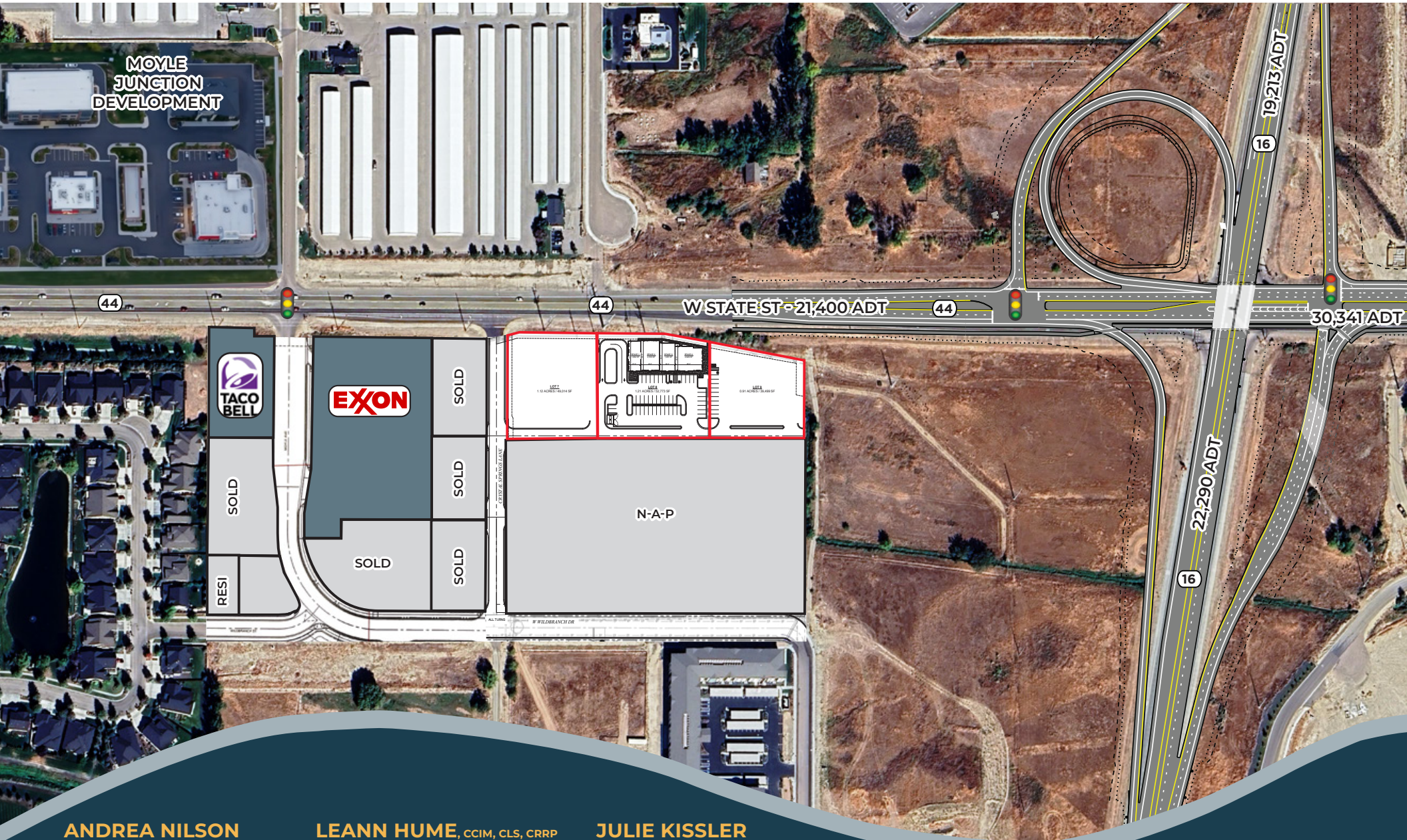


BUILD TO SUIT & GROUND LEASE

STAR RIVER RANCH DEVELOPMENT PADS HIGHWAY 16 & HIGHWAY 44, STAR, IDAHO



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BUILD TO SUIT & GROUND LEASE

STAR RIVER RANCH DEVELOPMENT PADS



PROPERTY HIGHLIGHTS



PAD RANGE - 0.91 TO 1.12 ACRES
BTS RANGE - 1,662 TO 9,058 SF



INFRASTRUCTURE WORK STARTING SOON



NEGOTIABLE LEASE RATES & TERMS



LOCATED AT THE GATEWAY TO DOWNTOWN STAR



C-2-DA ZONE - RESTAURANT, RETAIL, OFFICE



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



CUSTOM BUILD-OUT OPTIONS AVAILABLE



SURROUNDING TENANTS INCLUDE BI-MART, ALBERTSONS, RIDLEY'S, CAFE RIO, US BANK, PIZZA HUT, CAPRIOTTI'S, AND MCDONALD'S

LISTING DETAILS

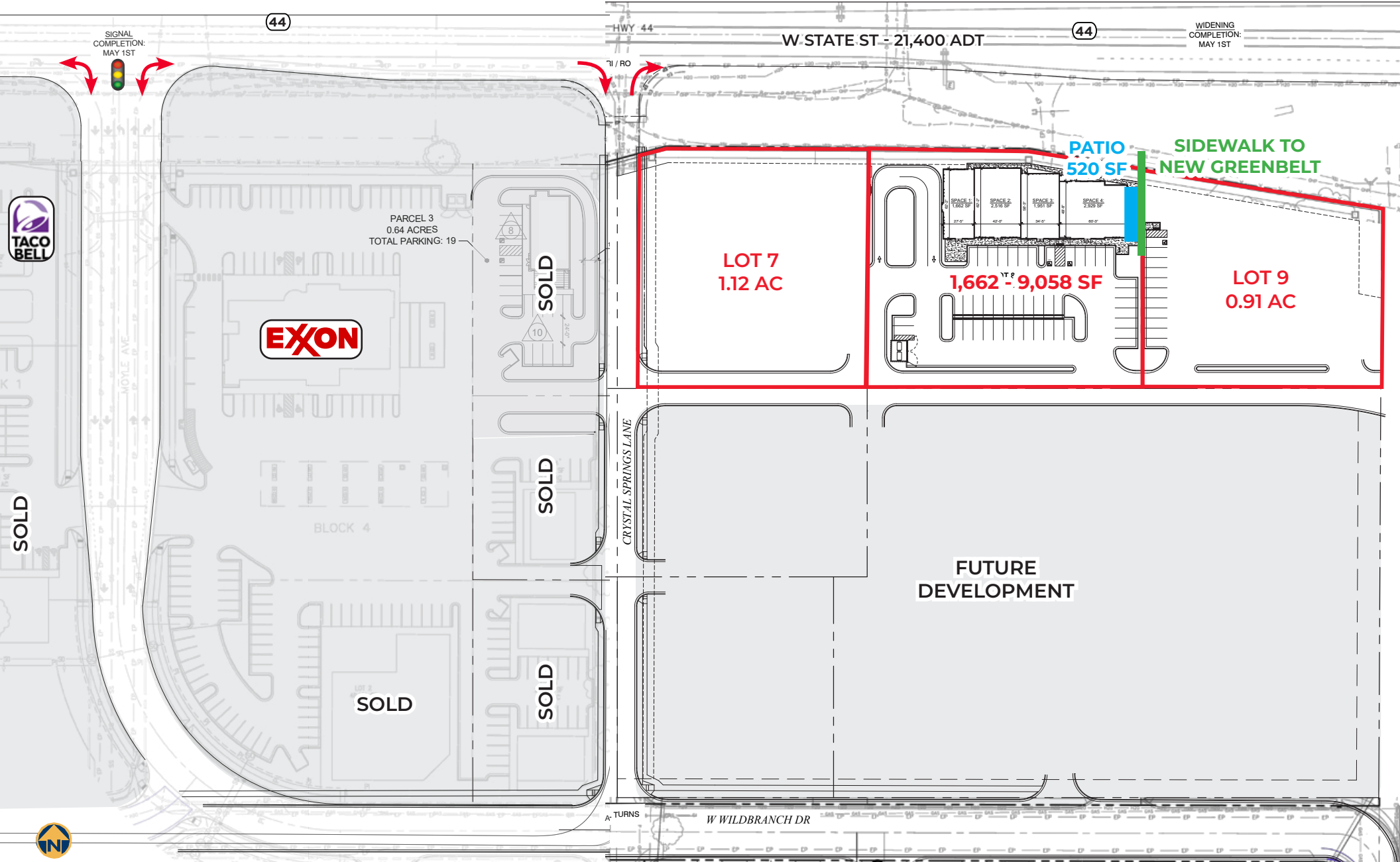
- New retail development project in Star offering 0.91 to 1.12 acre pad sites for ground lease, and build to suit opportunities from 1,662 to 9,058 SF, site offers prime unobstructed visibility, easy access at a new signalized intersection, on-site parking 5/1,00SF, & pylon signage
- Potential uses include retail, drive through restaurants, & service type tenants - contact agents for build-out options, terms, & lease rates
- New Taco Bell and Exxon gas station under construction on adjoining pad sites
- Just west of the highly traveled intersection of West State Street & Highway 16 (***Central Valley Expressway***) - ***expansion to Interstate 84 nearly completed***
- Thousands of newly platted residential & commercial units/lots located within a 5-mile radius of site - ***located in the path of growth***, "800 homes, 2,400 people and maybe a new school: Coming to Star near Idaho 44 - <https://bit.ly/4dbT1hR>"
- Prime location at the gateway to downtown Star, surrounding tenants include Albertsons, Bi-Mart, Ridley's, Cafe Rio, US Bank, Capriotti's Sandwich Shop, Teriyaki Madness, McDonald's, Starbucks, Pizza Hut, Domino's, Les Schwab, O'Reilly Auto Parts, and surrounded by other local & national retailers & restaurants, medical service providers, schools, & encompassed by other new mixed use developments
- Growing demographics - projected 2029 population 96,490, households 33,317, median HH income \$128,421, and a median age of 40

BUILD TO SUIT & GROUND LEASE



STAR RIVER RANCH DEVELOPMENT PADS

CONCEPTUAL SITE DESIGN & LOT CONFIGURATION

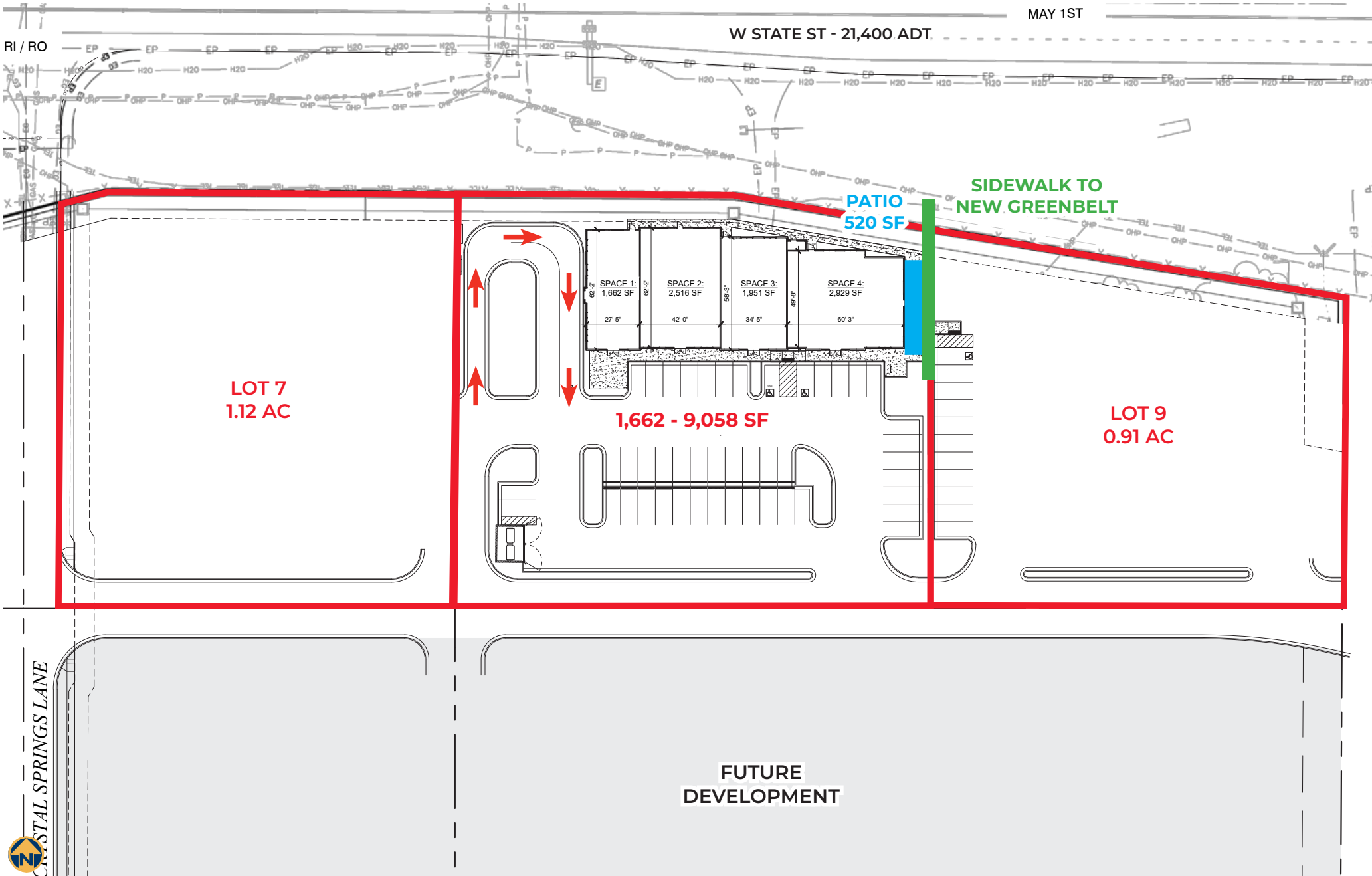


BUILD TO SUIT & GROUND LEASE



STAR RIVER RANCH DEVELOPMENT PADS

CONCEPTUAL BUILDING DESIGN - 1,662 TO 9,058 SF

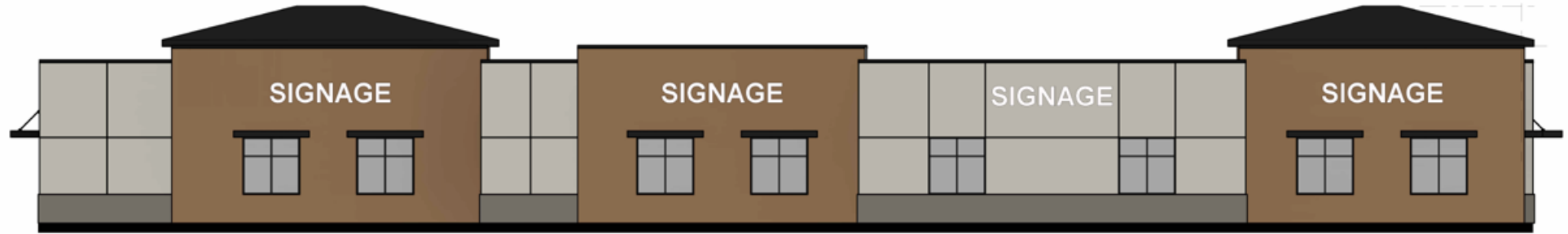


BUILD TO SUIT & GROUND LEASE



STAR RIVER RANCH DEVELOPMENT PADS

CONCEPTUAL RENDERINGS



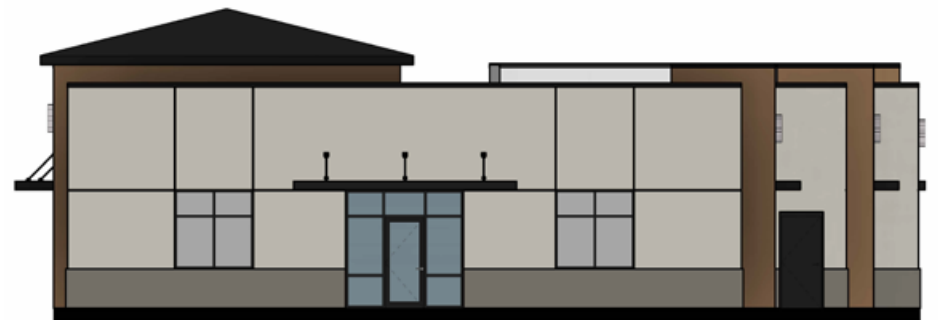
1 NORTH ELEVATION - COLORED
3/16" = 1'-0"



2 SOUTH ELEVATION - COLORED
3/16" = 1'-0"



3 WEST ELEVATION - COLORED
3/16" = 1'-0"



4 EAST ELEVATION - COLORED
3/16" = 1'-0"

BUILD TO SUIT & GROUND LEASE

STAR RIVER RANCH DEVELOPMENT PADS

LOCATED AT THE GATEWAY TO STAR



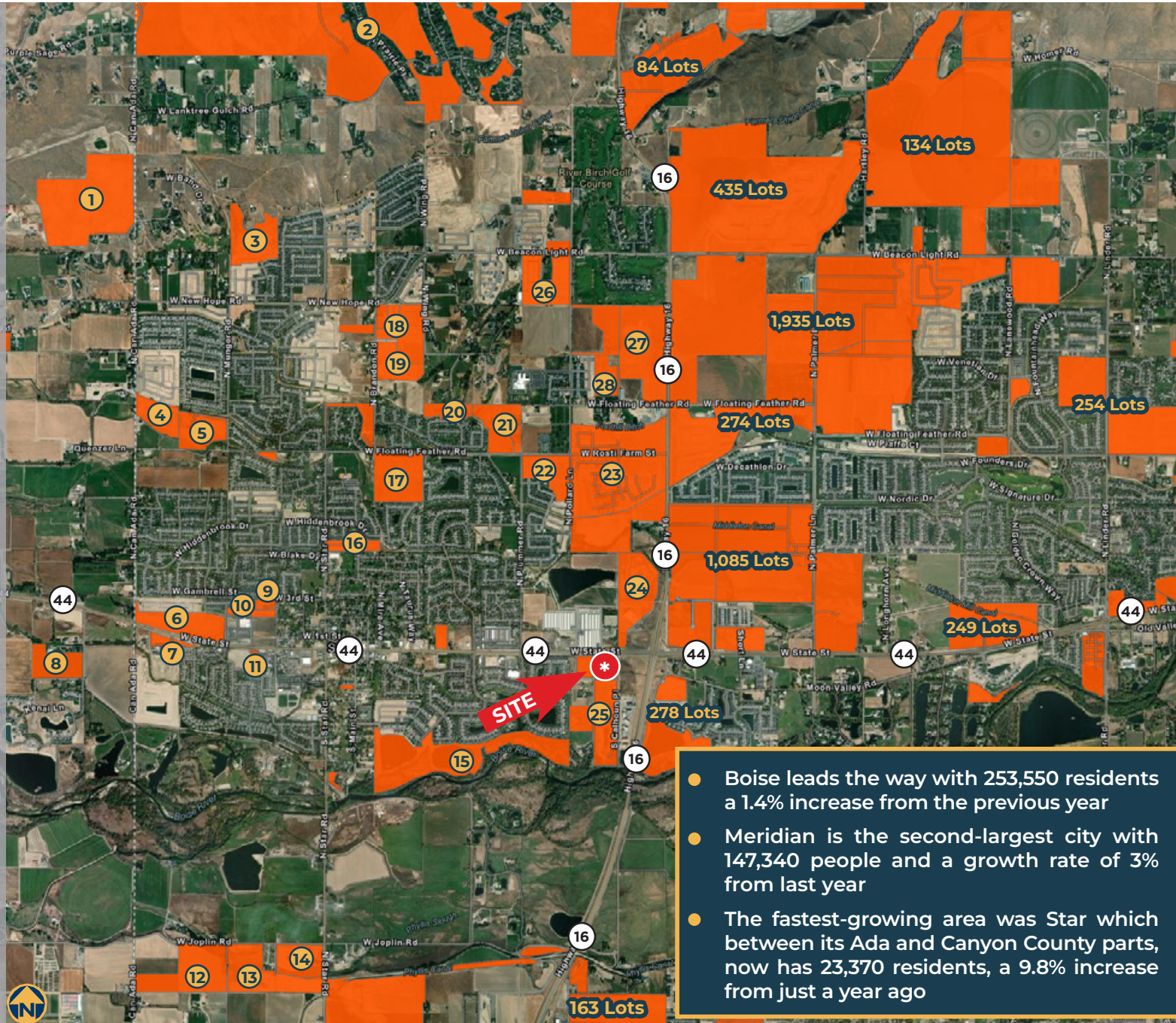
BUILD TO SUIT & GROUND LEASE



STAR RIVER RANCH DEVELOPMENT PADS

LOCATED DIRECTLY IN THE PATH OF GROWTH

- 1 THUNDER RIDGE - 54 LOTS
- 2 WILLOWBROOK - 1,645 LOTS
- 3 TRAPPER RIDGE - 190 LOTS
- 4 WILDRIE CREEK - 198 LOTS
- 5 MUNGER CREEK - 103 LOTS
- 6 NORTERRA - 149 LOTS
- 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



- Boise leads the way with 253,550 residents a 1.4% increase from the previous year
- Meridian is the second-largest city with 147,340 people and a growth rate of 3% from last year
- The fastest-growing area was Star which between its Ada and Canyon County parts, now has 23,370 residents, a 9.8% increase from just a year ago

BUILD TO SUIT & GROUND LEASE



STAR RIVER RANCH DEVELOPMENT PADS

1, 3 & 5 MILE DEMOGRAPHICS & RETAIL DEMAND

5 MILE SNAPSHOT

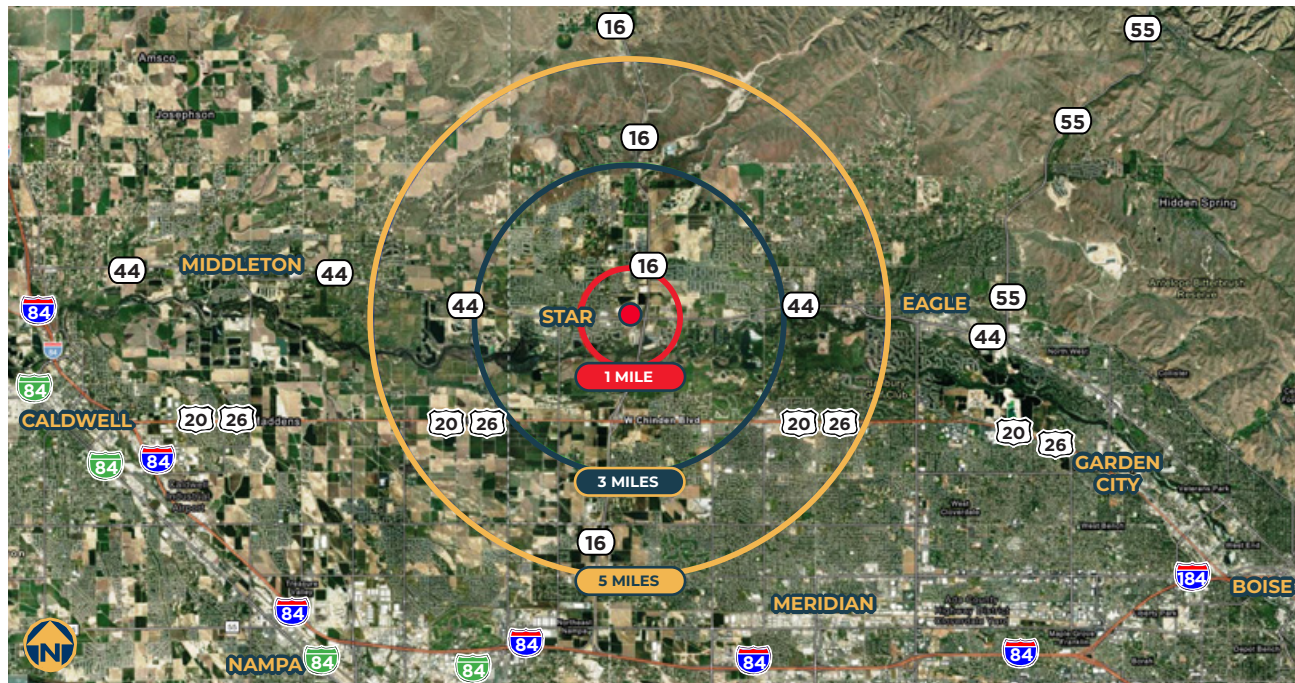
89,166
POPULATION

31,050
HOUSEHOLDS

\$121,994
MEDIAN HH INCOME

\$160,980
AVERAGE HH INCOME

40
MEDIAN AGE



1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

RETAIL DEMAND REPORT
CLICK BELOW TO VIEW



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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STAR RIVER RANCH DEVELOPMENT PADS

DRIVE TIME DEMOGRAPHICS



15 MINUTE SNAPSHOT

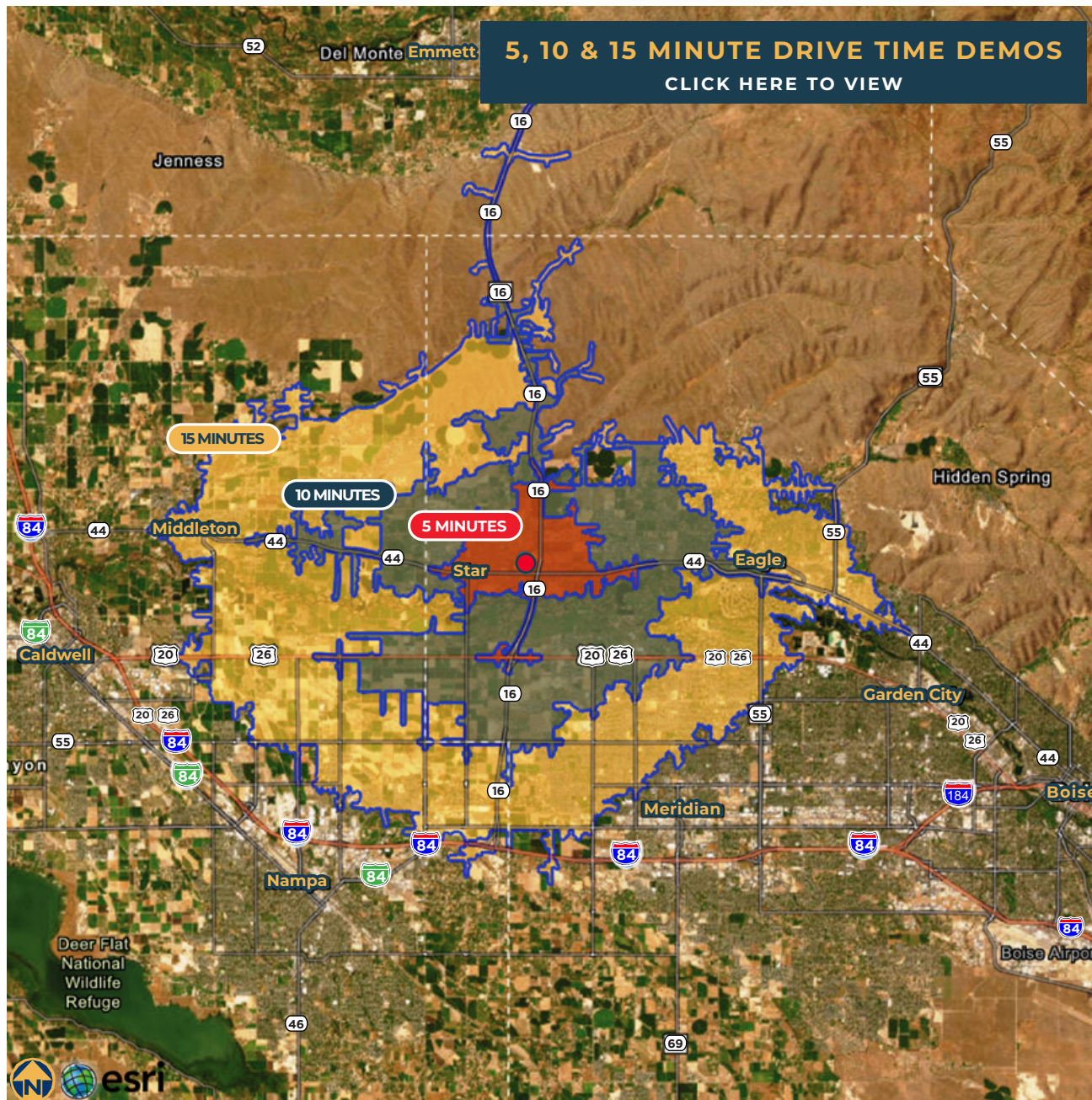
166,227
POPULATION

58,899
HOUSEHOLDS

\$109,923
MEDIAN HH INCOME

\$146,369
AVERAGE HH INCOME

29,095
DAYTIME POPULATION



BUILD TO SUIT & GROUND LEASE

STAR RIVER RANCH DEVELOPMENT PADS

REGIONAL INFORMATION



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. www.bvep.com



Click here to download the complete Boise Valley Regional Overview:
<https://rb.gy/ngyz4i>

BUILD TO SUIT & GROUND LEASE

STAR RIVER RANCH DEVELOPMENT PADS



SUMMIT
COMMERCIAL
REAL ESTATE GROUP



ATION - COLORED

ATION - COLORED

ATION - COLORED



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