



**DESERT EDGE**  
COMMERCIAL

# TWO CORNERS SOUTH

**22754 DUFF LN**  
**MIDDLETON, IDAHO**

**BUILD TO SUIT**



## 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 5.19-acre site offers Hwy 44 frontage with build-to-suit options for retail, flex, or neighborhood commercial use. With a gas station under contract anchoring the corner, one remaining frontage pad and additional space behind provide flexible development opportunities.



## SITE COMPONENTS



5.19 ACRES

- ±18,000 SF grocery store pad (planned)
- ±13,000 SF tire/service center pad (planned)
- ±6,000 SF gas station pad (under contract)
- ±5,000 - 8,750 SF multi-tenant strip center (planned)
- ±4,000 SF fast food pad (planned)

**GET IN TOUCH**

**NATALIE JONSSON**

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[www.desertedgecommercial.com](http://www.desertedgecommercial.com)

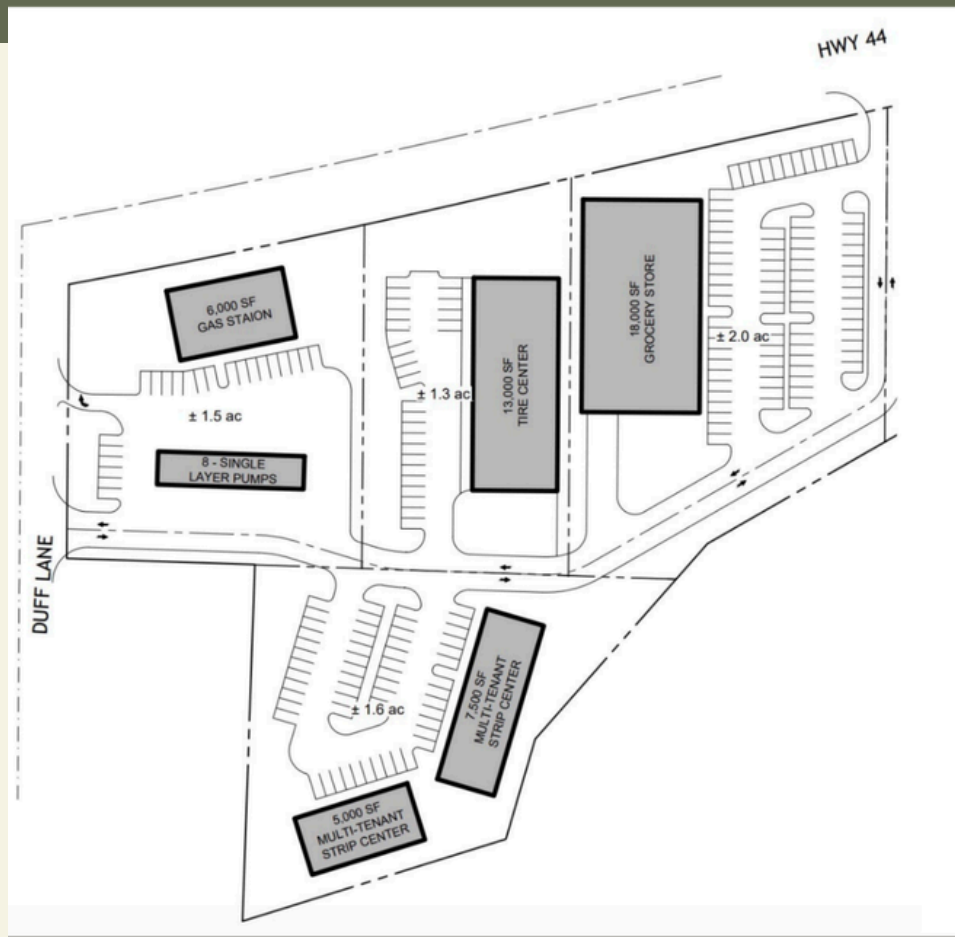
# CONCEPTUAL SITE PLAN



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## SURROUNDING TENANTS / AREA HIGHLIGHTS – STAR, IDAHO (6001 IDAHO-44)

### DAYTIME POPULATION

10,600

### TRADE AREA DEMOGRAPHICS

52,700 ~ 5 miles

### COMMERCIAL MOMENTUM

Surrounded by new and planned retail, QSR, and service users — Tractor Supply, Jack in the Box, Ridley's, and more

### STRONG RESIDENTIAL GROWTH

Located within Middleton's most active residential expansion — over 2,500 new lots in immediate proximity





# AREA HIGHLIGHTS



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# DEVELOPMENT UNDERWAY

 STERLINGHOMES

128 LOTS





197 LOTS



  
Artesian  
SPRINGS

47 LOTS

**GARDNER**  
HOMES

315 LOTS

 SITE

DUFF LANE



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