

AHLQUIST.

Moyle Junction

MARK CLEVERLEY
208.850.6113
MARK@AHLQUISTDEV.COM

HOLT HAGA
208.371.4658
HOLT@AHLQUISTDEV.COM



Welcome to Moyle Junction

- Signalized hard-corner location at the intersection of State Street (Highway 44) and Highway 16 — two of the Treasure Valley's most heavily traveled arterials
- The \$475 million Highway 16 freeway expansion is the region's first new elevated highway in more than four decades, dramatically increasing the strategic importance of this intersection.
- Surrounded by rapidly expanding residential rooftops in Star, Eagle, and northwest Boise, delivering a growing and underserved retail trade area.
- Site will feature a large medical complex driving daily traffic use.

Overview

LOCATION

NE CORNER OF STATE ST
(HWY 44) AND MOYLE AVENUE

TOTAL ACRES

15.53
RANGE: 0.9 - 4.52 AC LOTS

RETAIL PADS COMPLETION

JAN 2026

Moyle Junction

Overview

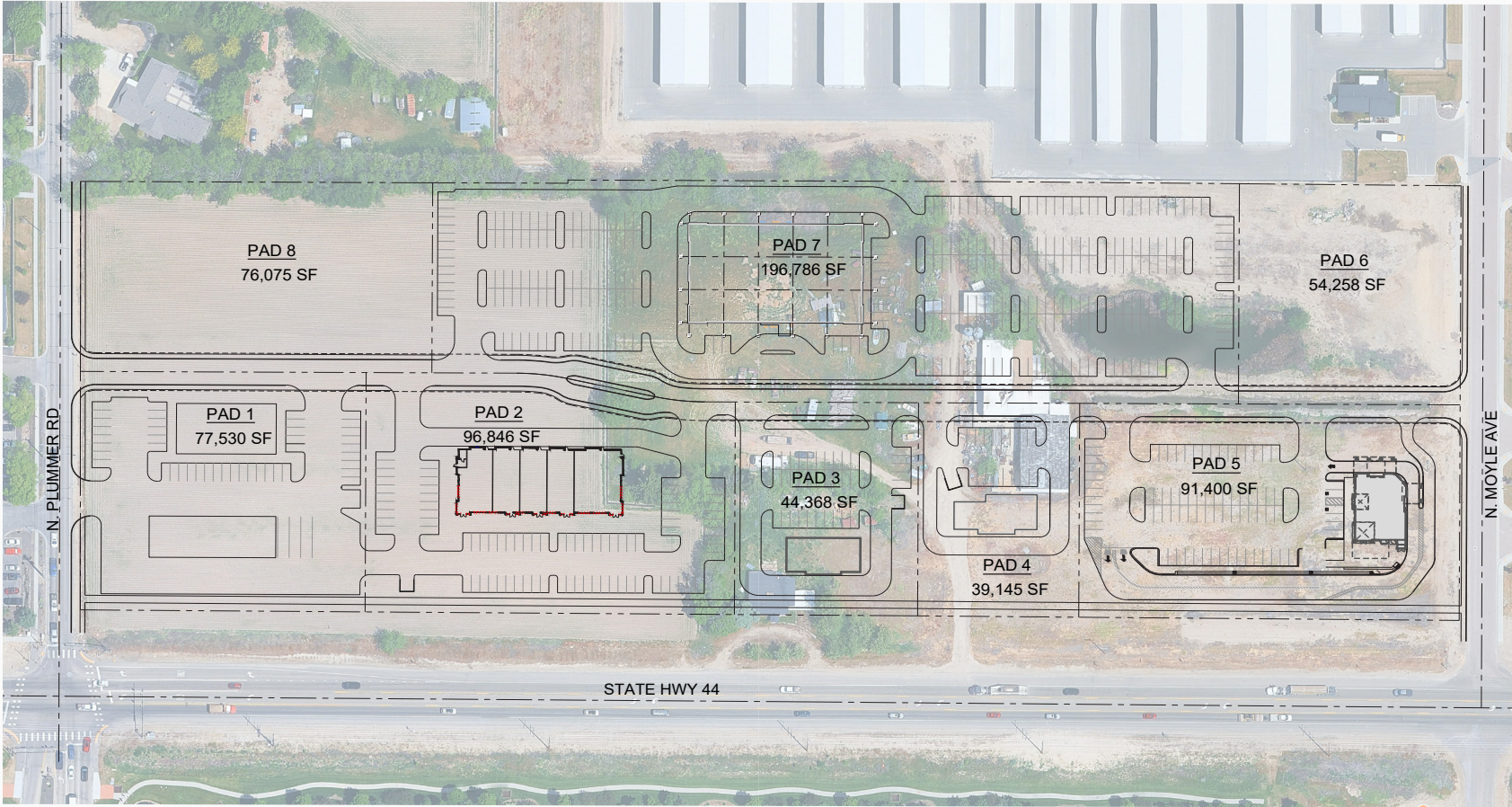
Available Pads

PAD #	LAND SIZE	SIZE (AC)	PRICE PER SQ. FT.	PRICE
1	77,530	1.78	\$35.00	\$2,713,550.00
2	96,846	2.22	\$30.00	\$2,905,380.00
3	44,368	1.02	\$30.00	\$1,331,040.00
4	39,145	0.90	\$30.00	\$1,174,350.00
5	91,400	2.10	\$35.00	\$3,199,000.00
6	54,258	1.25	\$25.00	\$1,356,450.00
7	196,786	4.52	\$20.00	\$3,935,720.00
8	76,075	1.75	\$25.00	\$1,901,875.00
	676,408	15.53		

Moyle Junction

Pads

Site Plan



Moyle Junction

Site Plan

Treasure Valley

POPULATION 900,000

STAR
DRIVE TIME TO MOYLE LANDING: 5 MIN
POP: 21,000

BOISE FOOTHILLS

Moyle Junction

CALDWELL
DRIVE TIME TO MOYLE LANDING: 25 MIN
POP: 68,000

EAGLE
DRIVE TIME TO MOYLE LANDING: 10 MIN
POP: 33,000

BOISE
DRIVE TIME TO MOYLE LANDING: 30 MIN
POP: 240,000

MERIDIAN
DRIVE TIME TO MOYLE LANDING: 20 MIN
POP: 140,000

HIGHWAY 16

TEN MILE RD.

EAGLE RD.

EAST BOISE

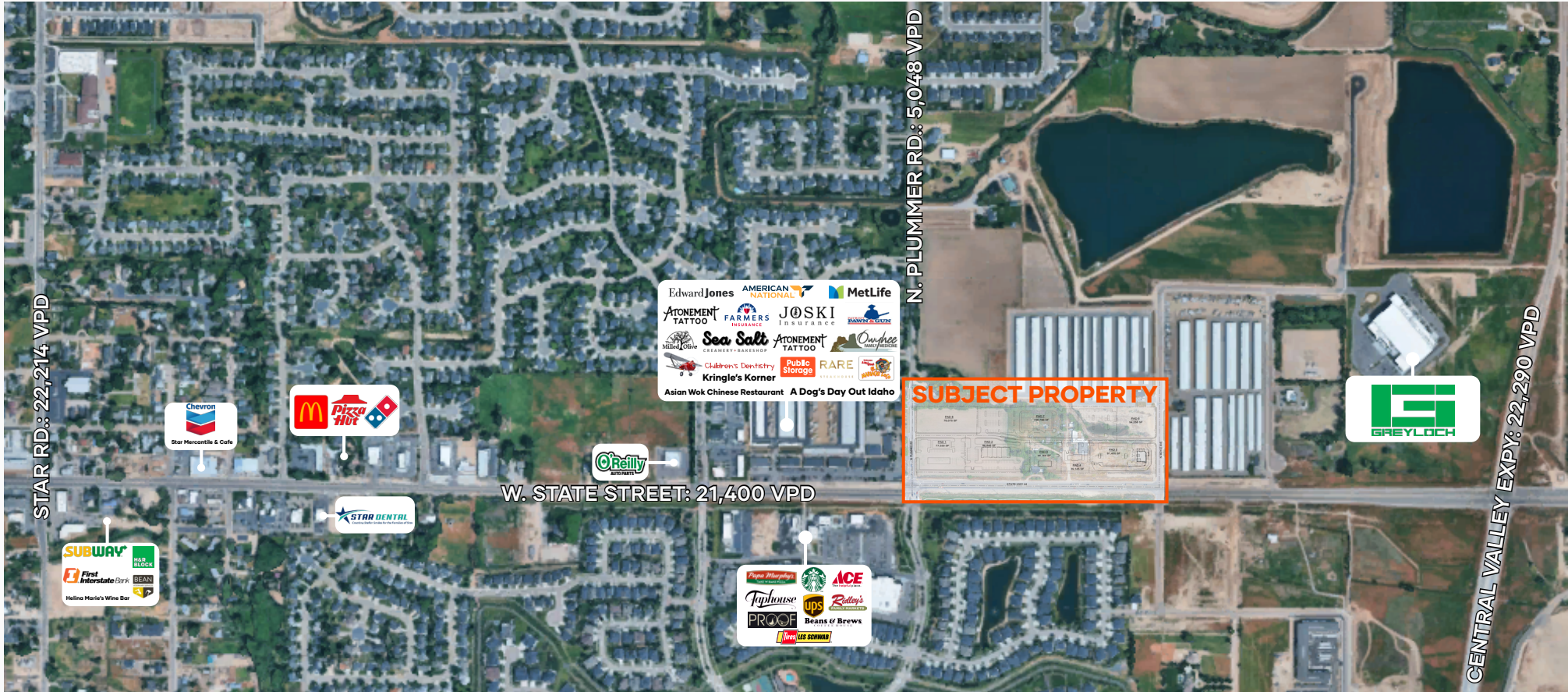
NAMPA
DRIVE TIME TO MOYLE LANDING: 22 MIN
POP: 115,000

KUNA
DRIVE TIME TO MOYLE LANDING: 30 MIN
POP: 30,000

BOISE AIRPORT
DRIVE TIME TO MOYLE LANDING: 30 MIN

Moyle Junction

Site



Moyle Junction

Site



Mark Cleverley

CHIEF LEASING OFFICER | 208.850.6113
MARK@AHLQUISTDEV.COM

Mark is one of the founding members of Ahlquist. As Chief Leasing Officer, Mark oversees all leasing and marketing operations, taking care to put an incredible level of care and attention into each project. Mark received his associates degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 20 years of experience in the Treasure Valley real estate field, Mark has a depth of understanding of the market that enables him to help each tenant find a perfect fit for their unique situation.



Holt Haga

VP OF LEASING | 208.371.4658
HOLT@AHLQUISTDEV.COM

Holt is one of the founding members of Ahlquist. As VP of Leasing, Holt has delivered the successful completion of over 4 million square feet of commercial development. Holt specializes in office, industrial, and retail leasing within the company's portfolio. Holt graduated Summa Cum Laude with a degree in Finance from Westminster College in Salt Lake City and received his MBA from Boise State University. Holt's outstanding attention to detail and relentless work ethic ensure a seamless and enjoyable experience with each client he works with.

Moyle Junction

Contact

AHLQUIST.

Thank you

MARK CLEVERLEY
208.850.6113
MARK@AHLQUISTDEV.COM

HOLT HAGA
208.371.4658
HOLT@AHLQUISTDEV.COM