



MARK BOTTLES
REAL ESTATE SERVICES

Prime Development Land For Lease or BTS
TBD Hwy 44 - Hwy 16

Star, Idaho 83669



PROPERTY INFORMATION:

Location:	NEC of State St (Hwy 44) and Hwy 16
Acres:	± 70
Zoning:	C-2 ± 35 acres RUT ± 35 acres
Lease Rate BTS Info:	Contact Agent

COMMENTS:

- Excellent exposure on Hwy 44 and Hwy 16
- Conveniently annexed and zoned into the City of Star - general Commercial zoning
- Future lighted intersection providing access to Hwy 44. Incredible opportunity for retail, medical/office
- Completion of the Central Valley Expressway will connect this corner to I-84 making it an “employment super corridor” to the Treasure Valley

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www.markbottles.com

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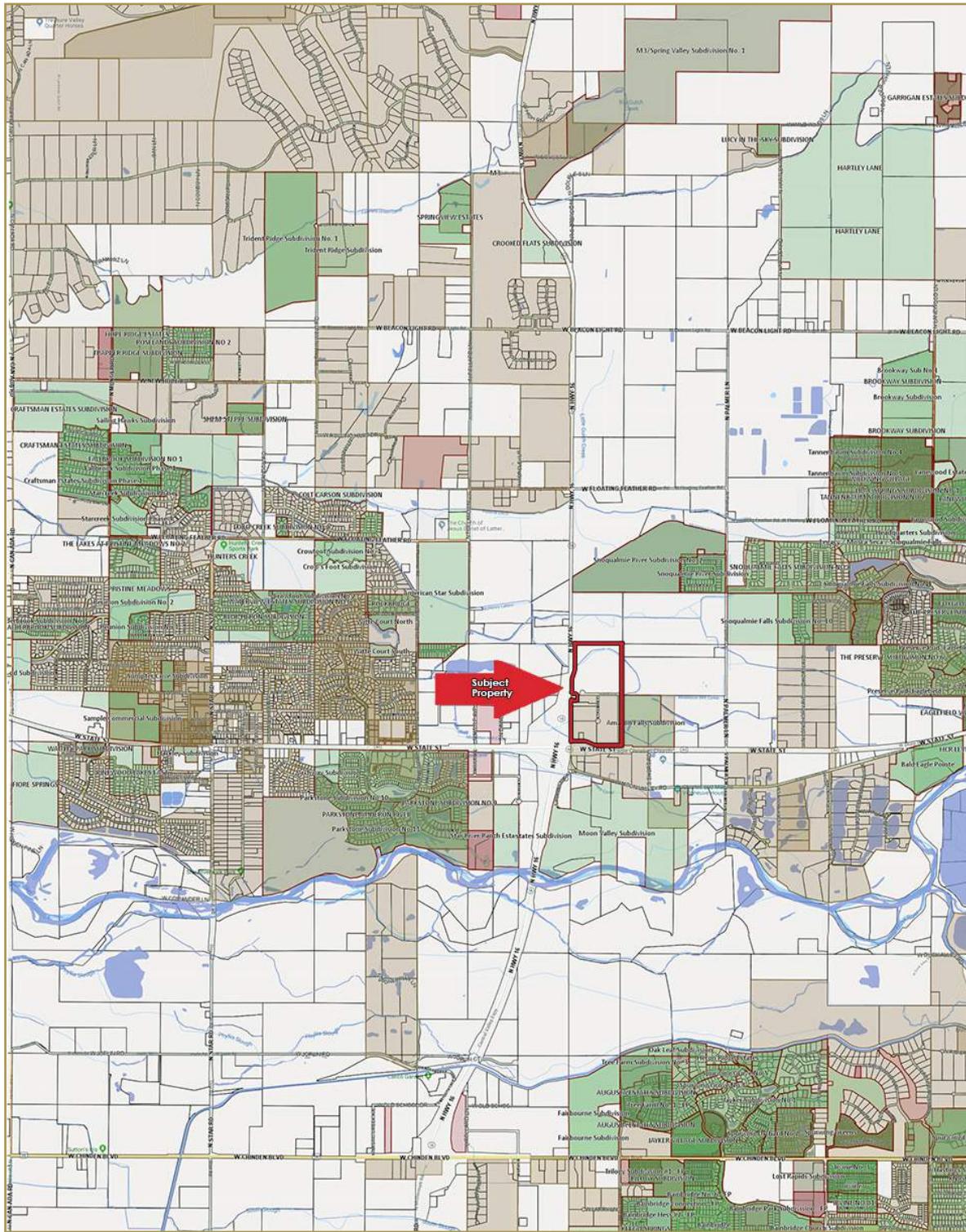


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Development and Applications Map:



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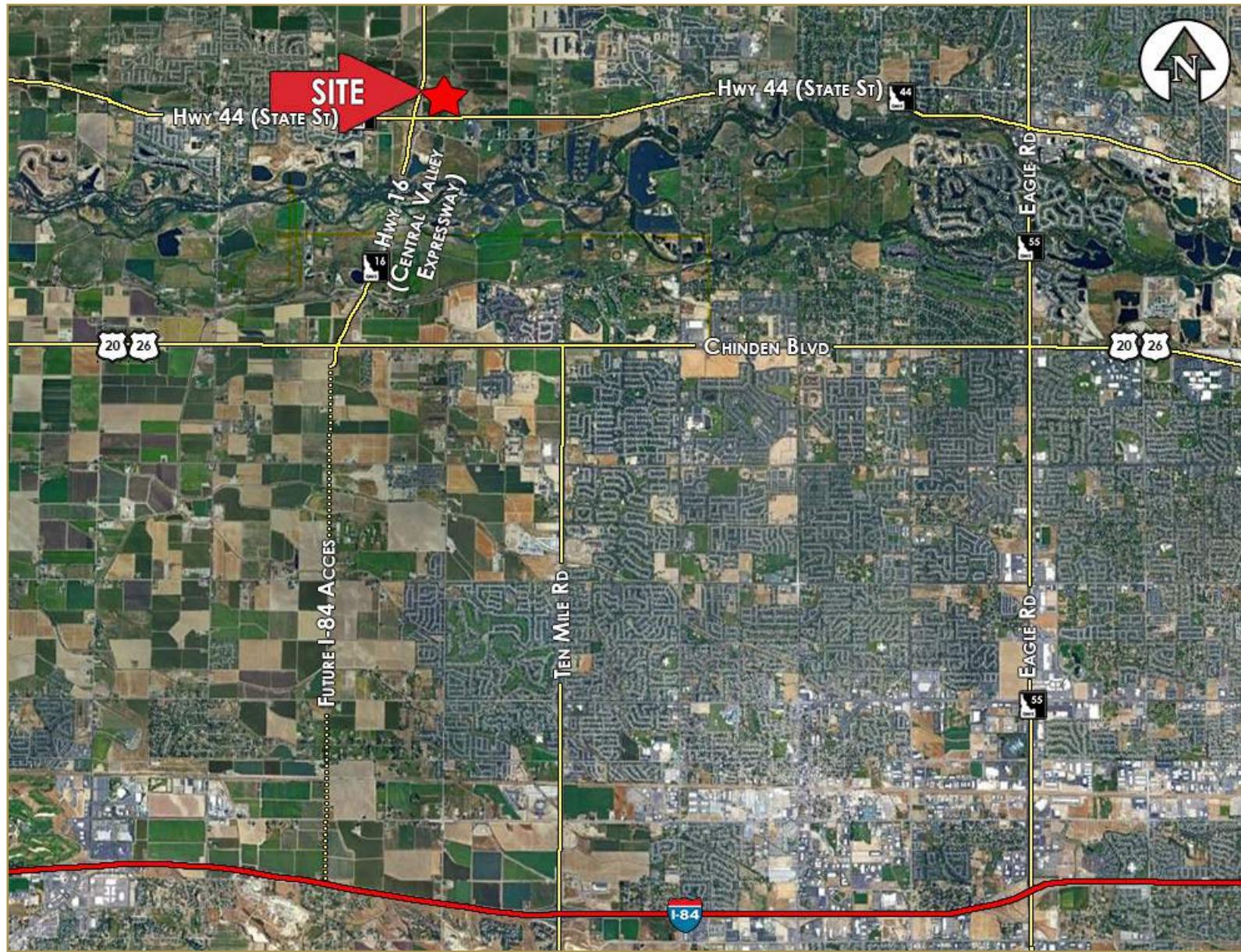
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Central Valley Expressway



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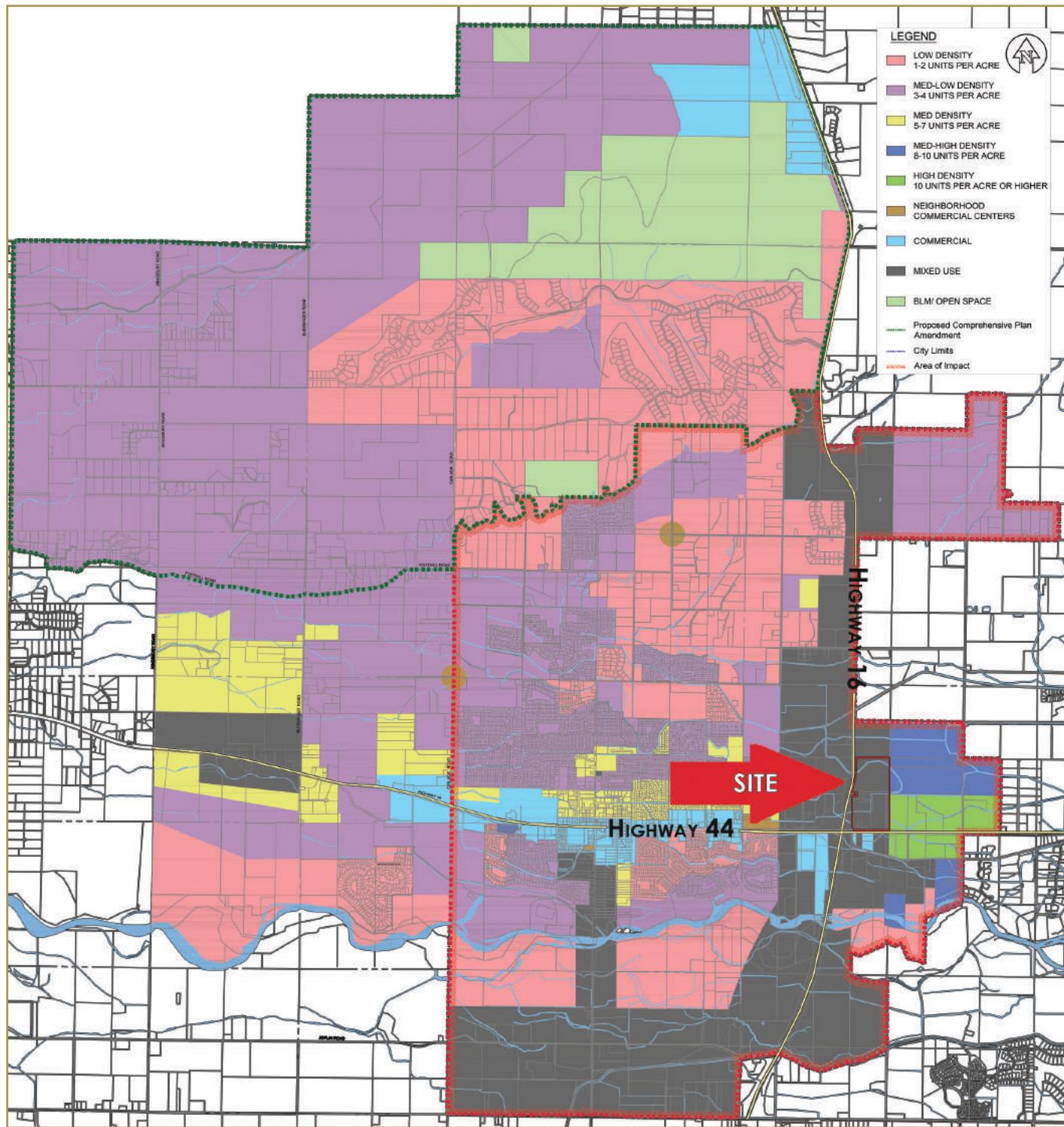
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City of Star Future Land Use Map:



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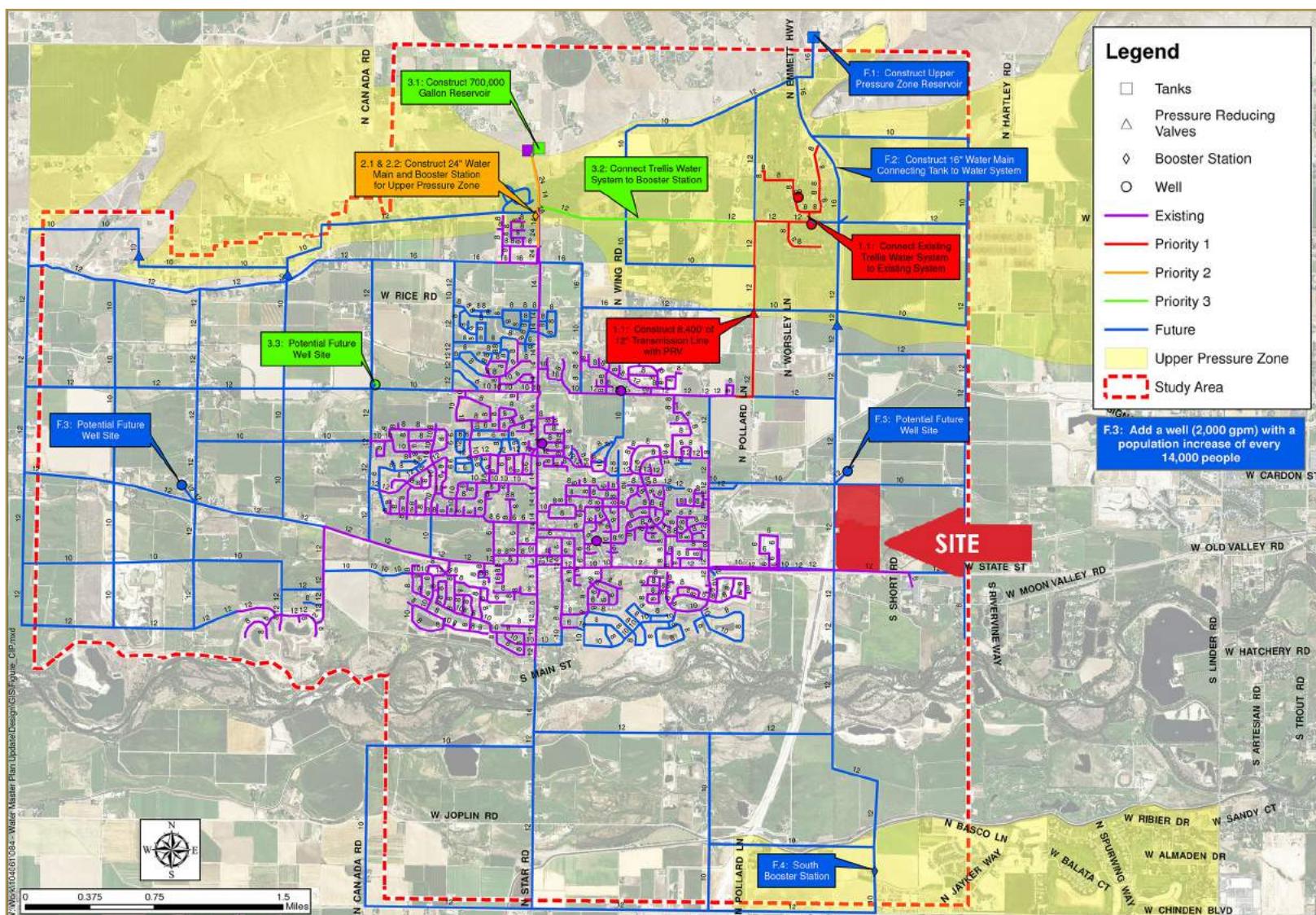


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Prime Development Land For Lease or BTS **TBD Hwy 44 - Hwy 16**

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Star Water Map



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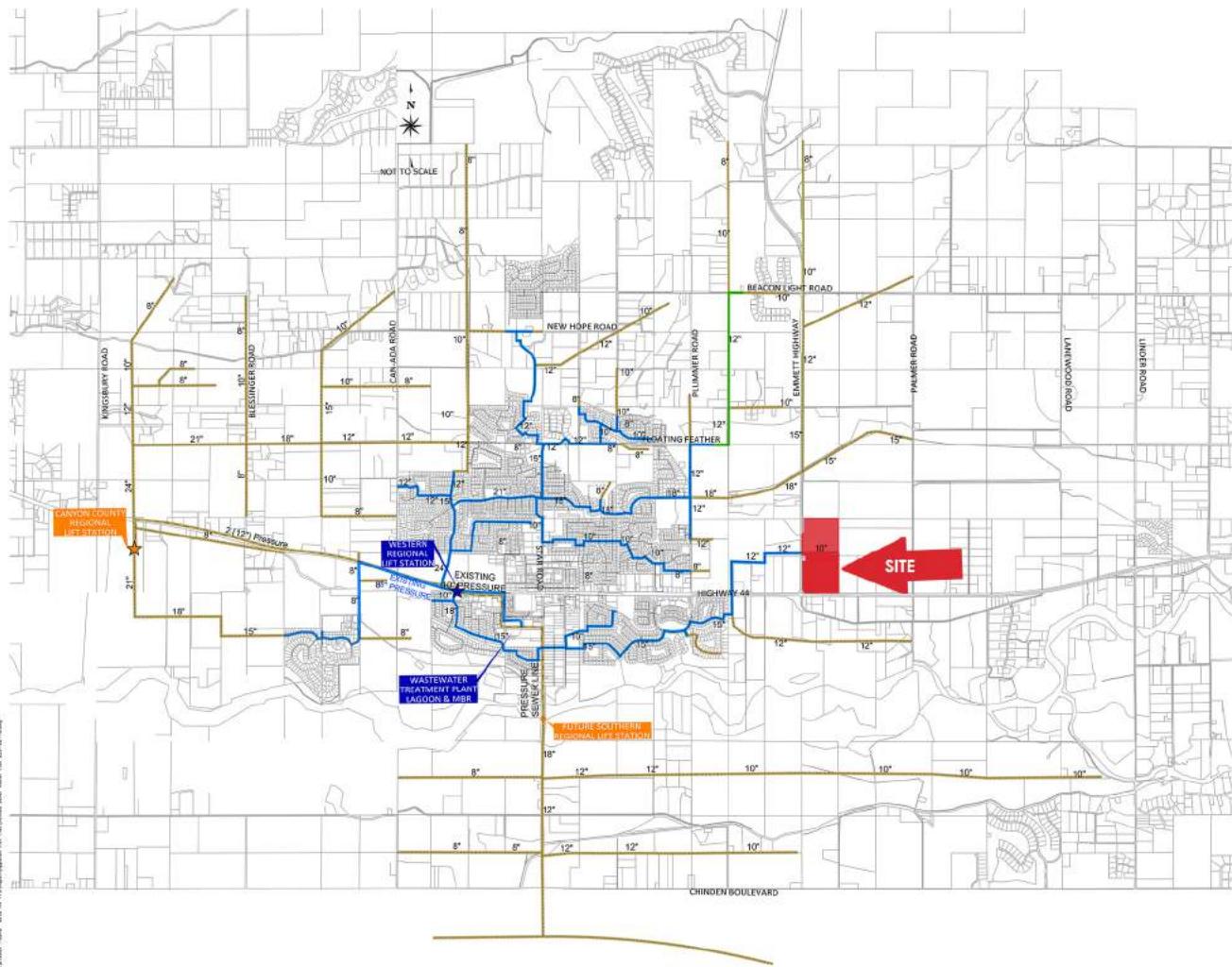
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Star Sewer & Water Map

Star Sewer & Water District SEWER SYSTEM - MASTER PLAN



KELLER
 associates

July 8, 2015

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