

# 1501 S Washington Ave Emmett, ID

Retail Pads Available



## Build-to- Suit & Ground Lease Retail Pads

### Property Details

- Prime pad sites available for land lease, build-to-suit, or sale.
- 2.34 acres that are divisible for multiple users with flexible lot sizes.
- Next to Walgreens, McDonalds, Taco Bell, Maverick, Dollar Tree, Arctic Circle, O'Reilly Auto Parts, and more.
- Full access along S. Washington Ave
- Zoned Commercial

### Description

Emmett's population is on the rise for many reasons. One of which is due to the lower cost of living compared to the U.S. average. Improvements to HW16 will cut down the commute time to nearby cities like Eagle, Star, Meridian and Boise. Emmett has been stated as one of the best places to live for its beautiful scenery, friendly people, and clean downtown.

Emmett has been discovered by many local & national retailers due to the high demand of more services and businesses to keep up with the rising population. Local business owners say that with the growth and energizing community, it has been easy to find employees.

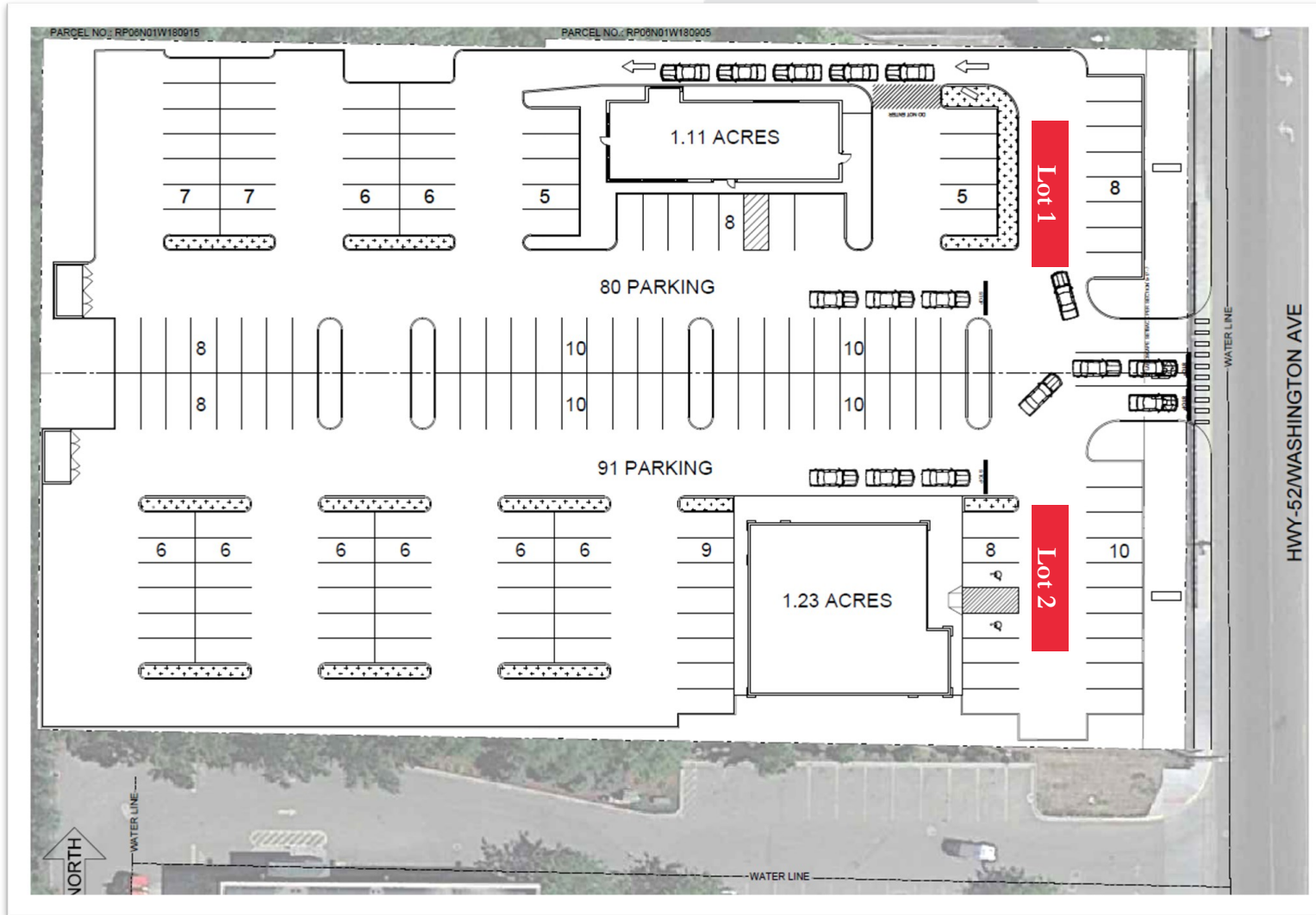
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**Rocky Mountain**  
Real Estate Services, LLC  
350 N. 9th Street, Ste 200, Boise ID 83702

# Available Parcels



Parcel	Square Footage
Lot 1	± 1.11 Acres
Lot 2	± 1.23 Acres

\*Lot sizes can be adjusted

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# Aerial



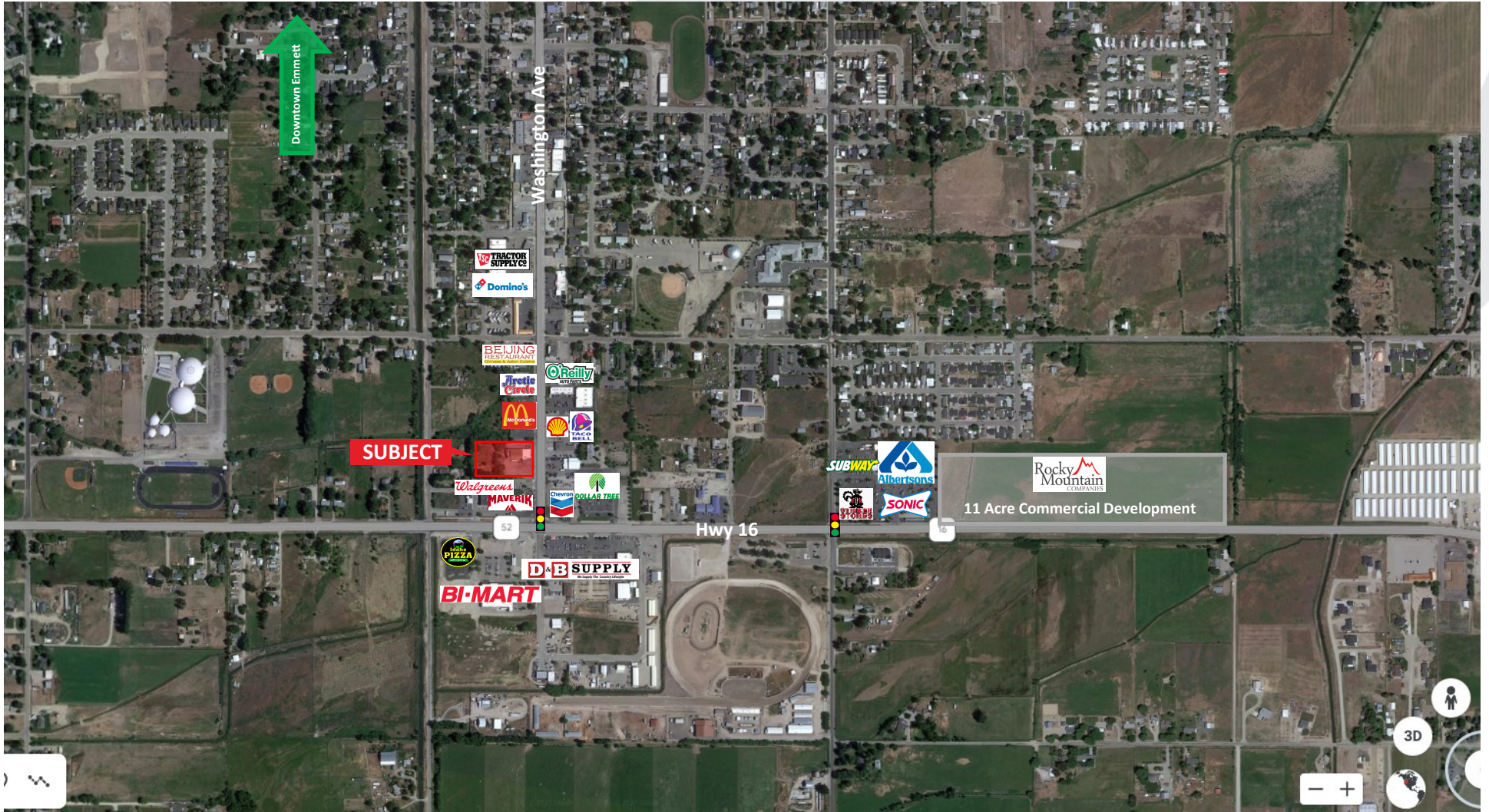
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# City Limits Aerial



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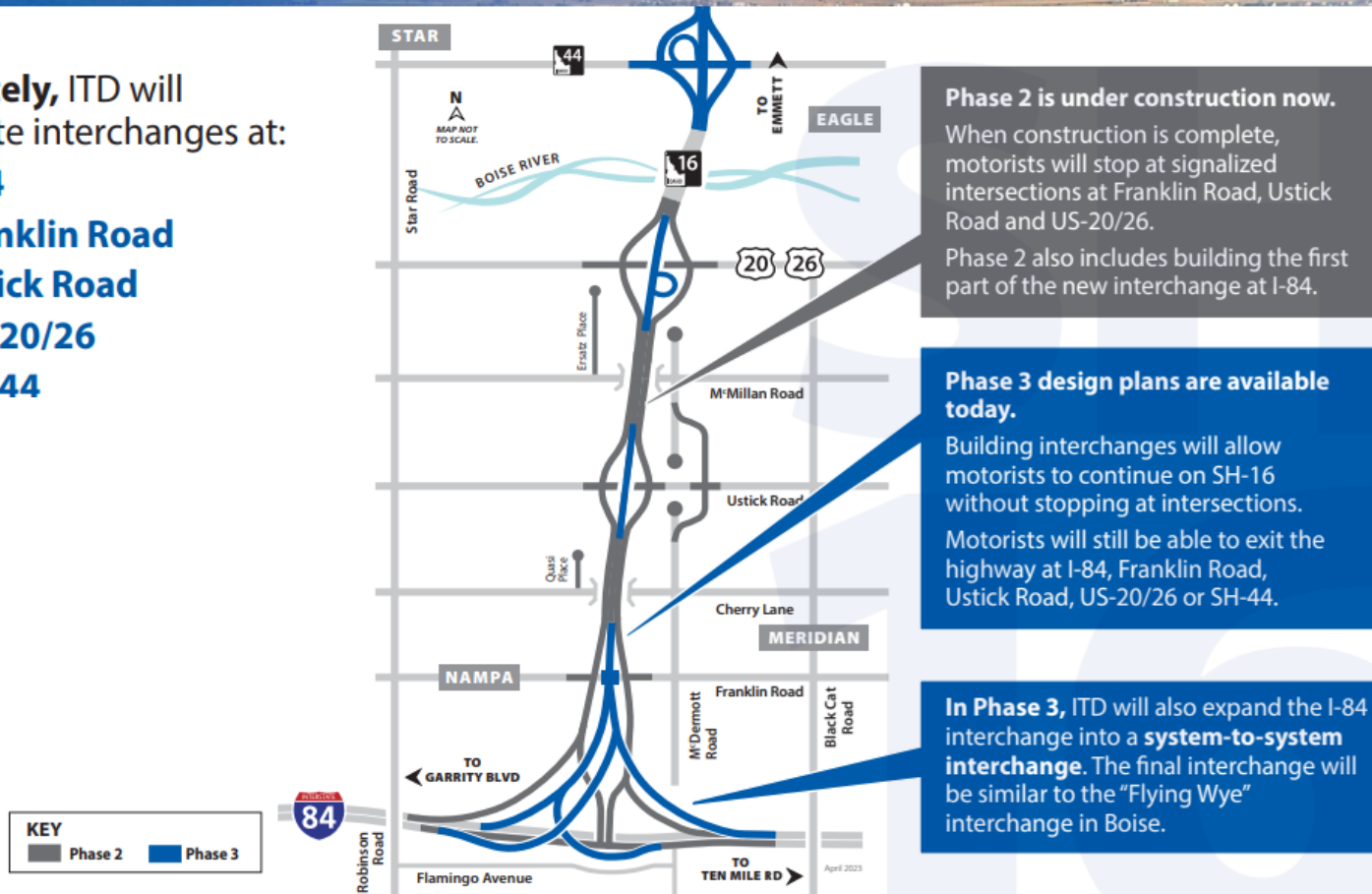
# Idaho 16 Corridor Extension Plans

## OVERVIEW OF THE INTERCHANGES



Ultimately, ITD will complete interchanges at:

- I-84
- Franklin Road
- Ustick Road
- US-20/26
- SH-44



### Phase 2 is under construction now.

When construction is complete, motorists will stop at signalized intersections at Franklin Road, Ustick Road and US-20/26.

Phase 2 also includes building the first part of the new interchange at I-84.

### Phase 3 design plans are available today.

Building interchanges will allow motorists to continue on SH-16 without stopping at intersections. Motorists will still be able to exit the highway at I-84, Franklin Road, Ustick Road, US-20/26 or SH-44.

In Phase 3, ITD will also expand the I-84 interchange into a **system-to-system interchange**. The final interchange will be similar to the "Flying Wye" interchange in Boise.

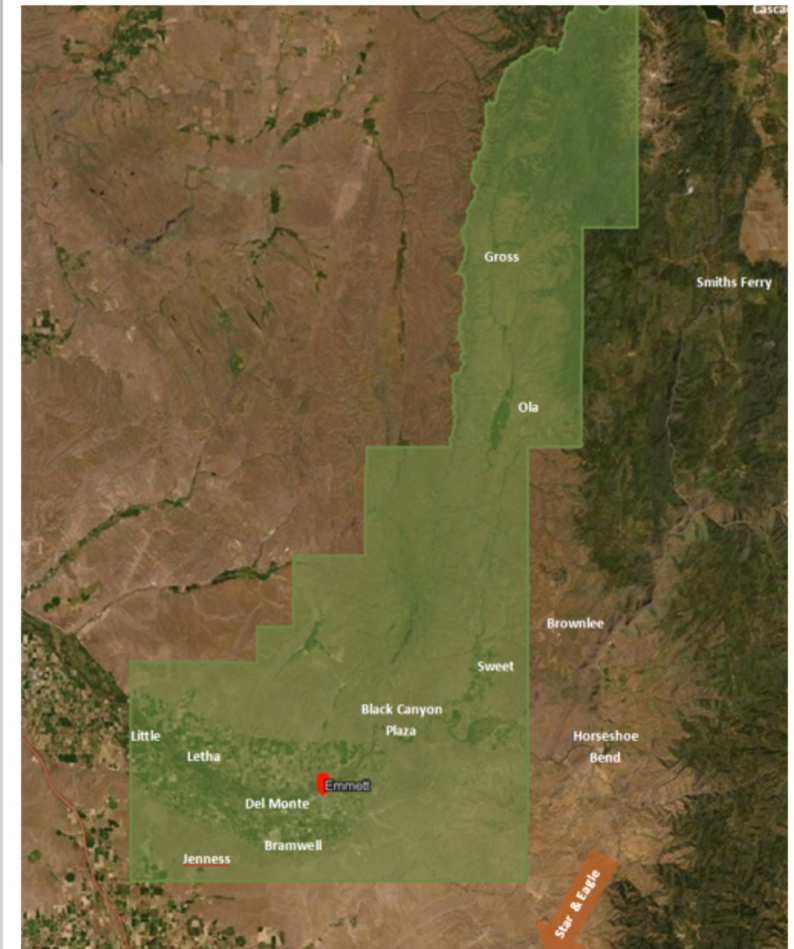
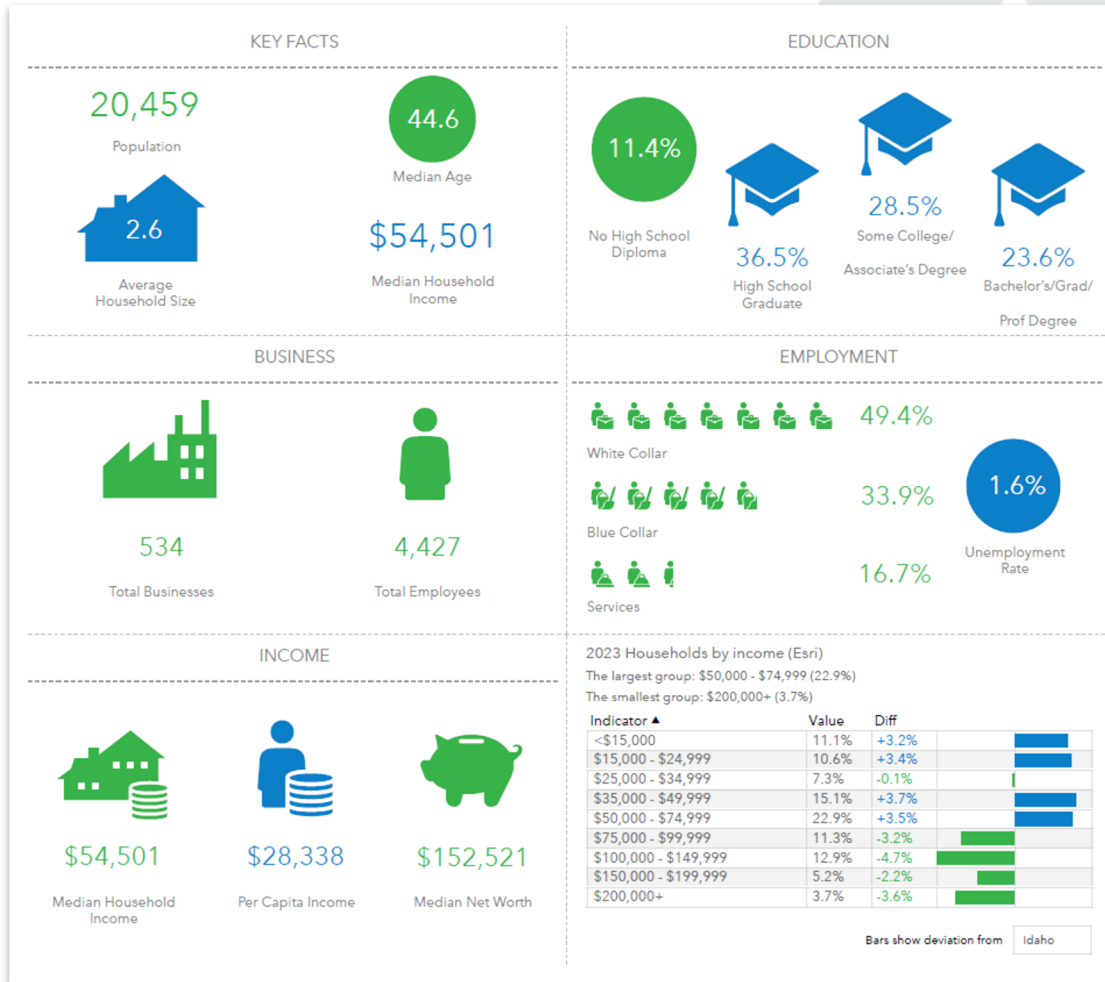
Take a Virtual Tour of Idaho 16: I-84 to Idaho 44 [Here](#)

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# Gem County Demographics



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# Emmett's Growth Plan



## 2023

### COMPREHENSIVE PLAN UPDATE

- Health
- Economic Development
- Education
- Population and Growth
- Public Services and Utilities
- Recreation/Open Space
- Transportation
- Cultural Resources
- Natural Resources
- Airport
- Hazardous Areas

The first phase of the Elevate Emmett Comprehensive Plan Update is focused on emerging themes, key issues, and opportunities which have emerged from the public engagement. Along with maintaining the small town character, focusing on healthy lifestyles, and improving transportation, the city has put a lot of emphasis on investing in their economic future through the following goals:

- Fill downtown commercial vacancies.
- Expand opportunities for cooperative spaces like 117 Main Street.
- Need to modernize the school system and expand opportunities.
- Bring in small industry for better paying jobs.
- Increase grocery shopping options.
- Focus business development on jobs with higher wages.
- Invest in beautification of the downtown business district and local area.
- Increase the number of eating and dining options in the City.
- Encourage small business development and opportunities for the residents
- Direct large commercial development onto Highway 16 near Albertsons.
- Increase affordable housing.
- Increase the business and career opportunities post-high school.

[Elevate Emmett Phase 1 Plans Link](#)

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