

TOK

COMMERCIAL

2719 HIGHWAY 52 / HIGHWAY 16

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



CLICK TO VIEW 360° PANORAMIC AERIAL VIEW

CONTACT

SAM MCCASKILL
CCIM
 208.947.0804
 sam@tokcommercial.com

MICHAEL BALLANTYNE
SIOR, CCIM
 208.947.0831
 mjb@tokcommercial.com

HIGHLIGHTS



- \$1,000,000 + 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

DETAILS



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	\$10,998,342 at \$1.68/SF (\$73,192/AC)

PRICE FURTHER REDUCED!

- 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

UPDATED: 2.26.2026

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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



EMMETT CITY CORE
5 MINUTES / 3 MILES AWAY

ALSO AVAILABLE

EMMETT MUNICIPAL AIRPORT

UTILITY ACCESS

73 ACRES

77.29 ACRES

HIGHWAY 52

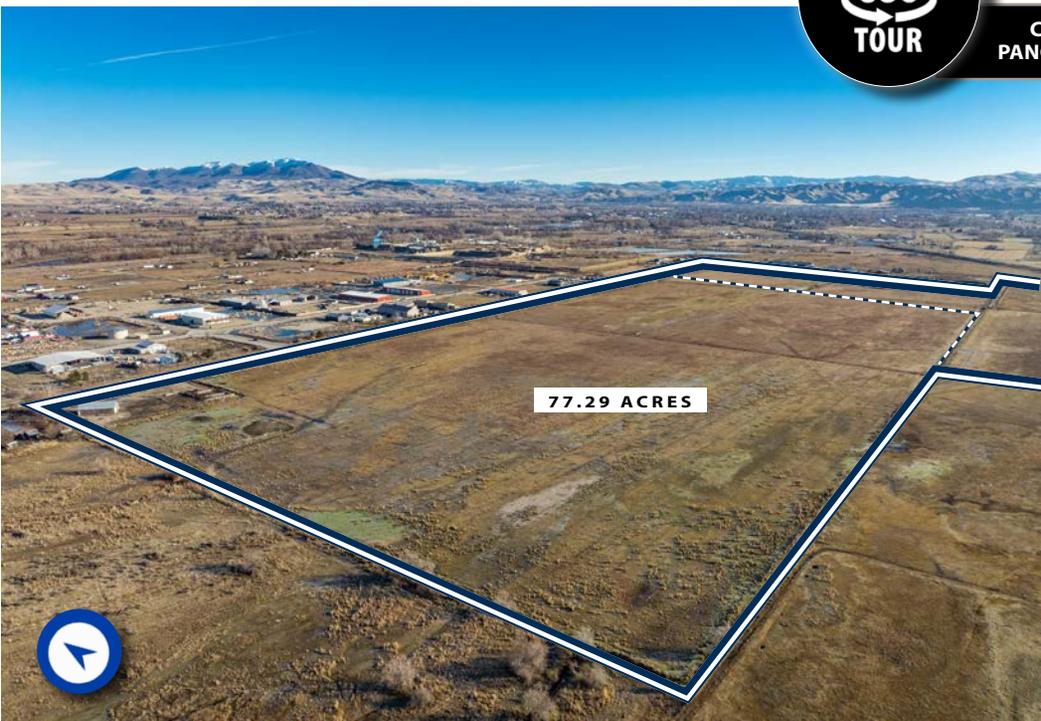
UTILITY ACCESS

UTILITIES READILY AVAILABLE OFF OF HIGHWAY 52

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



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



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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.

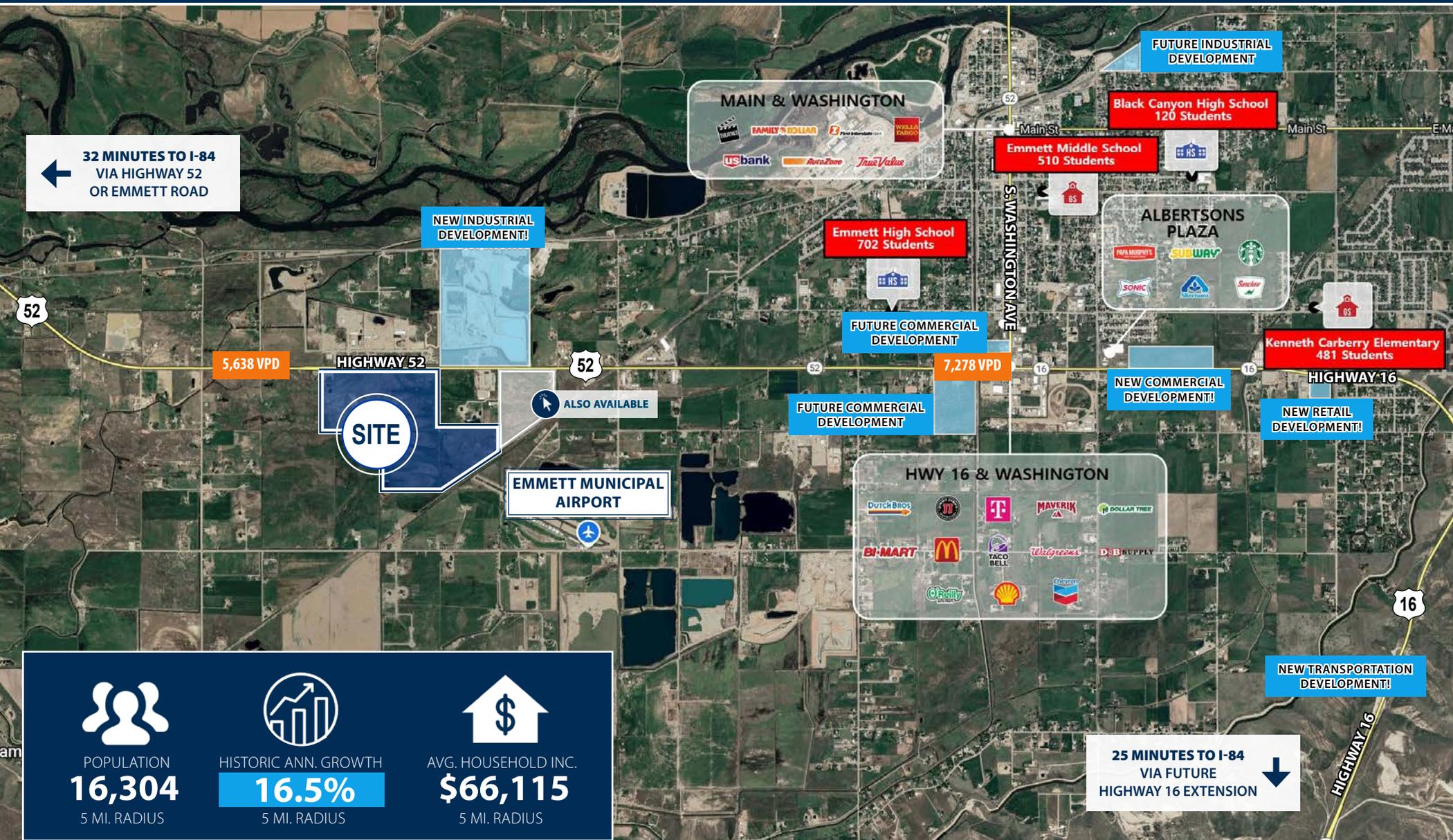


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HIGH GROWTH RATE AREA - 16.5% IN THE PAST 5 YEARS!

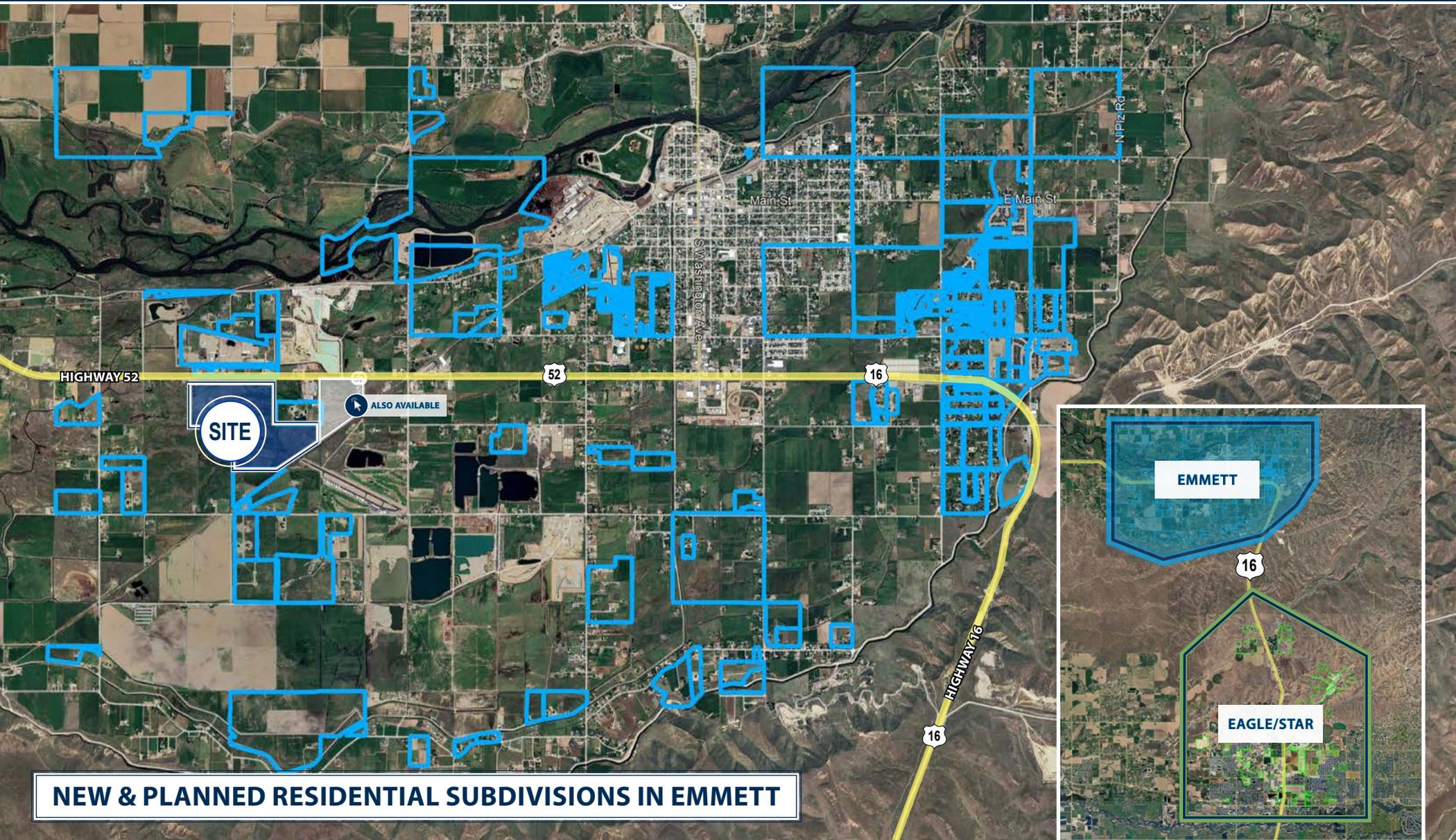


 POPULATION 16,304 5 MI. RADIUS	 HISTORIC ANN. GROWTH 16.5% 5 MI. RADIUS	 AVG. HOUSEHOLD INC. \$66,115 5 MI. RADIUS
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RAPID RESIDENTIAL GROWTH BRIDGING THE GAP BETWEEN EMMETT AND EAGLE/STAR!



NEW & PLANNED RESIDENTIAL SUBDIVISIONS IN EMMETT

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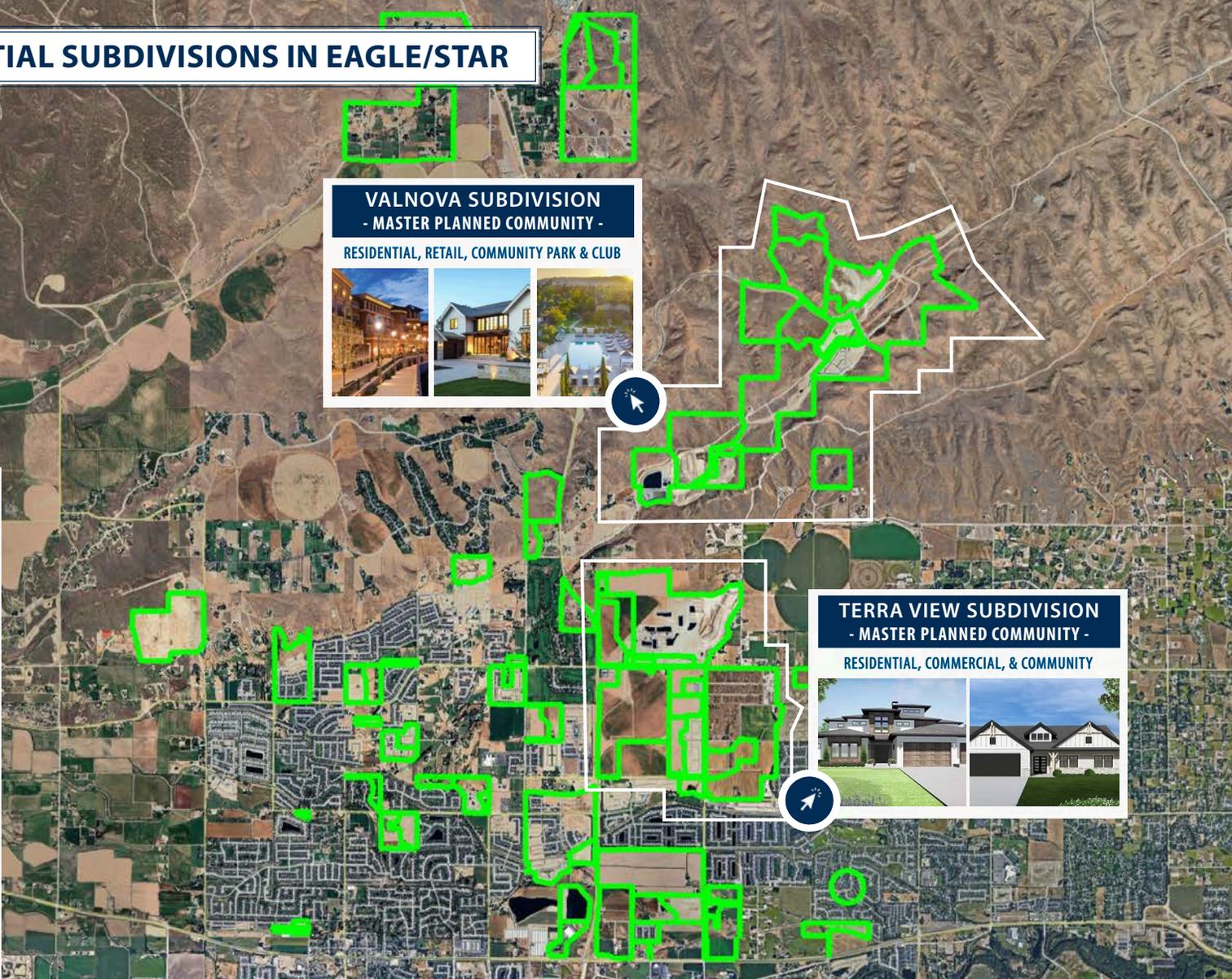
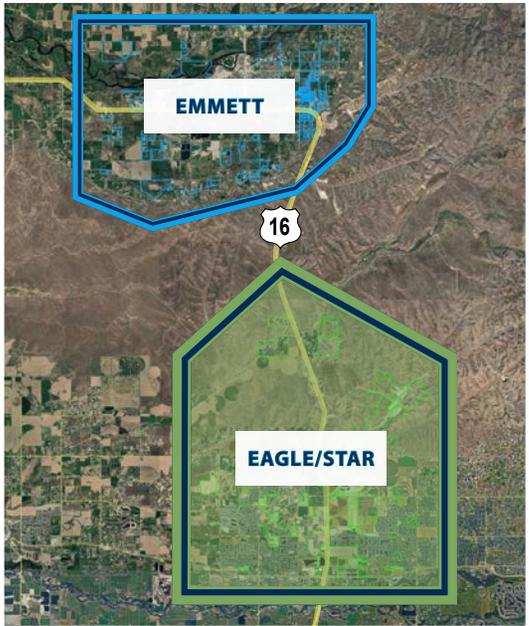
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RAPID RESIDENTIAL GROWTH BRIDGING THE GAP BETWEEN EMMETT AND EAGLE/STAR!

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



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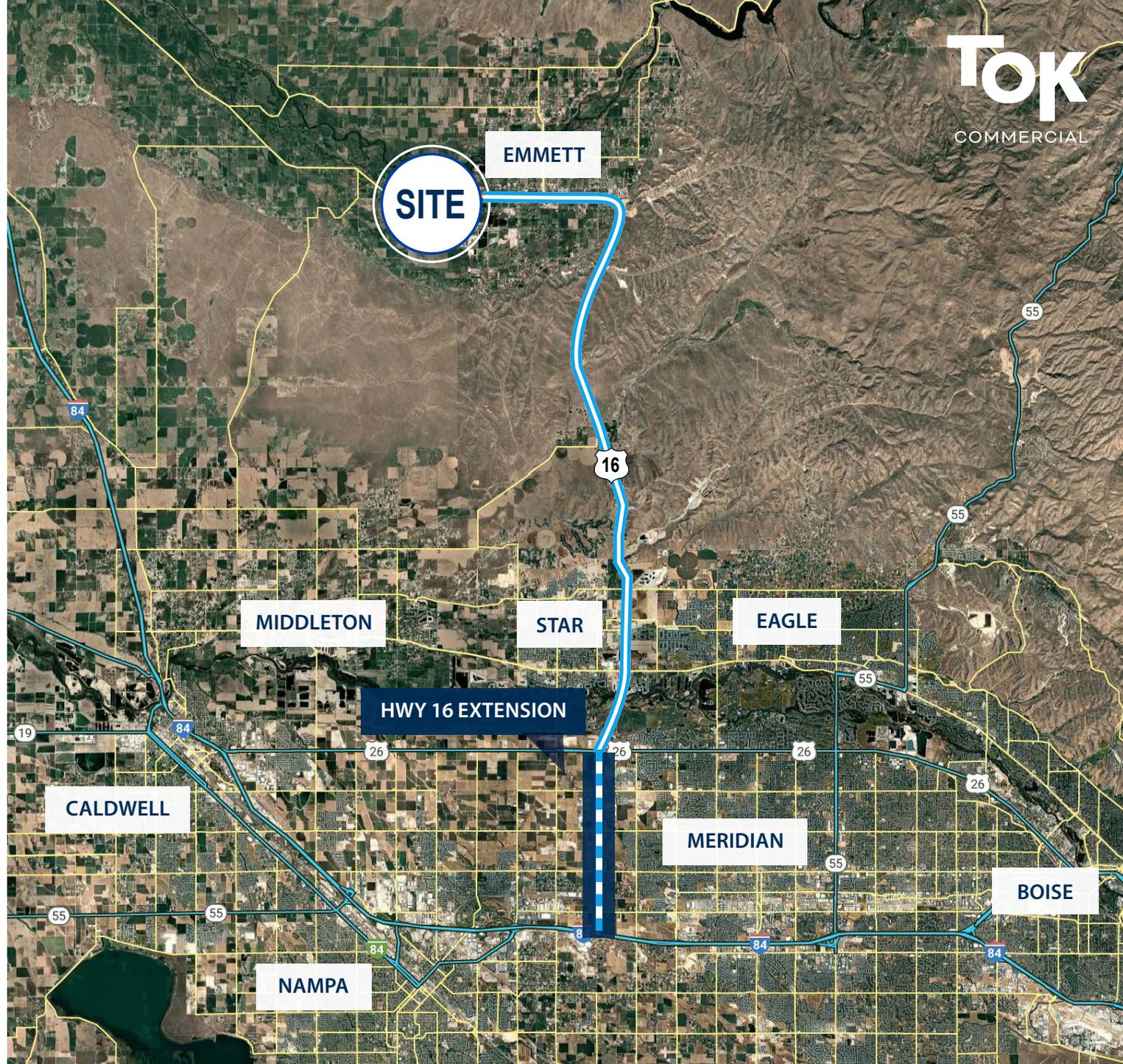
NEW HIGHWAY 16 EXTENSION



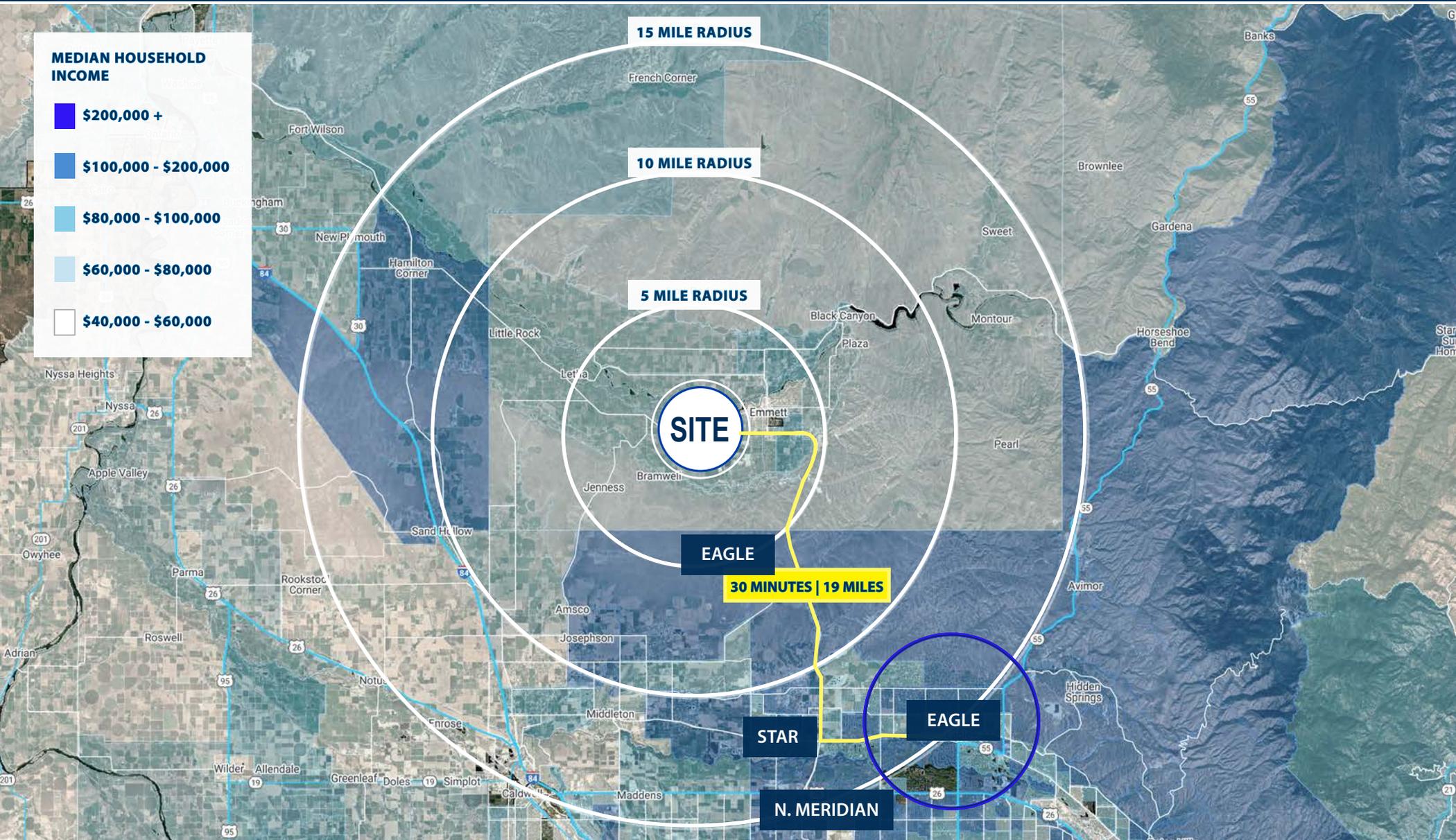
**IMPROVED CONNECTION
FROM THE BOISE AREA
TO EMMETT!**

-EST. 25 MINUTE COMMUTE -

COURTESY OF
IDAHO TRANSPORTATION DEPARTMENT
FOR MORE INFORMATION PLEASE VISIT
ITDPROJECTS.IDAHO.GOV



ONLY 15 MILES NORTH OF EAGLE THE HIGHEST INCOME DEMOGRAPHIC IN THE BOISE AREA



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



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