

AHLQUIST.



Peregrine - Commercial Park

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SCAN HERE FOR
PROJECT VIDEO





Three Demand Drivers Converge

Most interchanges have one demand source. Exit 74 has three, all maturing at the same time. A regional casino destination, a master-planned residential build-out adding thousands of rooftops, and a semiconductor workforce expansion at Idaho's largest private employer — converging on the same Simco Road interchange.



SHO-PAI TRIBAL CASINO/RESORT

DESTINATION ANCHOR

Sho-Pai Tribal Casino & Resort

A destination resort and casino site on 40 acres, directly adjacent to Peregrine on the west side of Exit 74. Driving regional foot traffic, hospitality demand, and supporting commercial uses. An additional 550 acres surrounding the casino is owned by the Coeur d'Alene Tribe for future development.

600 AC
TOTAL SITE AREA



MAYFIELD SPRINGS

PRIMARY TRADE AREA

Mayfield Springs & Townsite

Two adjacent master-planned residential communities under construction now. Mayfield Springs is delivering homes through 2028; the Mayfield Townsite Phase I is bonded and ready to break ground.

10,000+ Homes
AT MAYFIELD SPRINGS BUILDOUT, PLUS TOWNSITE



DAILY WORKFORCE FLOW

Micron Boise Campus Expansion

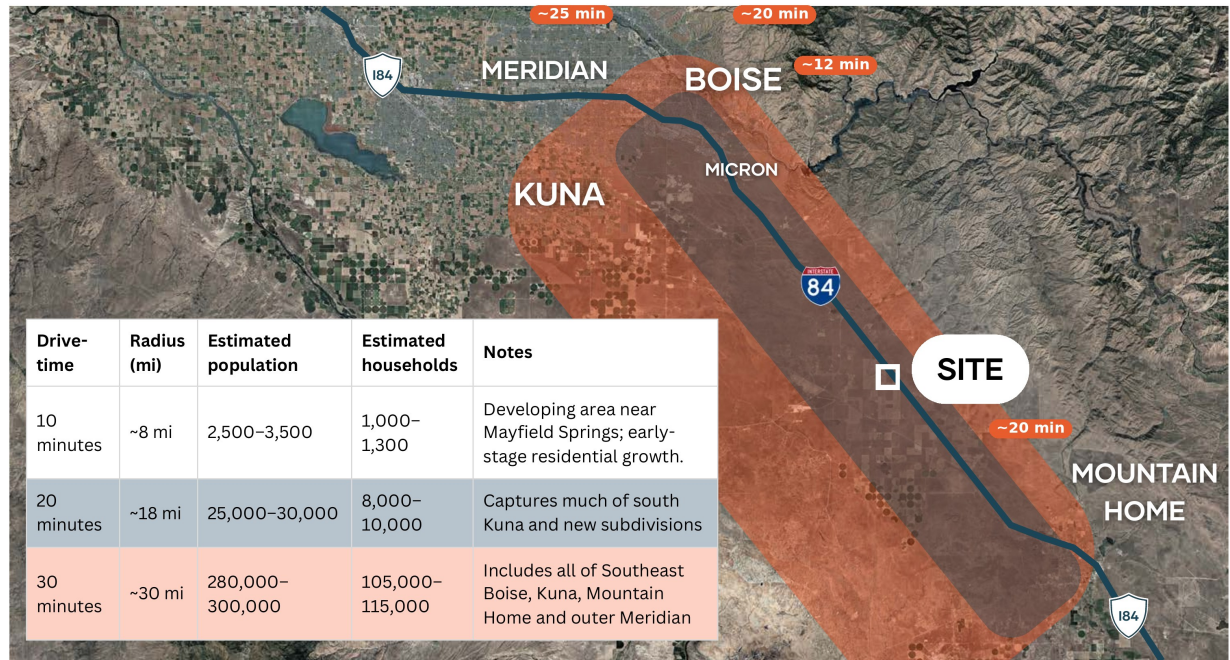
Micron's second-fab expansion is adding thousands of jobs at the Boise campus, ~12 minutes from Peregrine. The Mountain Home and AFB commute flows directly past Exit 74 every shift change.

~12 min
DRIVE TIME TO MICRON BOISE CAMPUS

Location & Trade Area

Direct access from Interstate 84 at the Simco Road exit (Exit 74). Within a 30-minute drive, Peregrine captures all of southeast Boise, Kuna, Mountain Home, and Meridian — positioning it as a primary trade area for both daily commuter traffic and weekend regional travel.

DRIVE TIME FROM PEREGRINE	TIME
Micron Technology Boise Campus	~12 min
Boise Airport (BOI)	~15 min
Downtown Boise	~20 min
Mountain Home	~20 min
Meridian	~25 min



FUTURE CORRIDOR ● SOUTH ADA CONNECTIVITY

ITD and COMPASS are proposing a new east-west corridor extending Meridian Road south to Kuna-Mora Road and east to I-84 near the Blacks Creek interchange. Peregrine sits directly along the proposed alignment, positioning it as a future logistics access point for the southern Treasure Valley.



The Master Plan

The roughly 146-acre site at the southwest corner of Exit 74 offers over a mile of I-84 frontage. The current concept calls for fifteen lots ranging from 1.8 to 7.5 acres, plus dedicated anchor parcels for a truck stop, RV park, and workforce housing. The layout remains flexible to accommodate operator-specific configurations and deal structures.



PARK SUMMARY

Total area	~146 acres
Lots	Flexible, 1.8-7.5 AC
Truck stop parcel	20 AC
RV park	23 AC · 189 spaces
Workforce housing	~16 AC
Zoning	Elmore County
Access	Direct from Exit 74

FLEXIBILITY

Lot lines are not yet final — the plan can be reconfigured to fit anchor tenant footprints, build-to-suit requirements, or larger contiguous parcels for the right operator.

The Vision — Built Out



FULL BUILDOUT · CONCEPTUAL RENDERING

Truck stop at the I-84 frontage, vehicle and RV sales at the interstate corner, workforce housing and the RV resort to the south, and internal flex lots in the heart of the park. Configuration evolves with the operator mix.



Parcel Mix & Target Uses

The plan is built around four anchor uses plus flexible internal lots. Each parcel is sized and positioned for a specific operator profile, with interstate frontage prioritized for traveler-facing uses and interior lots reserved for daily-needs retail and workforce-supporting services.

ANCHOR • TRAVEL & FUEL

Truck Stop

20 acres • SE corner

TARGET USES

Full-service travel center, fuel canopy, truck parking, restaurant, convenience retail. Pad sized for major branded operator.

ANCHOR • HOSPITALITY

RV Park

23 acres • 189 spaces

TARGET USES

Destination RV resort with clubhouse, pool, and full-service hookups. Premium pull-through sites and extended-stay traffic.

FRONTAGE • AUTO

Vehicle & RV Sales

Interstate frontage lots

TARGET USES

Auto, RV, trailer, or powersports dealership. Large display frontage to I-84, room for inventory and service.

ANCHOR • RESIDENTIAL

Workforce Housing

~16 acres • two parcels

TARGET USES

Multifamily or built-to-rent supporting Micron, Mountain Home AFB, casino, and on-park employees.

INTERNAL • FLEX

Internal Lots

Fifteen lots • 1.8-7.5 AC

TARGET USES

QSR, sit-down restaurants, c-store, urgent care, daycare, services, daily-needs retail. Individual operators or multi-tenant pads.



Anchor & Co-Tenancy Strategy

Commercial parks live or die on the right anchor mix. We're curating five anchor categories that reinforce each other — not letting whoever shows up dictate the tenant mix. Each anchor feeds traffic to the others; each later tenant inherits a stronger demand base than the one before.

01

Travel & Fuel Anchor

TRUCK STOP • 20 AC

The flagship anchor. Closes the 19-mile services gap on I-84 and generates 24-hour foot traffic that feeds every other use on-park. A signed truck stop operator de-risks the entire balance of the project.

02

F&B Cluster

3-4 RESTAURANTS • MIXED FORMAT

QSR for the travel-and-shift-change crowd, fast-casual for the construction trades, sit-down for the casino traffic and Mayfield residents. Each format pulls a different time-of-day window.

03

Convenience & Services

C-STORE, URGENT CARE, DAILY-NEEDS

Once the residential base at Mayfield Springs and on-park workforce housing matures, daily-needs retail becomes anchor-worthy in its own right. Internal lots positioned for individual operators or strip pads.

04

Residential Anchor

WORKFORCE HOUSING • ~16 AC

On-park workforce housing solves two problems at once: it gives Micron, Mountain Home AFB, and casino employees a place to live within minutes of work, and it creates a captive daily customer base for the retail and F&B clusters.

05

Destination Add-On

VEHICLE, RV, OR TRAILER DEALERSHIP

Large-format interstate frontage attracts an auto, RV, or powersports dealer pulling regional buyers off the corridor. Compatible with truck stop traffic and consistent with the destination-park positioning.



Deal Structure & Economics

Three deal structures, picked to fit the operator. Land sale for capital-positioned tenants who want fee simple control. Build-to-suit for operators who want a turn-key delivery with Ahlquist managing entitlements and vertical. Ground lease for hospitality and travel-center brands that prefer capital-light expansion.

OPTION 1

Land Sale

Fee simple acquisition of pad or larger parcel. Best fit for owner-operators, dealerships, and tenants with internal capital. Pricing by parcel; we deliver entitlements, utilities to site, and graded pad.

OPTION 2

Build-to-Suit

Ahlquist delivers a turn-key building on a long-term lease tailored to the operator's specs. Best fit for QSR, retail, services, and other operators who want a clean rent expense without capital outlay.

OPTION 3

Ground Lease

Long-term ground lease on the pad, with the tenant building and operating their own vertical. Standard structure for hospitality flags and major travel-center brands. Terms competitive with market.

COMMON TERMS

Timing Pad-ready sites available Q4 2026

EARLY MOVER ADVANTAGE

First signed anchors lock in the best pad positions, the most flexible terms, and the marketing benefit of being the project's named flagship. The casino announcement and Micron expansion have not yet been widely connected to this interchange — operators who move now establish position before the corridor is repriced.

Let's Talk.

Whether you're evaluating a pad, a ground lease, or a build-to-suit, we'd welcome a conversation about how Peregrine fits your strategy.



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CHIEF LEASING OFFICER

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As Chief Leasing Officer at Ahlquist, Mark leads the firm's leasing strategy across a portfolio that spans industrial, medical, retail, and mixed-use development.



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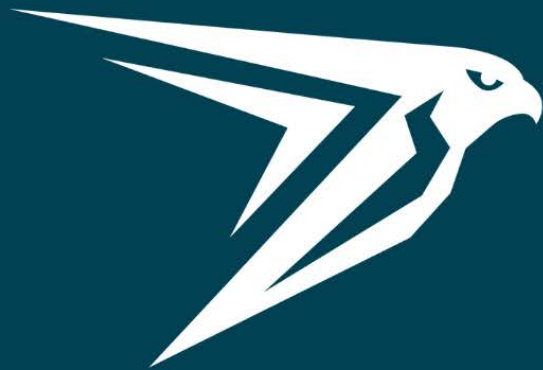
LEASING ASSOCIATE

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Bringing strategic leadership and a relentless service ethic to every transaction. Kekoa specializes in helping operators find and structure the right space for the way their business actually grows.

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PEREGRINE