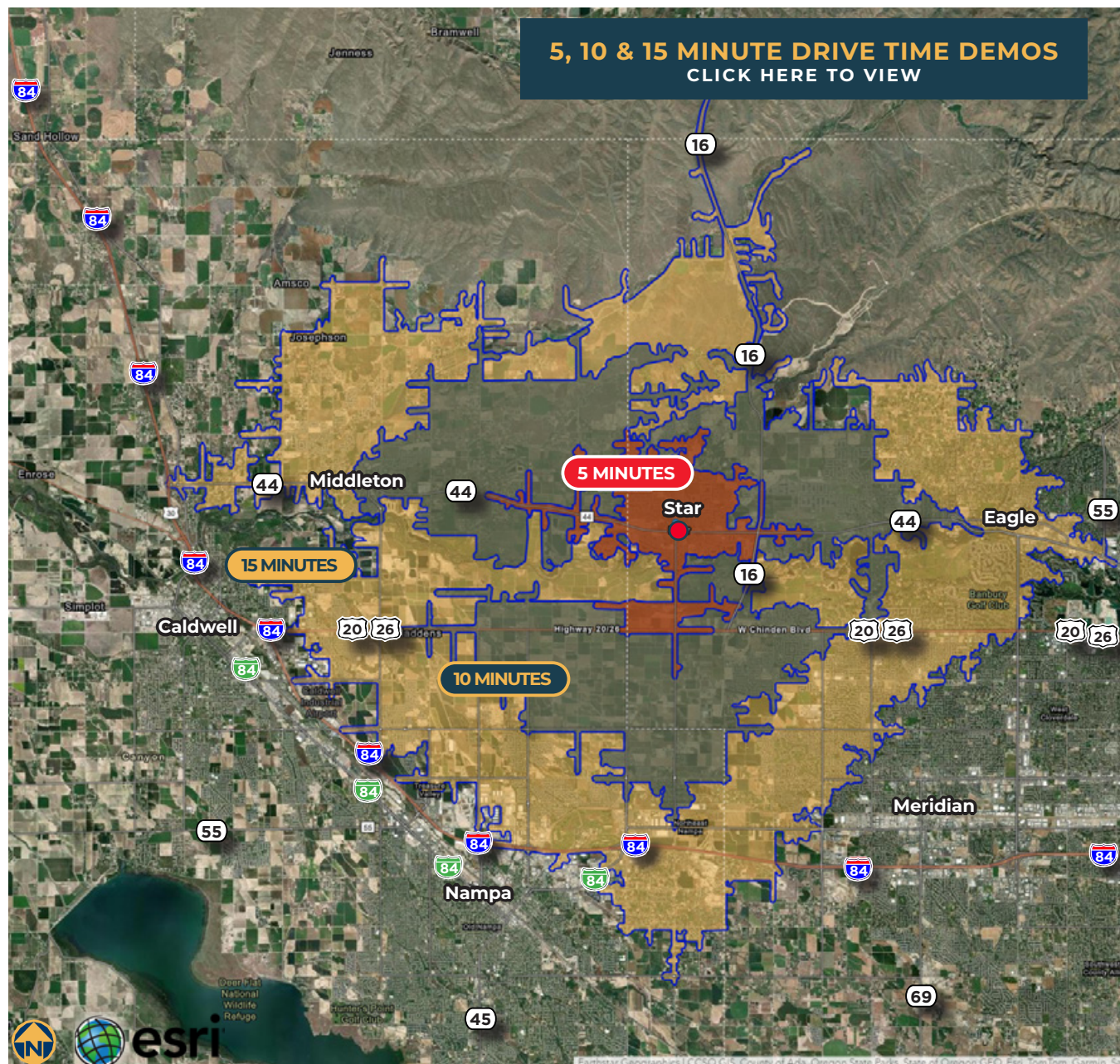
155,546
POPULATION

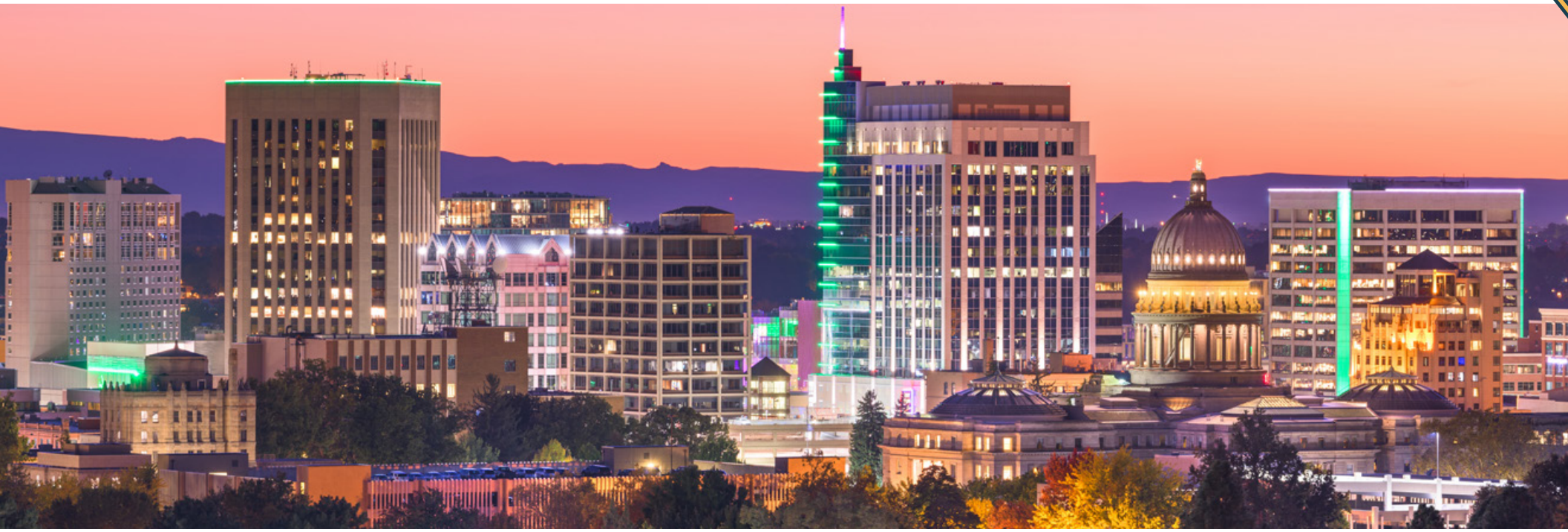
52,931
HOUSEHOLDS

\$97,388
MEDIAN HH INCOME

\$132,281
AVERAGE HH INCOME

31,947
DAYTIME POPULATION





OPPORTUNITY, MEET AMBITION.

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here.

We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs.



Click here to download the complete Boise Valley Regional Overview:
<https://bvcp.org/>



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