

TOK
COMMERCIAL

2719 HIGHWAY 52 / HIGHWAY 16

BOISE AREA MIXED - USE LAND FOR SALE | EMMETT, ID 83617

EXISTING
INDUSTRIAL PARK

NEW INDUSTRIAL
DEVELOPMENT!

RAILROAD

HIGHWAY 52



HIGHWAY 16



77.29 ACRES

37.5 ACRES
ALSO AVAILABLE

SITE

RAILROAD

73 ACRES

EMMETT MUNICIPAL AIRPORT

AERIAL
360°
TOUR

CLICK TO VIEW 360°
PANORAMIC AERIAL VIEW

\$1,500,000 + DISCOUNT FOR THE BULK, 150.29 ACRE ASSEMBLAGE.

Opportunity to purchase the front or back parcels separately or together, totaling 150.29 acres.

Mixed-use land to accommodate industrial, residential, commercial, or a mix of uses.

Already approved for 1 acre lot minimum throughout.

Property boasts a half mile of highway frontage.

Directly adjacent to the Emmett Municipal Airport.

Rare opportunity to extend airstrip with hangar space and or rail to have on-site rail spur.

Excellent potential to be accessed by rail, air, or highway.

Prime gravel extraction area.

Natural gas, electric power full access on all sides.

Situated in Gem County, serviced by the city of Emmett.

City of Emmett utility access with three deeded access points.

Located in an area of significant growth (16.5% 5-year growth rate) with Hwy 16 extension bridging ease of transportation from the Boise area to Emmett.

PURCHASE OPTIONS:

PARCEL SIZE	SALE PRICE
73 Acres	\$5,000,000 at \$1.57/SF (\$68,493/AC)
77.29 Acres	\$7,002,844 at \$2.08/SF (\$90,567/AC)
150.29 Acres	\$10,500,000 at \$1.60/SF (\$69,696/AC)

FURTHER REDUCED!

\$12,000,000

PROPERTY TYPE: Boise Area Mixed - Use Land

ZONING: Gem County | MX
Mixed-Use Development
[Click For More Info](#)

UTILITIES: City of Emmett -
Natural Gas, Water, Sewer,
Power, Fiber Readily Available

CONTACT

SAM MCCASKILL
CCIM

208.947.0804
sam@tokcommercial.com

MICHAEL BALLANTYNE
SIOR, CCIM

208.947.0831
mjb@tokcommercial.com

HIGHLIGHTS



DETAILS



UPDATED: 8.7.2026

THIS PROPERTY IS EXCLUSIVELY MARKED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

GEM COUNTY, BOISE AREA MIXED USE DEVELOPMENT ZONE

The Gem County Mixed Use Development zone allows for the mixed development of residential, offices, commercial and light industrial along designated corridors of Gem County. Residential will be allowed in this zone. Office, commercial and light industrial uses will be allowed by a special use permit only in this zone. For additional zoning information, click the links below.

[ZONING INFORMATION](#)

TOK
COMMERCIAL

← **EMMETT CITY CORE**
5 MINUTES / 3 MILES AWAY

← **ALSO AVAILABLE**

← **EMMETT MUNICIPAL AIRPORT**

UTILITY ACCESS

73 ACRES

77.29 ACRES

**UTILITIES READILY AVAILABLE OFF OF
HIGHWAY 52**

FIBER | 3-PHASE POWER
NATURAL GAS | WATER | SEWER

UPDATED: 8.7.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM



[CLICK TO VIEW 360°
PANORAMIC AERIAL VIEW](#)



UPDATED: 8.7.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

INDUSTRIAL UPSIDE - ACCESSIBLE BY RAIL, AIR AND HIGHWAY!

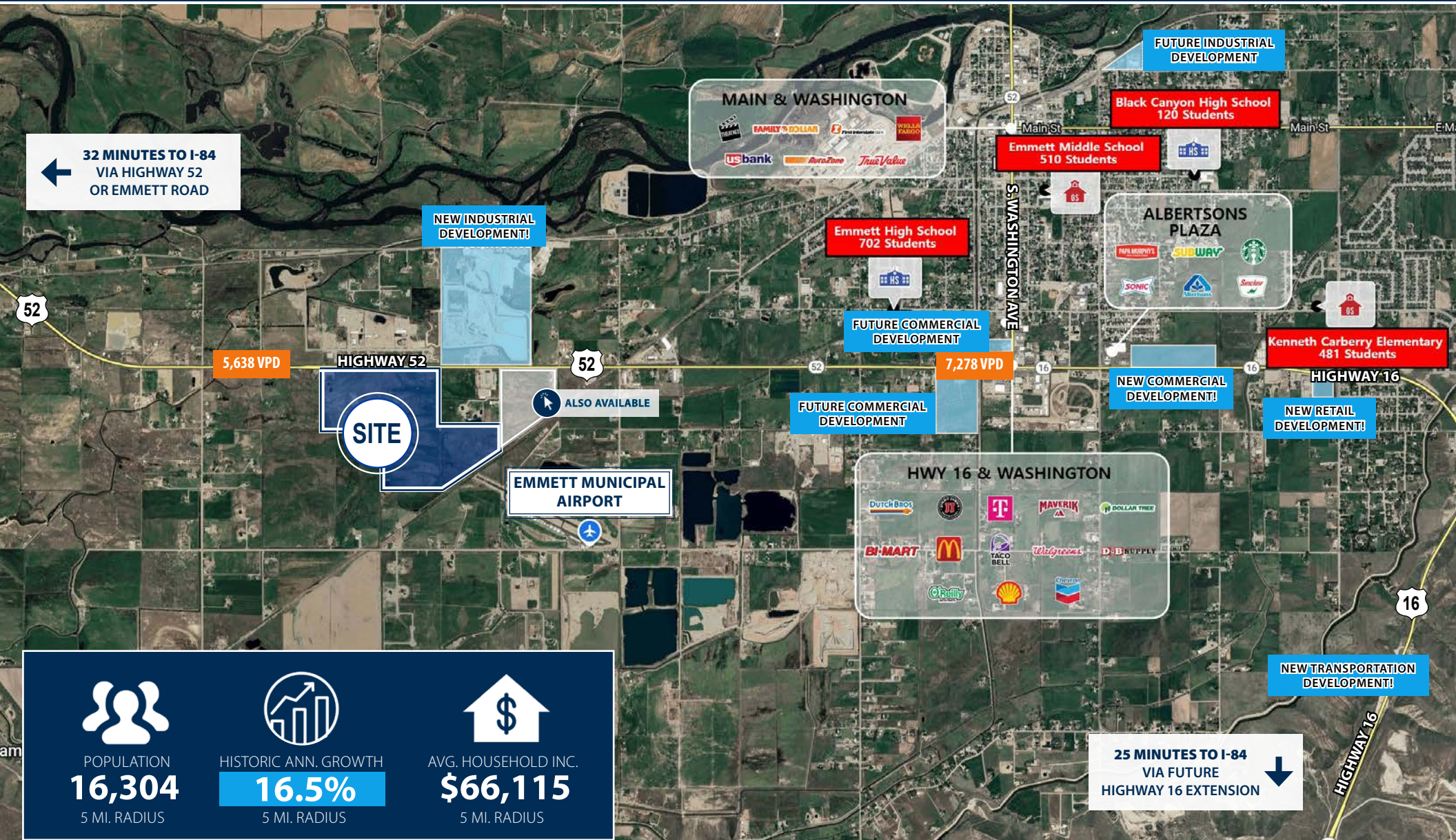
This property delivers an unmatched opportunity to service the site by rail, air or road. The Idaho Northern & Pacific Railway ends at the edge of the property, providing a unique opportunity to extend a rail spur at the southeast perimeter to the property. Additionally, the Emmett Municipal Airport sits just below, in the southern corner of the property with potential to extend the air strip into the property while giving the ability to supply desirable hangar space. Click the links below and contact the listing agents for further details.



UPDATED: 8.7.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

HIGH GROWTH RATE AREA - 16.5% IN THE PAST 5 YEARS!

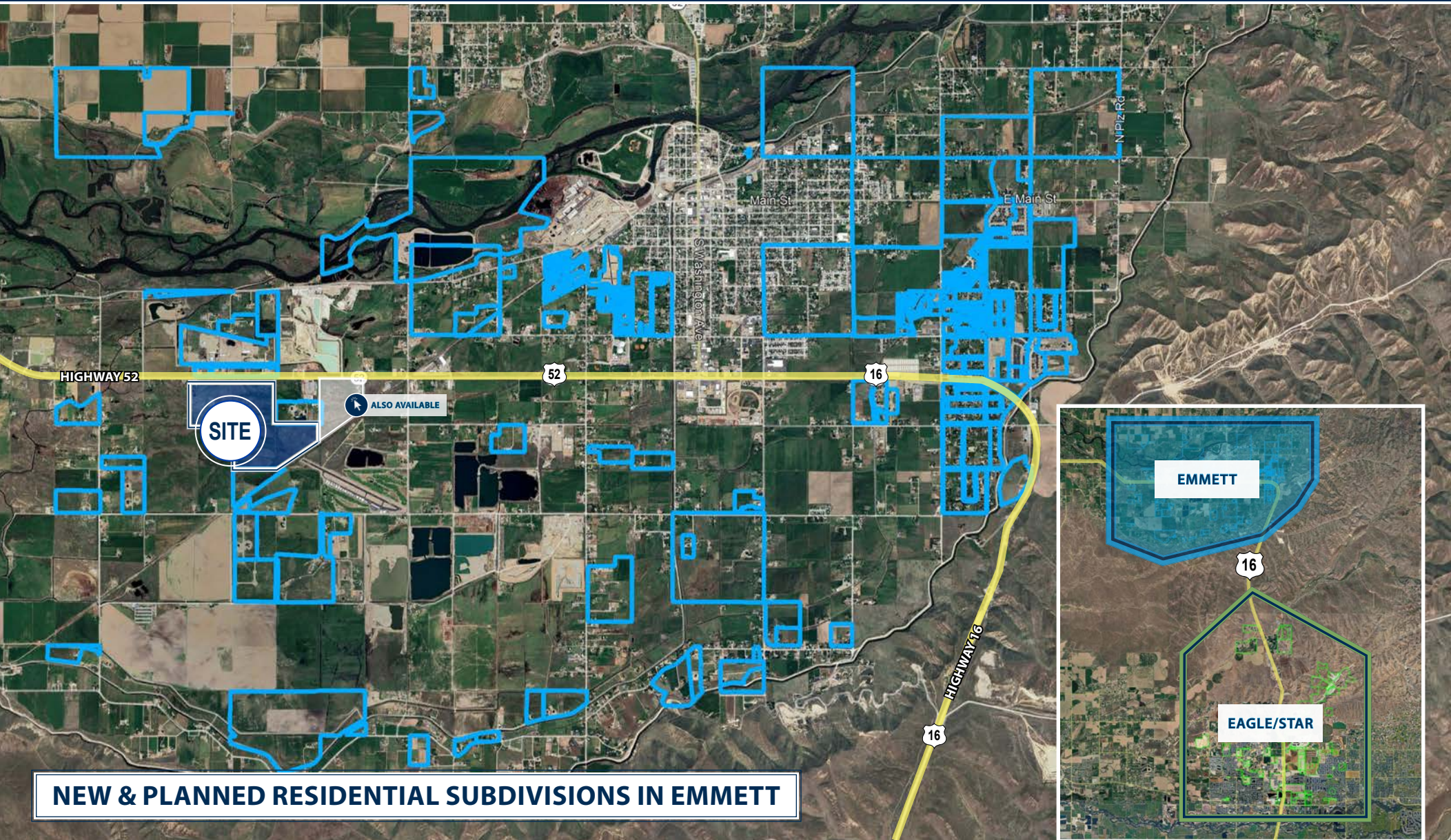


UPDATED: 8.7.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

RAPID RESIDENTIAL GROWTH BRIDGING THE GAP BETWEEN EMMETT AND EAGLE/STAR!

TOK
COMMERCIAL



UPDATED: 8.7.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

RAPID RESIDENTIAL GROWTH BRIDGING THE GAP BETWEEN EMMETT AND EAGLE/STAR!

NEW & PLANNED RESIDENTIAL SUBDIVISIONS IN EAGLE/STAR

VALNOVA SUBDIVISION
- MASTER PLANNED COMMUNITY -
RESIDENTIAL, RETAIL, COMMUNITY PARK & CLUB



TERRA VIEW SUBDIVISION
- MASTER PLANNED COMMUNITY -
RESIDENTIAL, COMMERCIAL, & COMMUNITY



EMMETT

16

EAGLE/STAR

UPDATED: 8.7.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

NEW HIGHWAY 16 EXTENSION

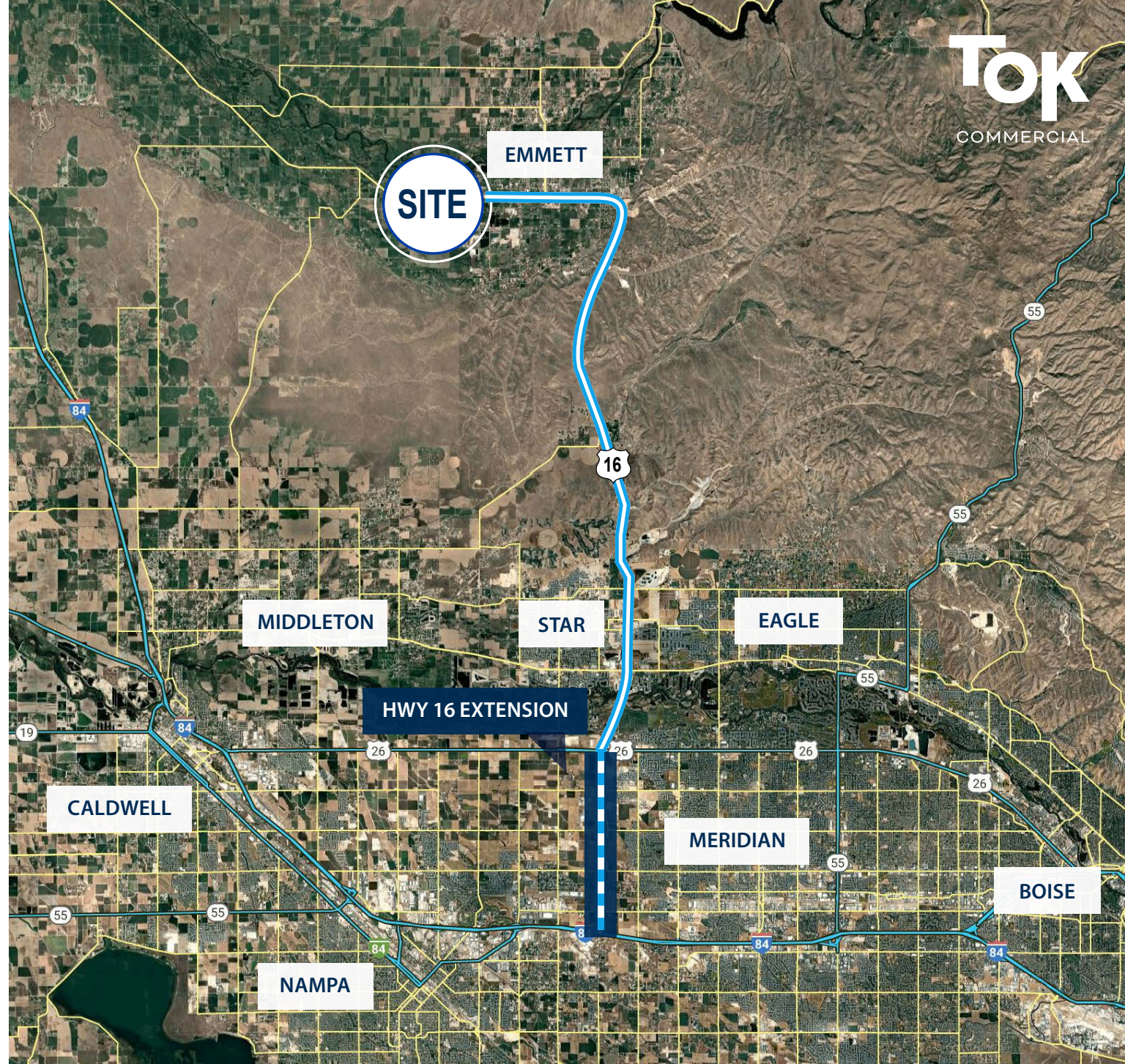


**IMPROVED CONNECTION
FROM THE BOISE AREA
TO EMMETT!**

-EST. 25 MINUTE COMMUTE -

**COURTESY OF
IDAHO TRANSPORTATION DEPARTMENT**

**FOR MORE INFORMATION PLEASE VISIT
ITDPROJECTS.IDAHO.GOV**



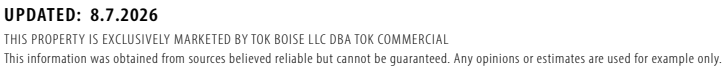
UPDATED: 8.7.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

TOX
COMMERCIAL



EASY CONNECTIVITY TO I-84, THE BOISE AREA & MORE VIA HIGHWAY 52/16!



UPDATED: 8.7.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.