



**MARK BOTTLES**  
REAL ESTATE SERVICES

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

Star, Idaho 83669



## PROPERTY INFORMATION:

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

## MARK BOTTLES

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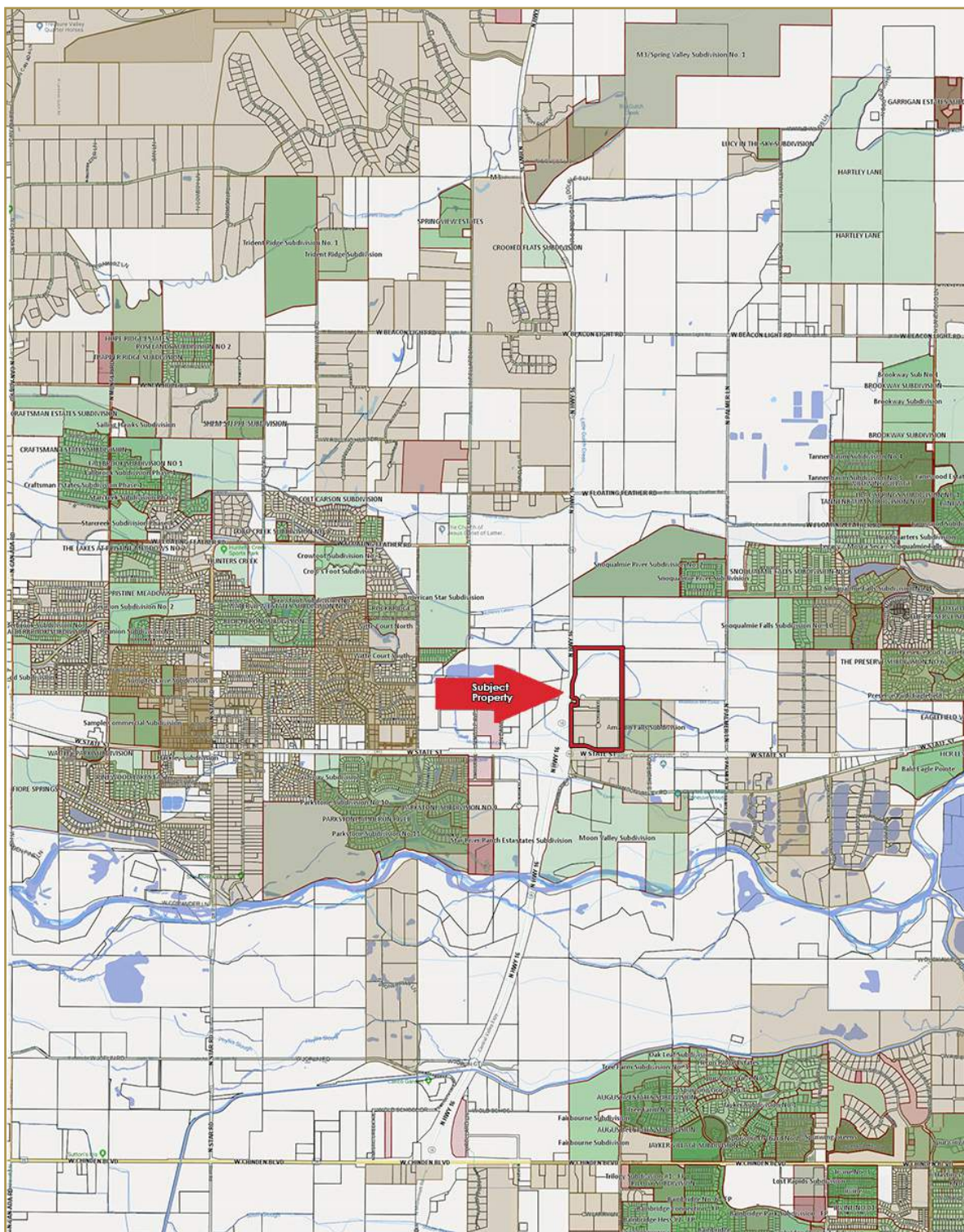
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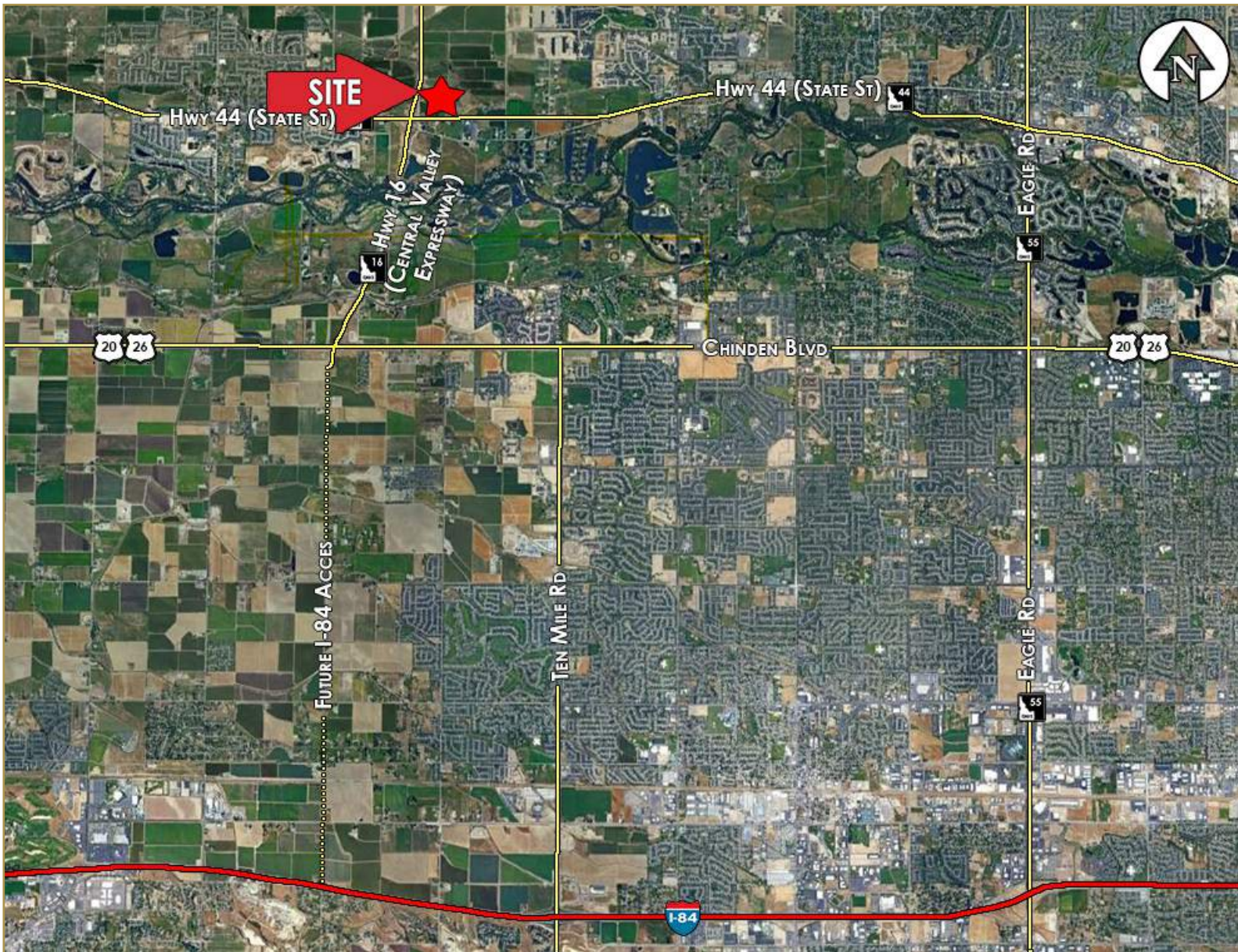


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## Central Valley Expressway



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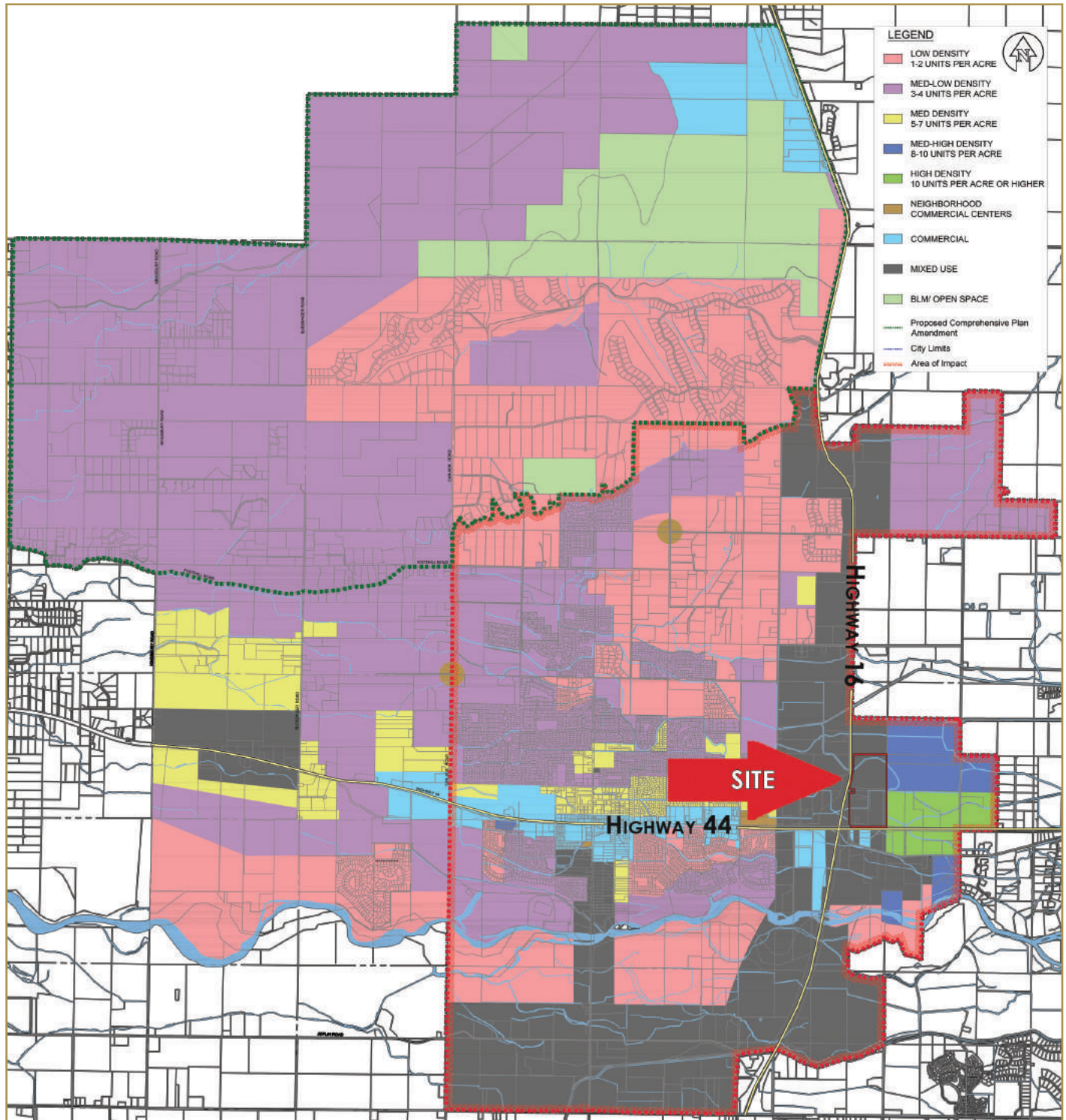
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### City of Star Future Land Use Map:



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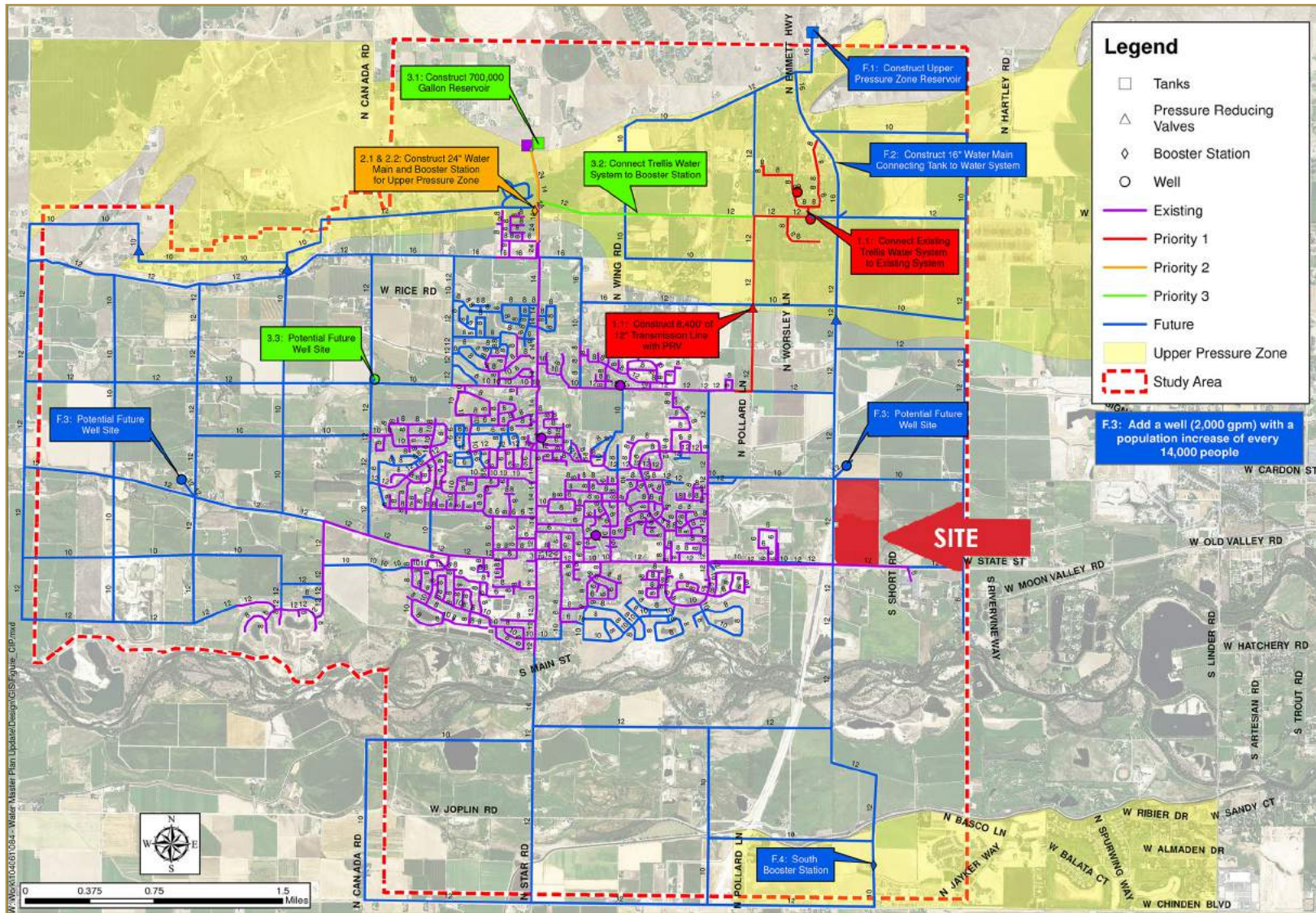
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### Star Water Map



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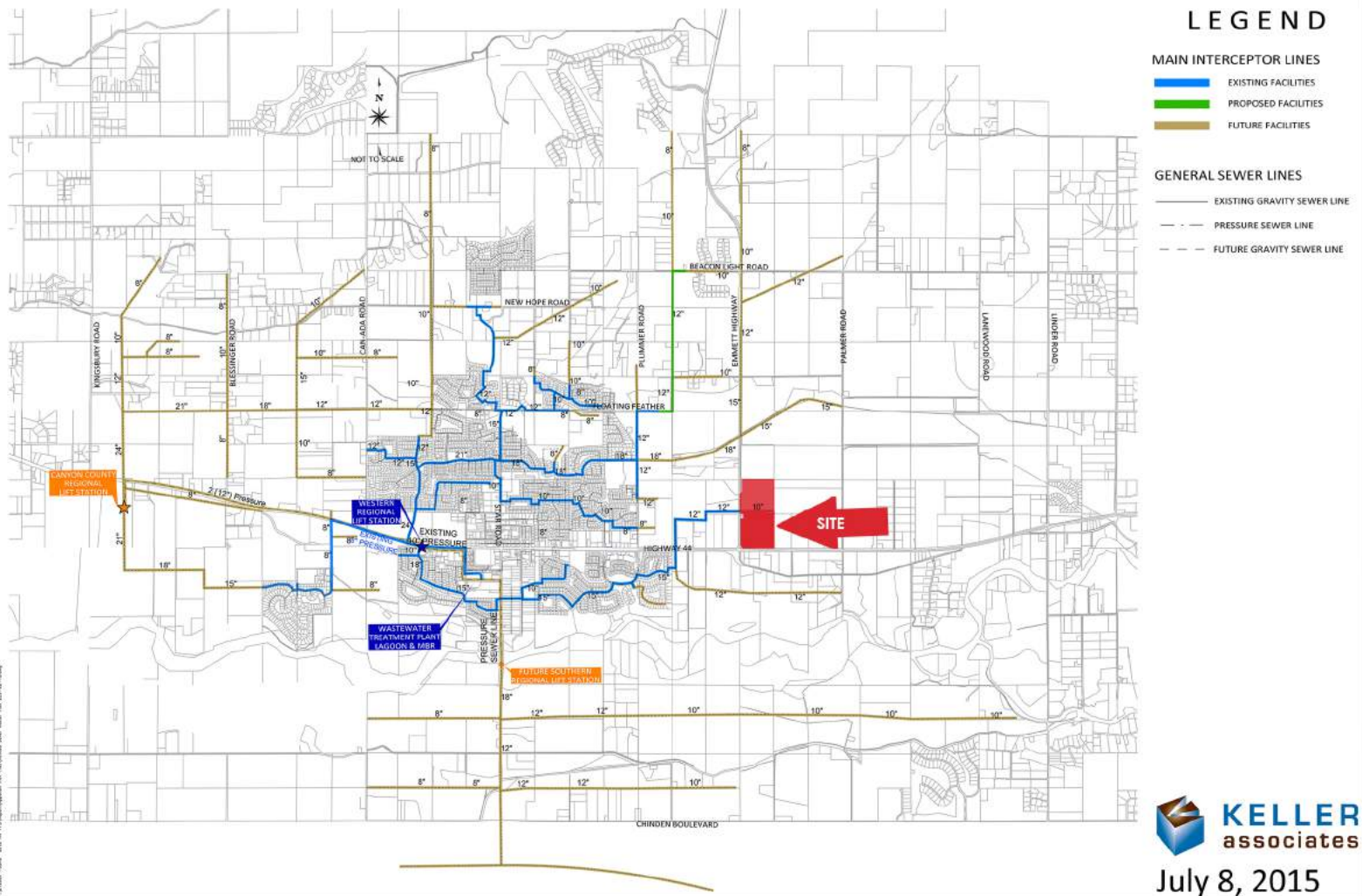


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## Star Sewer & Water Map

### Star Sewer & Water District SEWER SYSTEM - MASTER PLAN



**KELLER**  
associates

July 8, 2015

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