

# LAND FOR SALE, LEASE, OR BUILD TO SUIT

342 S. Calhoun Pl., Star, ID 83669



# EXECUTIVE SUMMARY

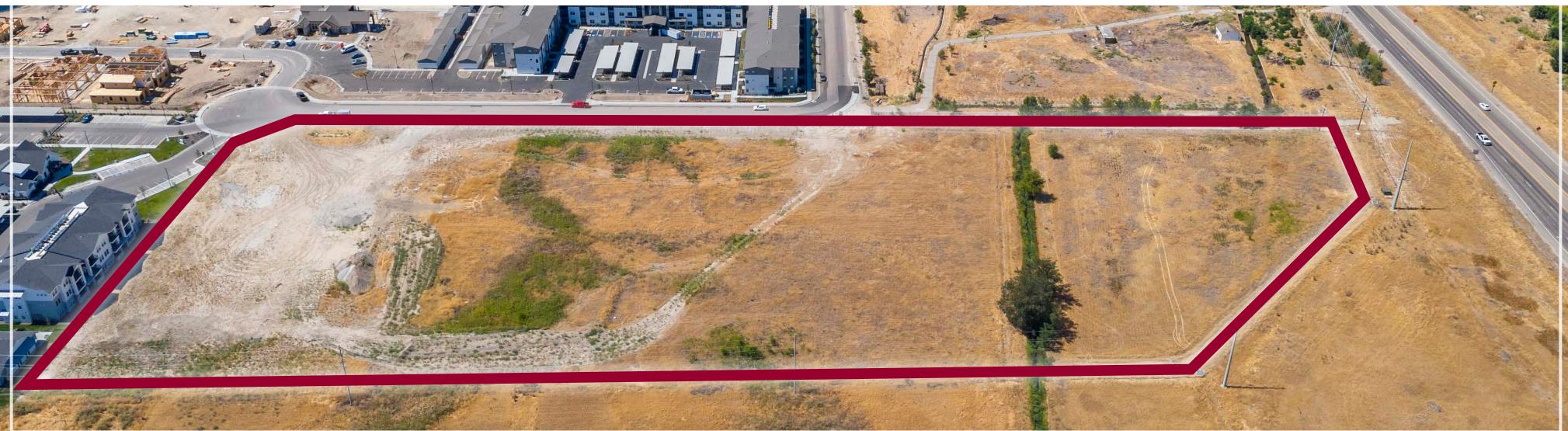
Lee & Associates is pleased to present one of the busiest corners in the entire Treasure Valley for sale, lease, or build to suit. Located on the southwest corner of HWY 16 and HWY 44 poses unparalleled visibility and traffic counts of 29,126 vehicles per day. Now underway is the expansion of HWY 16 to the I-84 which will give the Treasure Valley its first north and south freeway.

The City of Star is experiencing tremendous growth of not only residential but also commercial development due to its rapidly increasing population. This site sits at the forefront of Star presenting an excellent opportunity for retail, medical, and professional office alike.

New signalized intersection underway at Moyle and HWY 44 with completion scheduled for 2025. This full access on HWY 44 along with the HWY 16 expansion will make the visibility and accessibility exceptional.

## PROPERTY HIGHLIGHTS

- » Hard corner of HWY 16 and HWY 44 (State Street)
- » New signalized access off of HWY 44
- » Multiple sale, lease, and build to suit options available
- » Excellent opportunity for retail, medical, and professional office



# PROPERTY DETAILS

**SALE PRICE** Contact Agent

**TOTAL SIZE (AC)** 11.39

**COUNTY** Ada

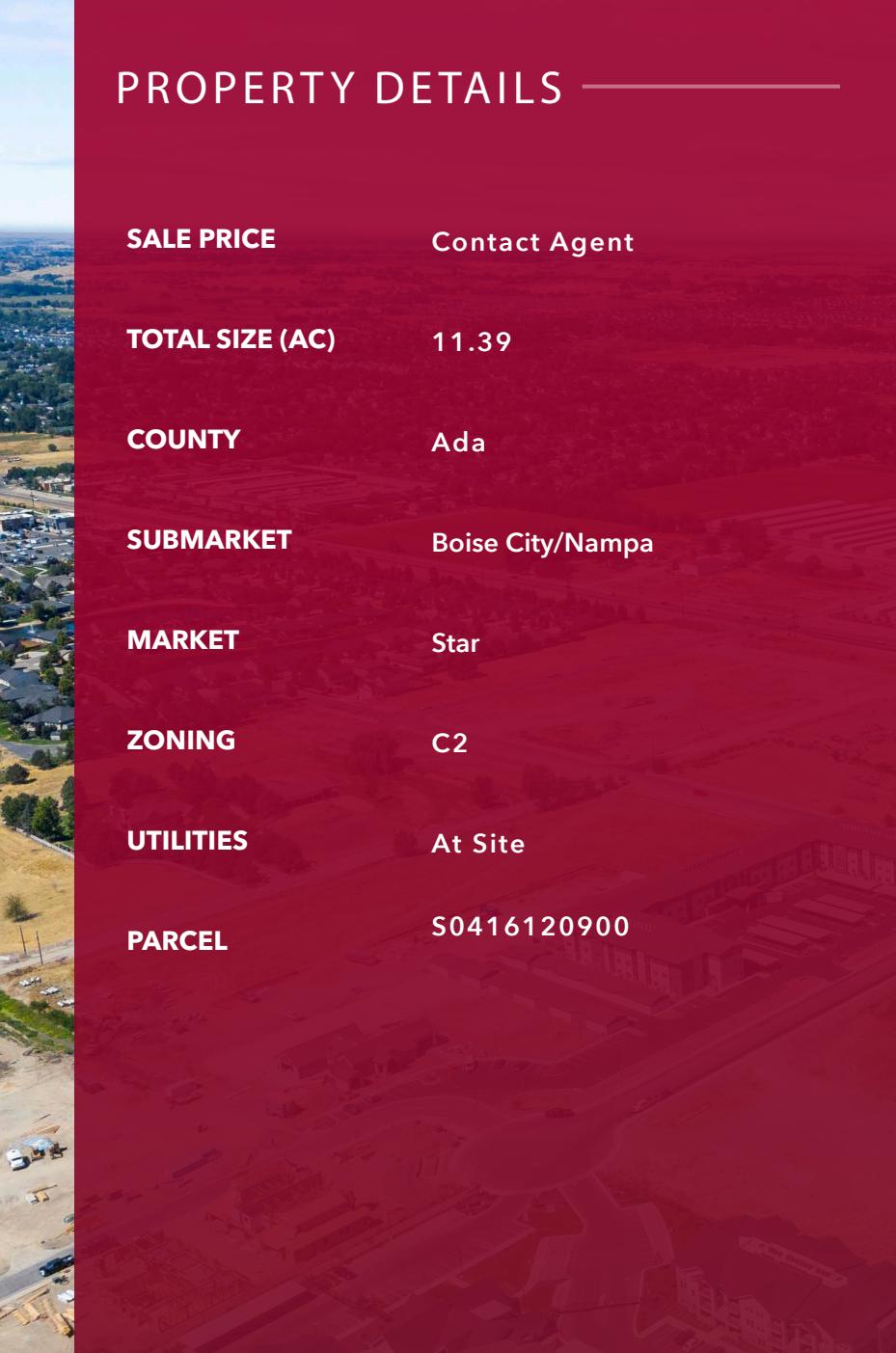
**SUBMARKET** Boise City/Nampa

**MARKET** Star

**ZONING** C2

**UTILITIES** At Site

**PARCEL** S0416120900



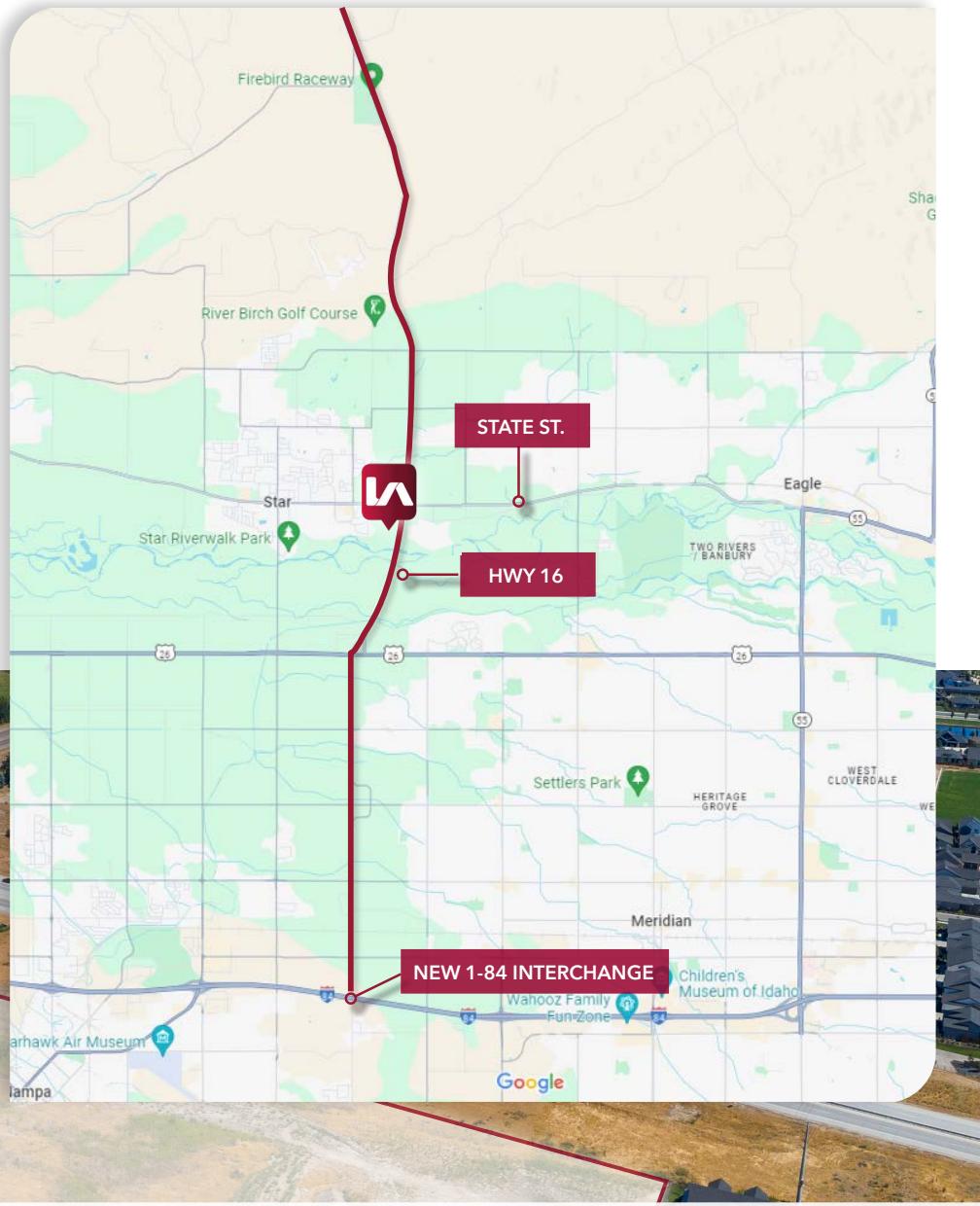
# HIGHWAY 16

## STATE HWY 16 CORRIDOR

State Highway 16 currently runs from US-20/26 (Chinden Boulevard) to Emmett. ITD's work on the SH-16 corridor will address growth and improve mobility for thousands of motorists in the central Treasure Valley.

ITD is extending the highway south to I-84, providing a much-needed north-south route through the central Treasure Valley. Construction of the highway extension and interchanges at I-84 and US-20/26 is underway now.

[itdprojects.idaho.gov](http://itdprojects.idaho.gov)

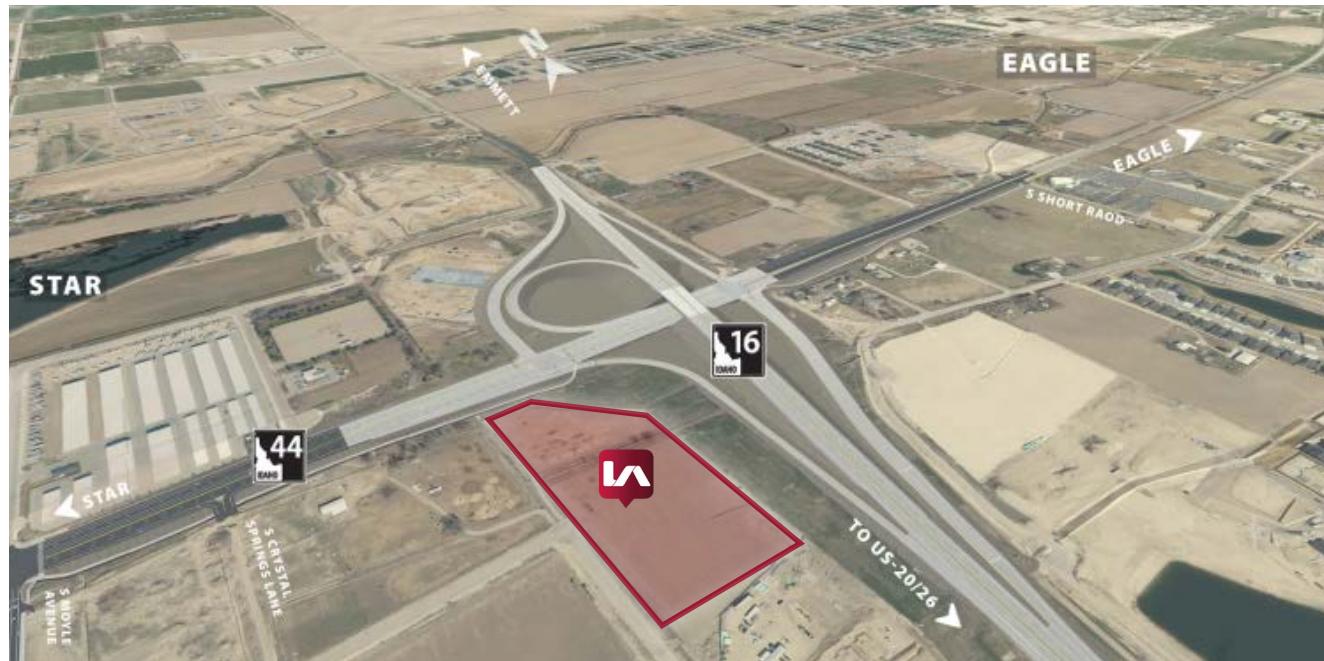


# HIGHWAY 16 CONT.

## SH-44 INTERCHANGE

ITD will construct an interchange at SH-44. Like US-20/26, this interchange will be a partial cloverleaf design.

The loop ramp configuration allows free-flow westbound to southbound traffic, eliminating a high-volume left turn from the intersection.





STAR FISHING POND



HWY 44 / W. State St.



VPD: 29,126

# AREA ANALYTICS

## POPULATION

	2-MILE	4-MILE	6-MILE
2023 Population	12,716	56,425	138,575

## INCOME

	2-MILE	4-MILE	6-MILE
2023 Average Household Income	\$119,026	\$146,664	\$132,545

## HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2023 Total Households	4,593	18,664	47,784

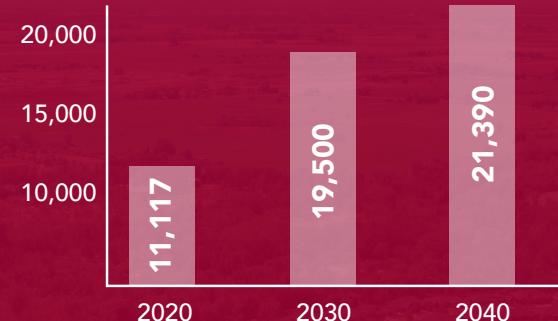
## LABOR FORCE

	2-MILE	4-MILE	6-MILE
Civilian Labor Force	5,422	25,424	66,719

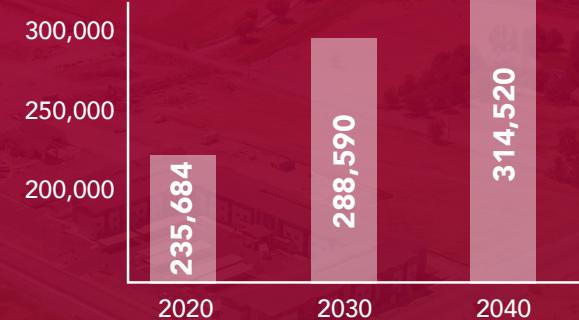
## KEY INDUSTRIES

Construction
Retail Trade
Health Care & Social Assistance
Educational Services
Accommodation & Food Services

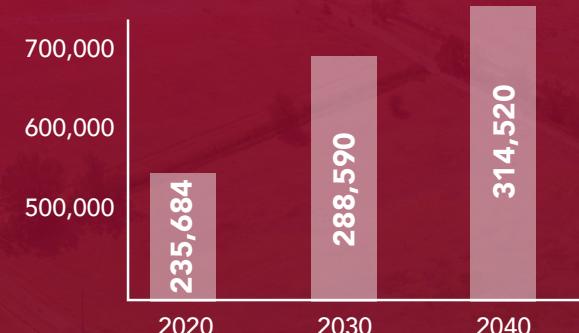
## GROWTH PROJECTION



## BOISE



## ADA COUNTY

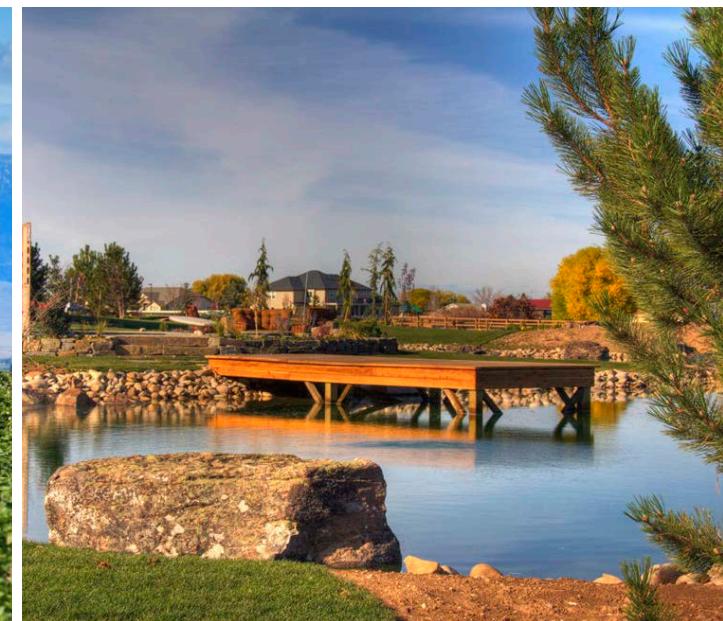


# AREA OVERVIEW

## STAR, IDAHO

Star, Idaho, is a small, rapidly growing town located in the Treasure Valley, just northwest of Boise. Known for its friendly, tight-knit community and scenic surroundings, Star offers a blend of rural charm and suburban convenience. The town has been experiencing significant residential development due to its appeal as a peaceful, family-oriented place with access to quality schools, parks, and outdoor activities. Despite its growth, Star maintains a slower pace of life, making it an attractive destination for those seeking a balance between modern amenities and a tranquil, small-town atmosphere.

In recent years, Star has become increasingly popular among new residents, drawn by its picturesque landscapes and the opportunity for a more relaxed lifestyle within commuting distance of Boise. The town's growth is reflected in the development of new neighborhoods, local businesses, and infrastructure improvements, yet it retains a strong sense of community and rural heritage. The Boise River and nearby foothills provide ample opportunities for outdoor recreation, such as hiking, fishing, and birdwatching, making Star an ideal location for nature enthusiasts. As it continues to evolve, Star balances its agricultural roots with the needs of a growing population, offering a unique blend of tradition and modernity.



# CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 342 S. Calhoun Pl., Star, ID 83669 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





FOR MORE INFORMATION, PLEASE CONTACT

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