

# Highway 16– Emmett, ID

## Multi Tenant Building Available



*\* Illustrative Photo*

### Multi-Tenant Building Available For Lease

#### Property Details:

- 8,600 SF multi-tenant building available for lease, and located at the main roadway into Emmett within Emmett's newest commercial subdivision.
- Space is divisible according to Tenants desired square footage and will be offered in “grey shell” condition unless requested otherwise.
- End cap unit with Drive-Thru option available.
- Located next to Albertsons, Stinker, Sonic, Subway, and Papa Murphy’s.
- 1/2 mile away from major retailers such as Walgreens, D&B, McDonalds, Taco Bell, Maverick, and O’Reilly Auto Parts.
- Future traffic signal proposed on Southeast corner of property with access connecting to HW16 to E. 12th Street.
- Highway 16 expansion will result in a population boom in Emmett.

#### Project Description:

Rocky Mountain Companies is proud to develop a major shopping center located at one of the first commercial lots in Emmett’s city limits when approaching the city from Highway 16 .

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 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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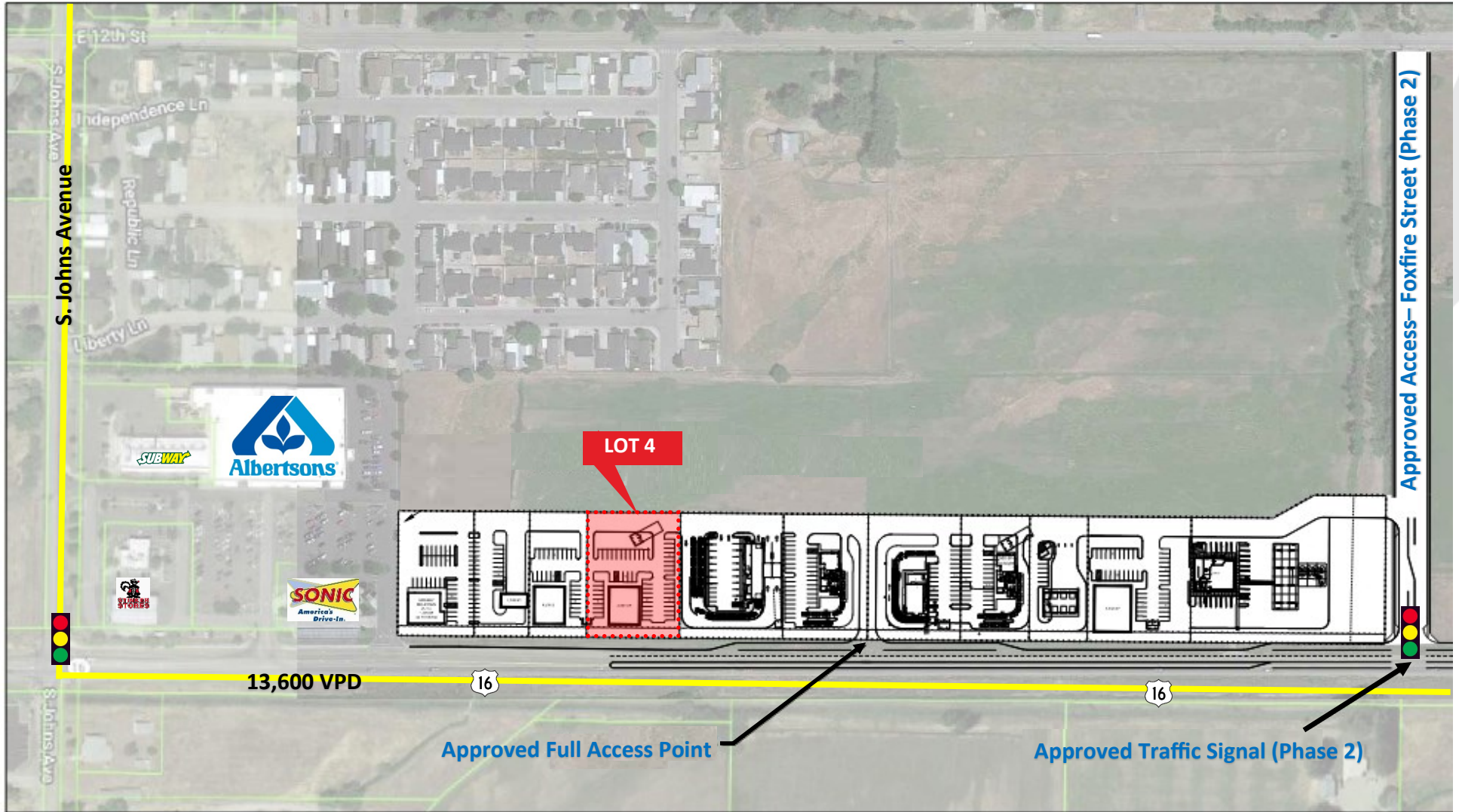
camille.lothrop@rmcos.com

Rocky  
Mountain

Real Estate Services, LLC

350 N. 9th Street, Ste 200, Boise ID 83702

# Subdivision Site Plan

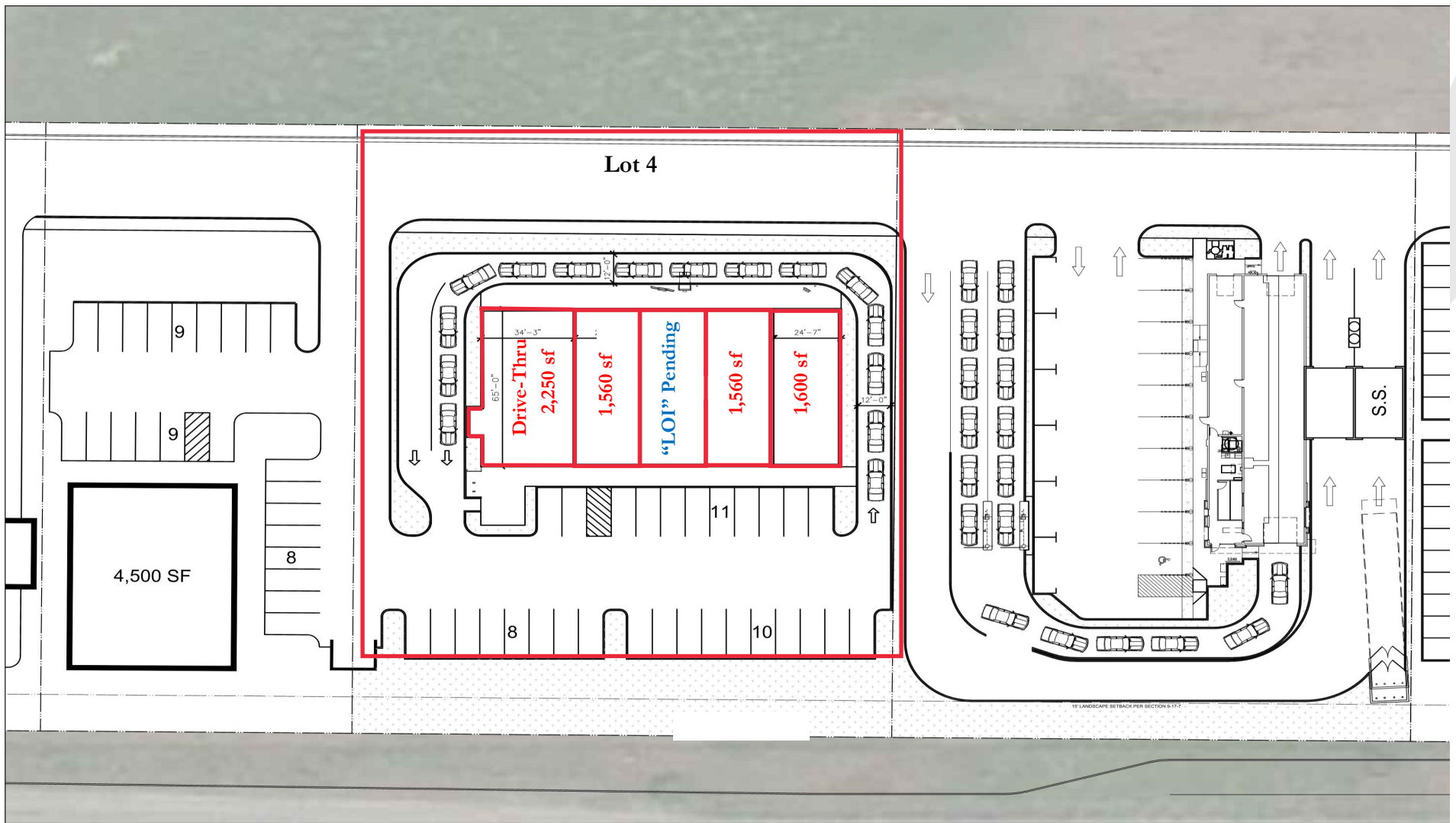


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## Subdivision Photo— Phase 1



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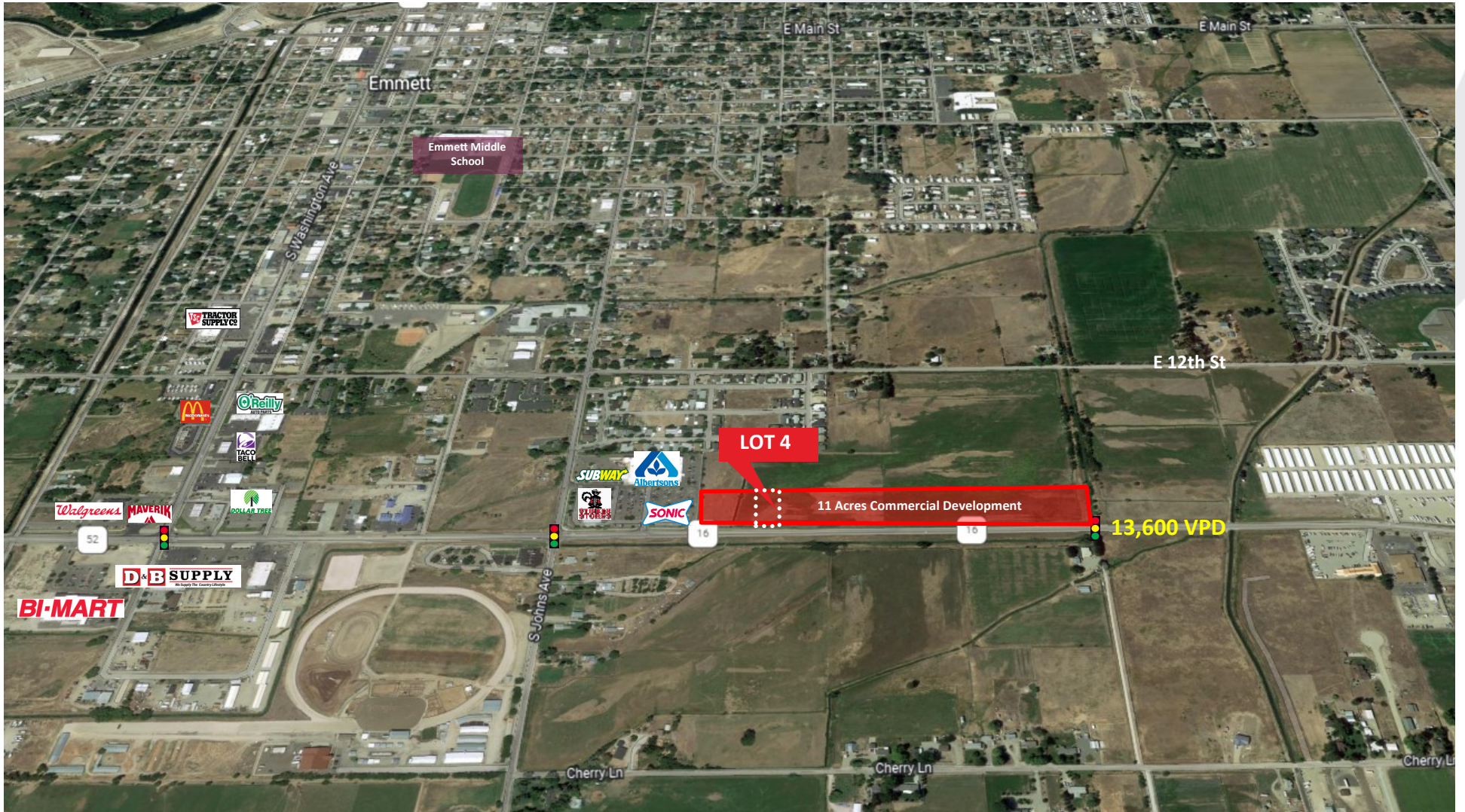
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# Aerial



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# City Limits Aerial



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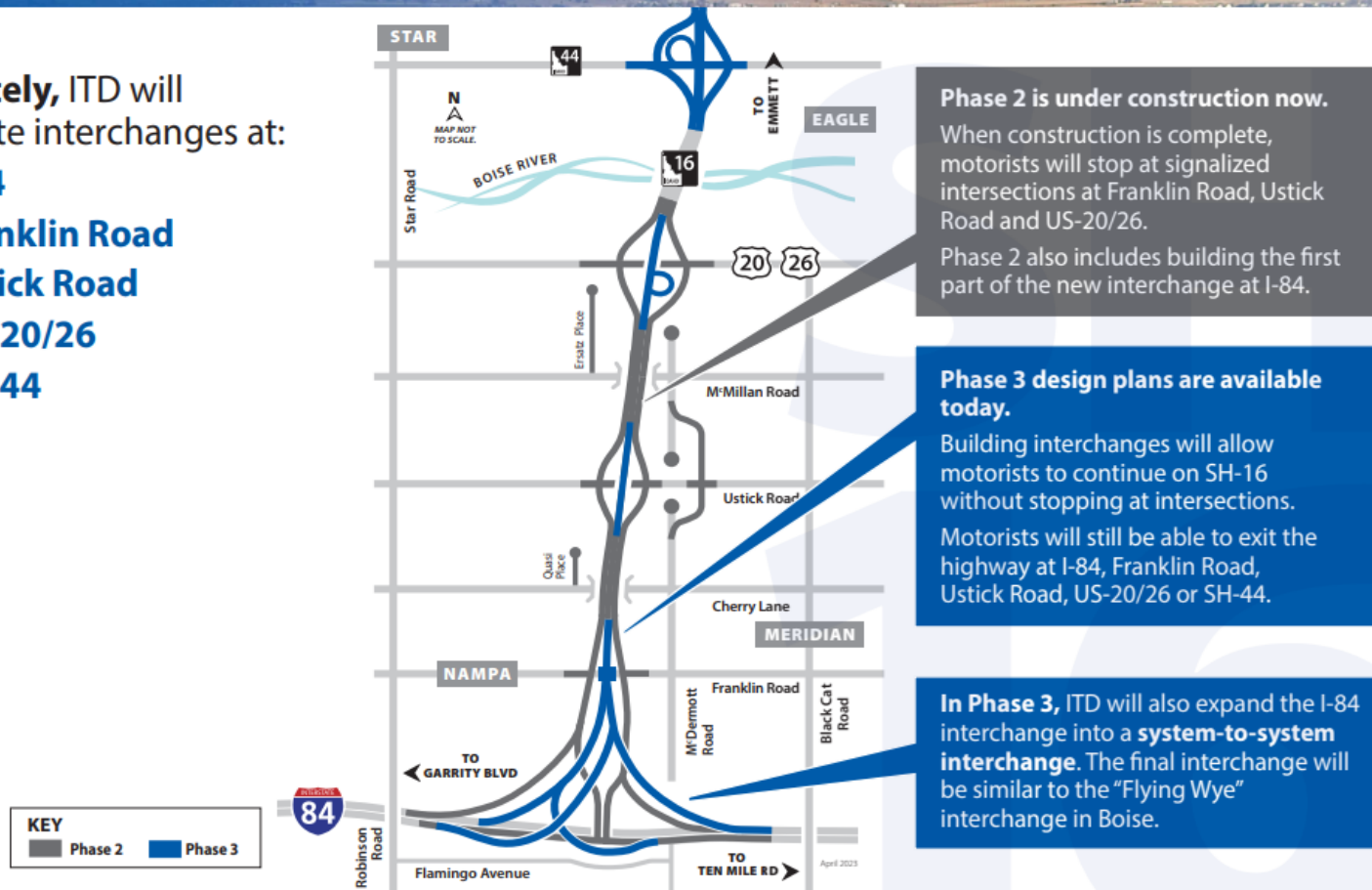
# Highway 16 Expansion

## OVERVIEW OF THE INTERCHANGES



Ultimately, ITD will complete interchanges at:

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



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

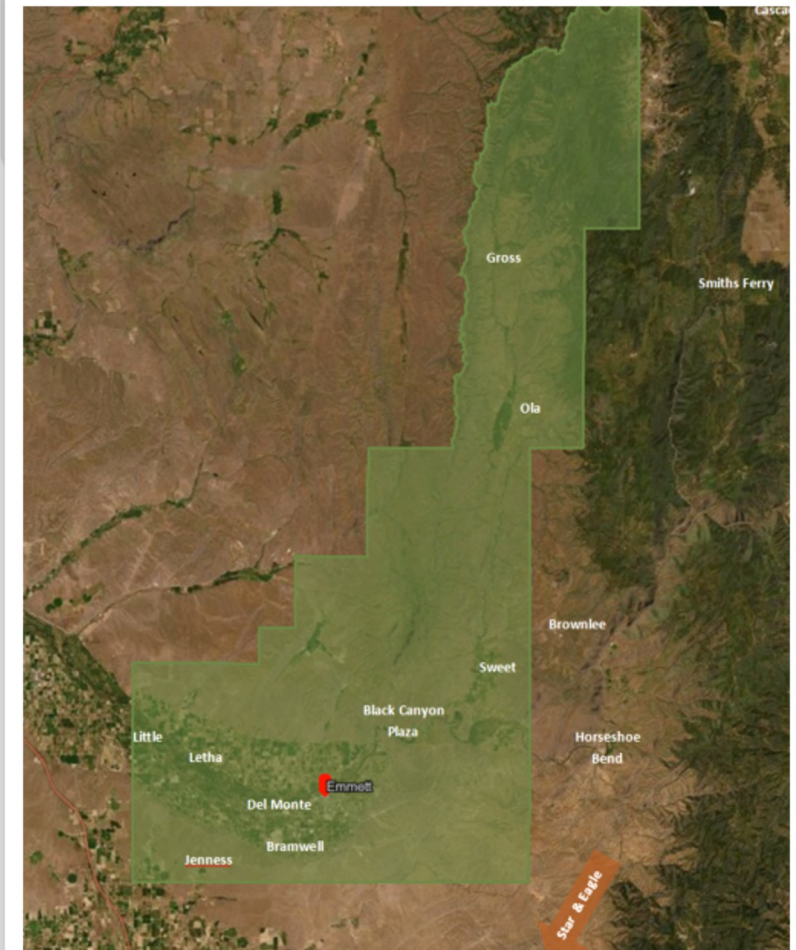
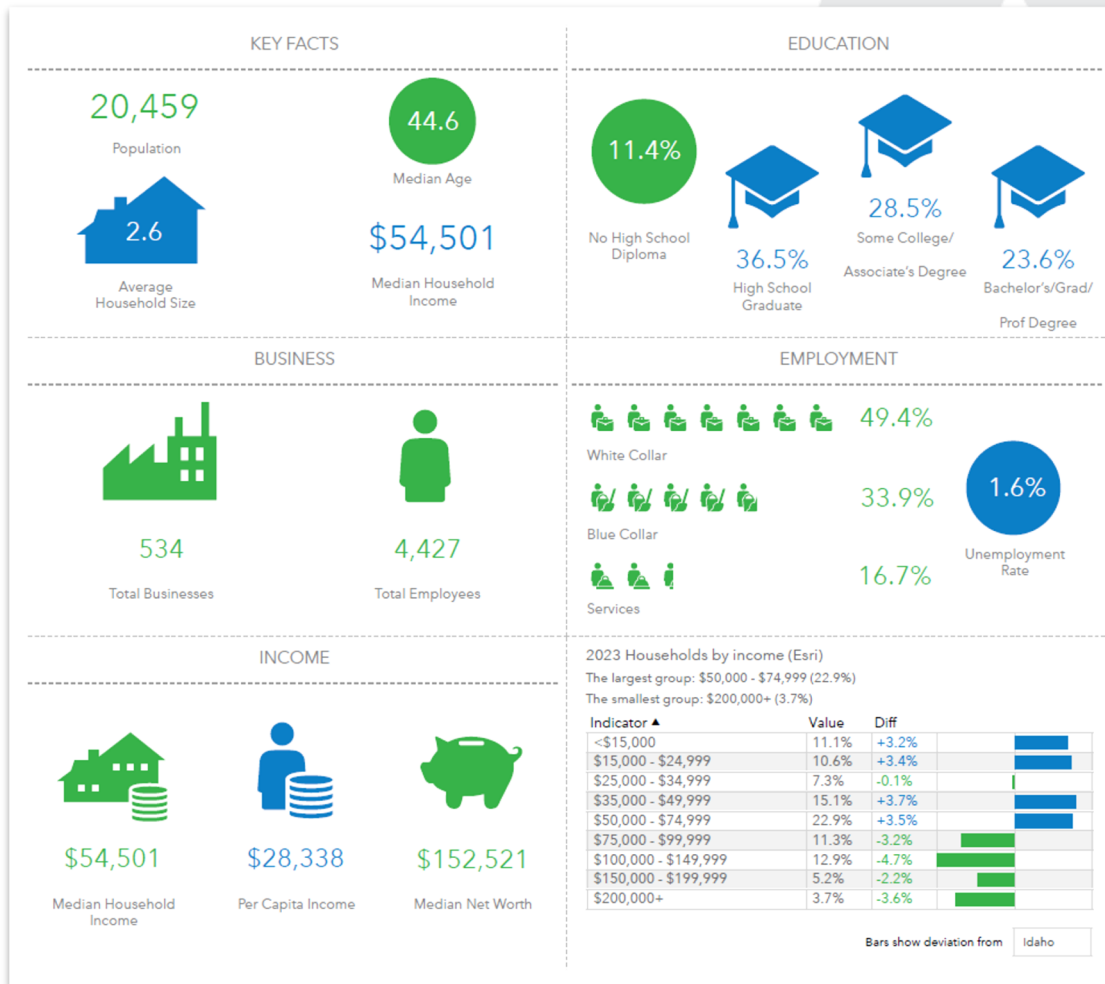
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# Gem County Demographics



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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 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 Plans Link](#)

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