

22289 CAN ADA ROAD

Star, Idaho 83699



43° NORTH



HIGHLIGHTS

- Prime location for commercial development
- 10.82 acres near intersection of Hwy 44 & Can Ada
- Star is one of the fastest growing cities in the U.S.

PROPERTY ADDRESS:

22289 Can Ada Road | Star Idaho

LAND SIZE:

10.82 acres

PRICE:

Call Agent

TRAFFIC COUNTS:

Hwy 44: 10,000 VPD

Can Ada Road: 2,100 VPD

ZONING:

AG Canyon County

COMP PLAN:

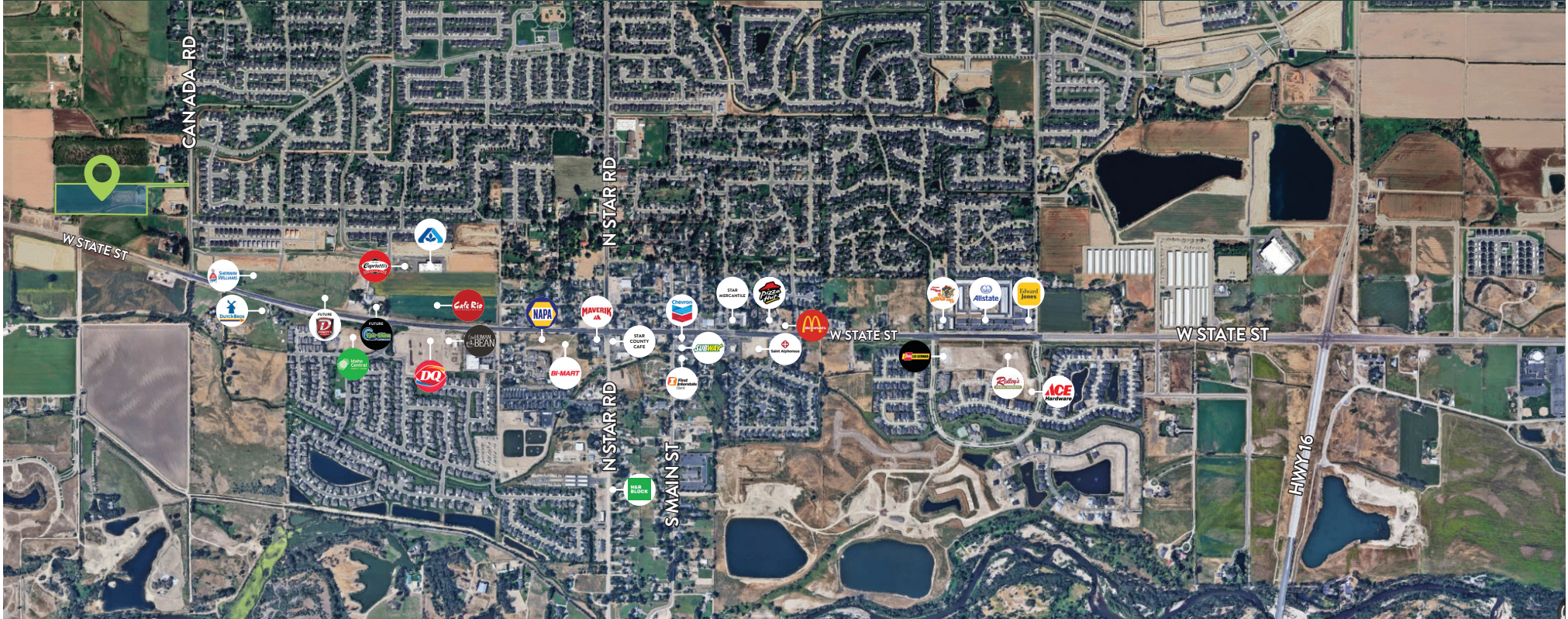
Commercial

STAR ZONING CODE:

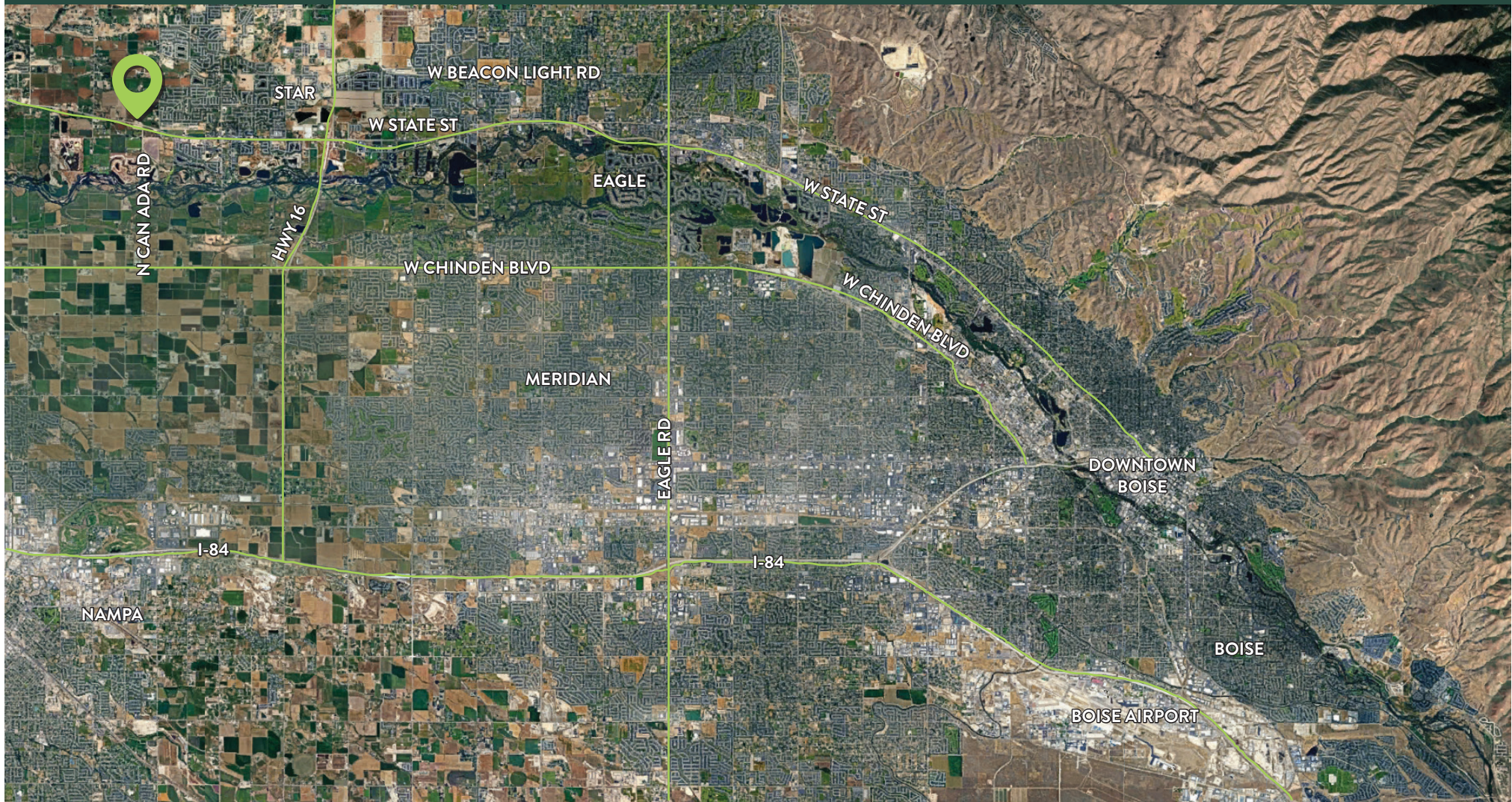
codelibrary.amlegal.com



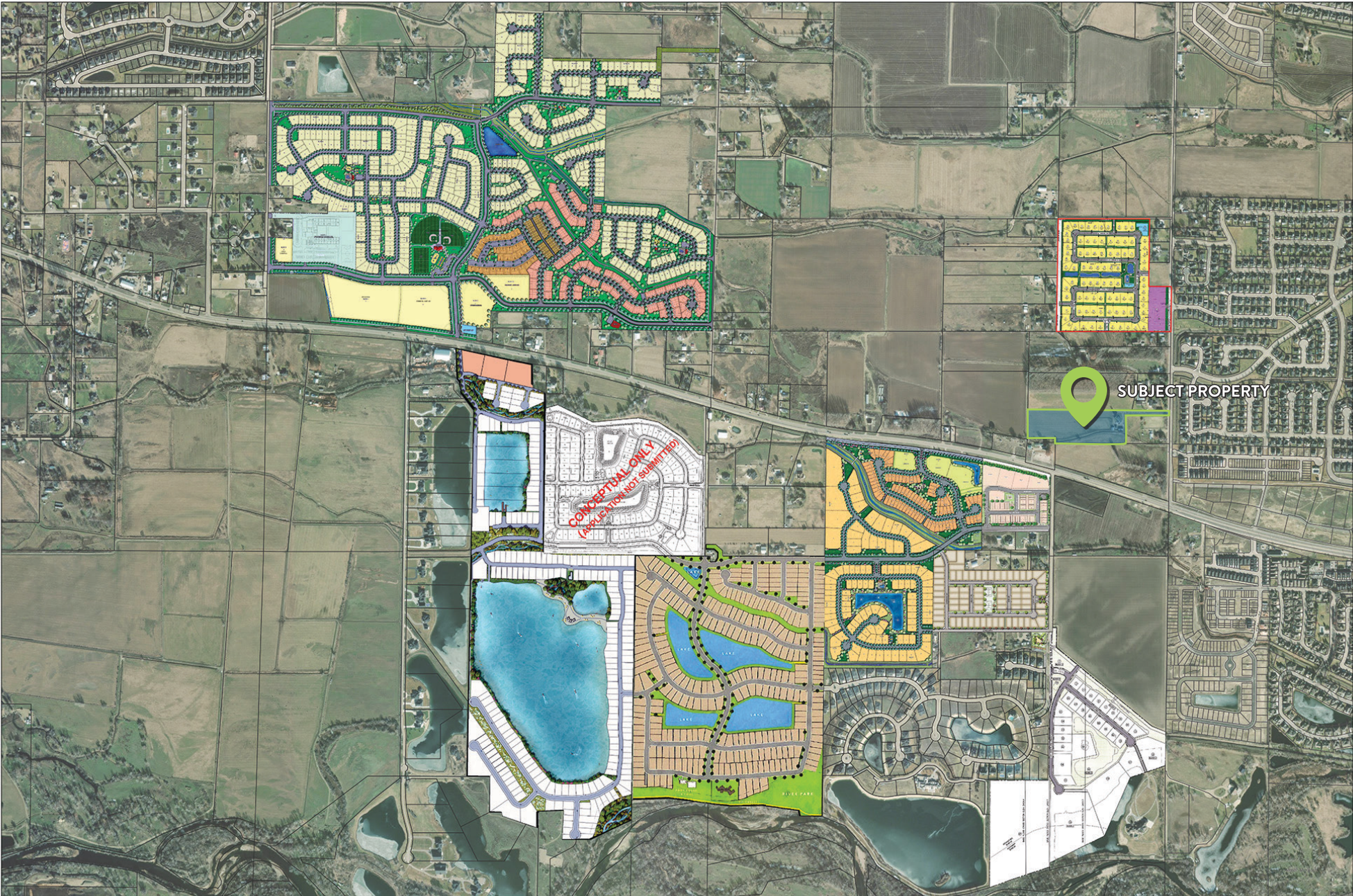
LOCATION



LOCATION



PLANNED FUTURE PROJECTS

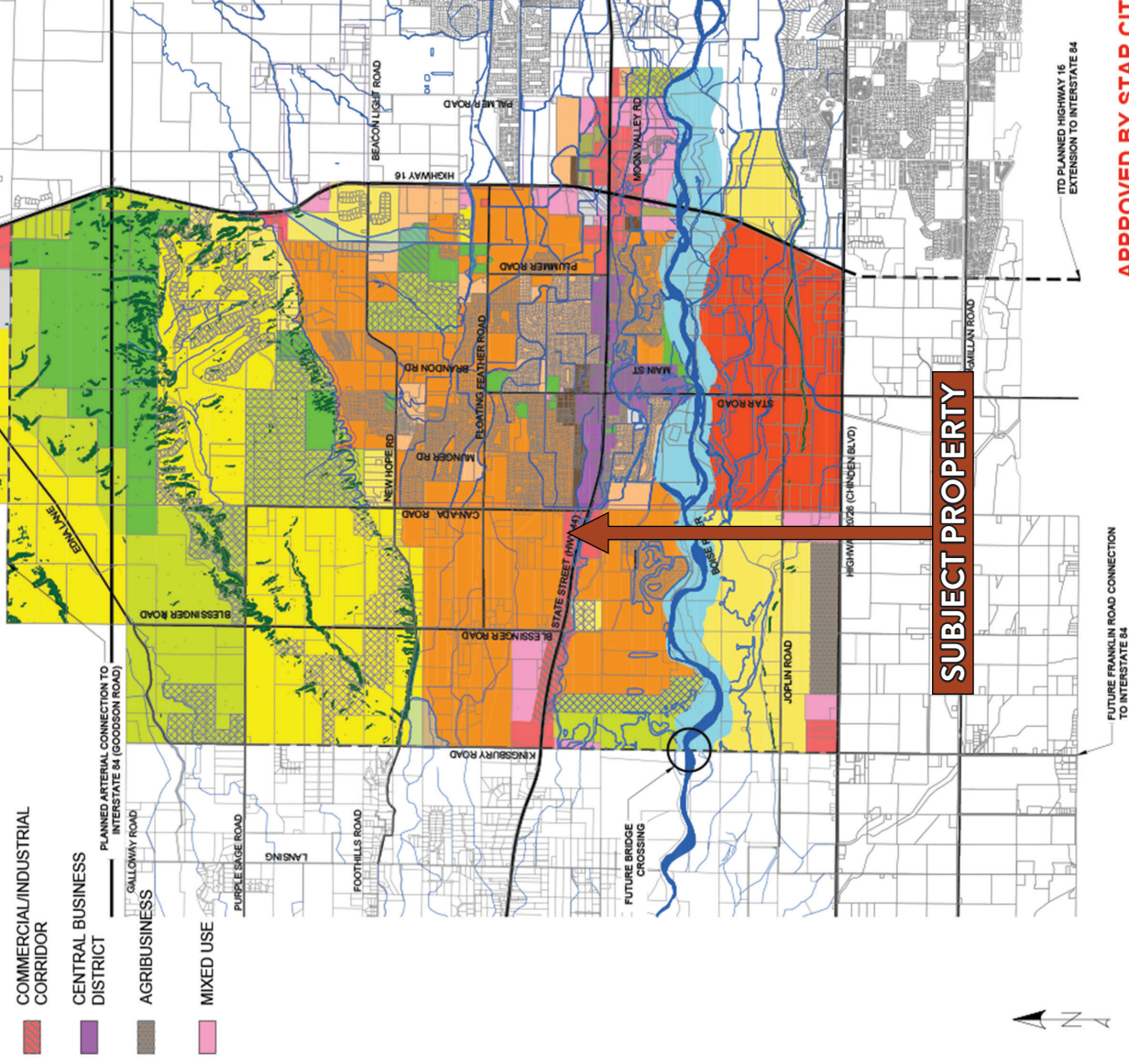




CITY OF STAR

LEGEND

- | | | |
|---|---|--|
| RURAL RESIDENTIAL
1 UNIT/2-ACRE TO 1 UNIT/5-ACRE | EXISTING PUBLIC USE /
PARKS & OPEN SPACE | SOUTH OF THE RIVER
PLANNING AREA - SEE
ILLUSTRATED VISION PLAN |
| LOW DENSITY RESIDENTIAL
MAXIMUM 1 UNIT PER ACRE | FLOODWAY | FUTURE PUBLIC USE /
PARKS & OPEN SPACE |
| ESTATE RURAL RESIDENTIAL
MAXIMUM 2 UNITS/ACRE | LIGHT INDUSTRIAL | ZONE A FLOODPLAIN |
| ESTATE URBAN RESIDENTIAL
MAXIMUM 3 UNITS/ACRE | HILLSIDE AREA
SLOPE > 25% | |
| NEIGHBORHOOD RESIDENTIAL
3-5 UNITS/ACRE | SPECIAL TRANSITION
OVERLAY AREA | |
| COMPACT RESIDENTIAL
5-10 UNITS/ACRE | ITD 44/16 R.O.W. | |
| HIGH DENSITY RESIDENTIAL
10+ UNITS/ACRE | FUTURE ROAD | |
| COMMERCIAL | ROAD | |
| COMMERCIAL/INDUSTRIAL
CORRIDOR | 100yr FLOOD PLAIN | |
| CENTRAL BUSINESS
DISTRICT | | |
| AGRI-BUSINESS | | |
| MIXED USE | | |

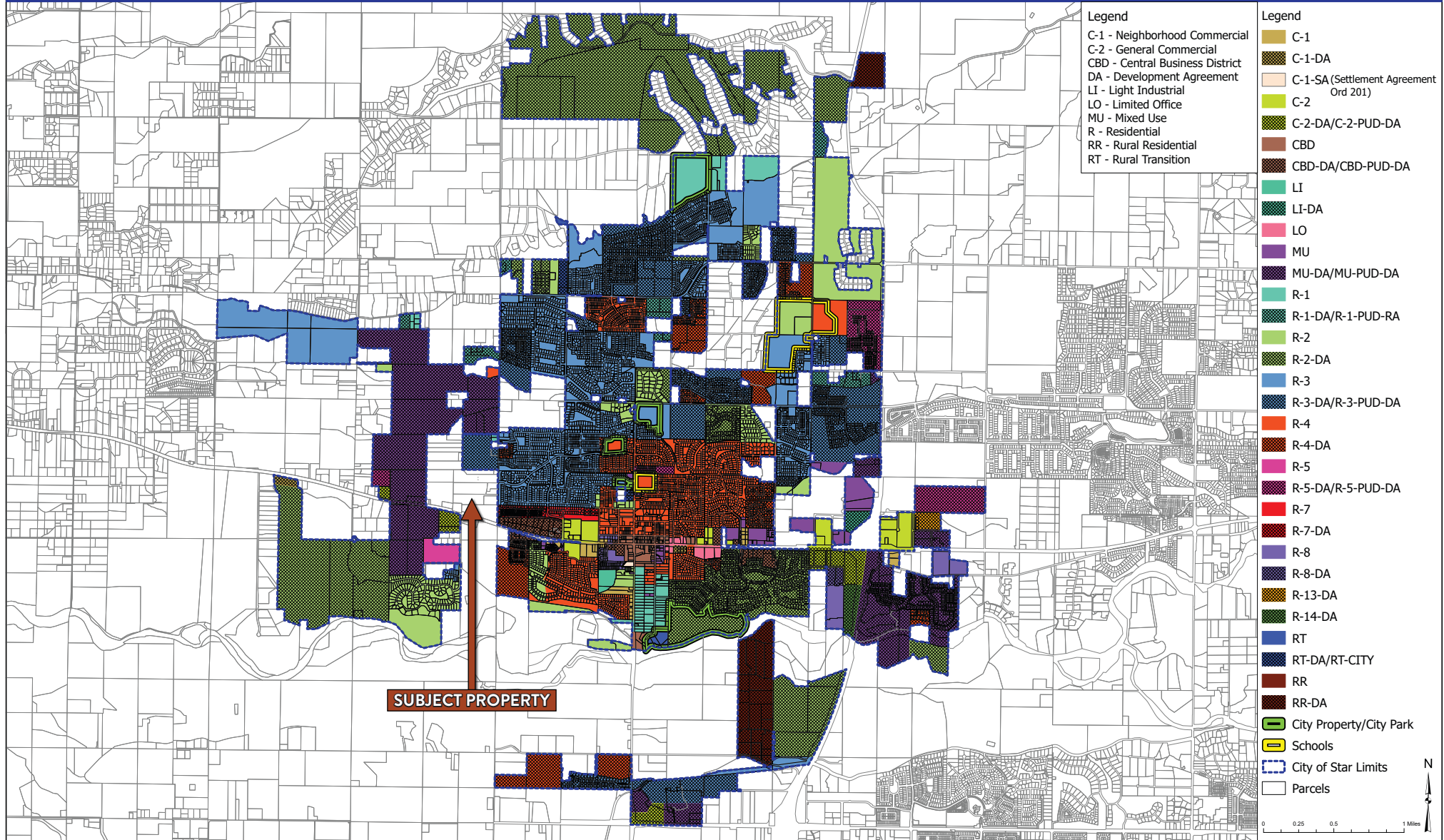


APPROVED BY STAR CITY
COUNCIL ON 06-07-2022

COMPREHENSIVE PLAN FUTURE LAND USE MAP



CITY OF STAR



ZONING MAP

Dec 4, 2023

LOCAL AREA OVERVIEW: THE CITY OF STAR

Star, Idaho is a growing community located just west of Boise. It offers a balance of small-town living with access to modern conveniences, making it a popular choice for families and those seeking a quieter lifestyle. The city has a mix of established neighborhoods and new developments, along with parks, walking paths, and locally owned businesses. With a strong sense of community, frequent local events, and scenic surroundings, Star continues to attract residents who value both simplicity and connection.



2021 POPULATION:

12,467

2020 AVERAGE HOUSEHOLD INCOME

\$87,219

AVERAGE COMMUTE TIME

28 MINUTES

BEST STATE TO LIVE | *LIVABILITY*, 2020

#1

RESOURCES: [STARIDAHO.ORG](https://staridaho.org) | [BESTPLACES.NET](https://bestplaces.net) | [WORLDPOPULATIONREVIEW.COM](https://worldpopulationreview.com)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MIN DRIVE
POPULATION				
2021 Estimated Population	4,500	15,642	35,536	34,967
2026 Projected Population	5,307	18,196	41,045	40,346
2010 Census Population	2,102	8,350	14,940	16,124
Projected Change '21-'26	17.9%	16.3%	15.5%	15.4%
HOUSEHOLD				
2021 Estimated Households	1,483	5,322	11,717	11,434
2026 Projected Households	1,755	6,199	13,555	13,189
2010 Census Households	692	2,820	5,005	5,464
Historical Change '00-'21	360.6%	298.4%	392.5%	290.6%
INCOME				
2021 Est. Average HH Income	\$105,432	\$105,419	\$112,977	\$107,150
2021 Est. Meridian HH Income	\$81,410	\$82,157	\$87,803	\$82,102
MISC				
2021 Meridian Home Value	\$419,697	\$422,964	\$415,897	\$398,434
2019 Meridian Rent	\$1,144	\$1,158	\$1,146	\$1,054
2021 Est. Labor Population Age 16+	2,157	7,427	16,385	15,959
2021 Est. Total Housing Expenditures	\$41,576,097	\$148,866,976	\$349,322,857	\$323,106,747