

# BUILD TO SUIT & GROUND LEASE

## STAR RIVER RANCH DEVELOPMENT PADS HIGHWAY 16 & HIGHWAY 44, STAR, IDAHO



### ANDREA NILSON

Executive Director  
+1 208 890 4028  
andrea@summitcreg.com

### LEANN HUME, CCIM, CLS, CRRP

Executive Director  
+1 208 890 1089  
leann@summitcreg.com

### JULIE KISSLER

Senior Associate  
+1 208 794 2746  
julie@summitcreg.com

1517 WEST HAYS STREET | BOISE, IDAHO 83702  
+1 208 975 4447 | summitcreg.com

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## STAR RIVER RANCH DEVELOPMENT PADS

### PROPERTY HIGHLIGHTS



**PAD RANGE - 0.85 TO 3.84 ACRES**  
**BTS RANGE - 1,765 TO 12,500 SF**



**INFRASTRUCTURE WORK STARTING SOON**



**NEGOTIABLE LEASE RATES & TERMS**



**LOCATED AT THE GATEWAY TO DOWNTOWN STAR**



**C-2-DA ZONE - RESTAURANT, RETAIL, OFFICE**



**WEST OF THE NEW HIGHWAY 16 CORRIDOR IN A HIGH GROWTH AREA - [LEARN MORE HERE](#)**



**CUSTOM BUILD-OUT OPTIONS AVAILABLE**



**SURROUNDING TENANTS INCLUDE BI-MART, ALBERTSONS, RIDLEY'S, CAFE RIO, US BANK, PIZZA HUT, CAPRIOTTI'S, AND MCDONALD'S**

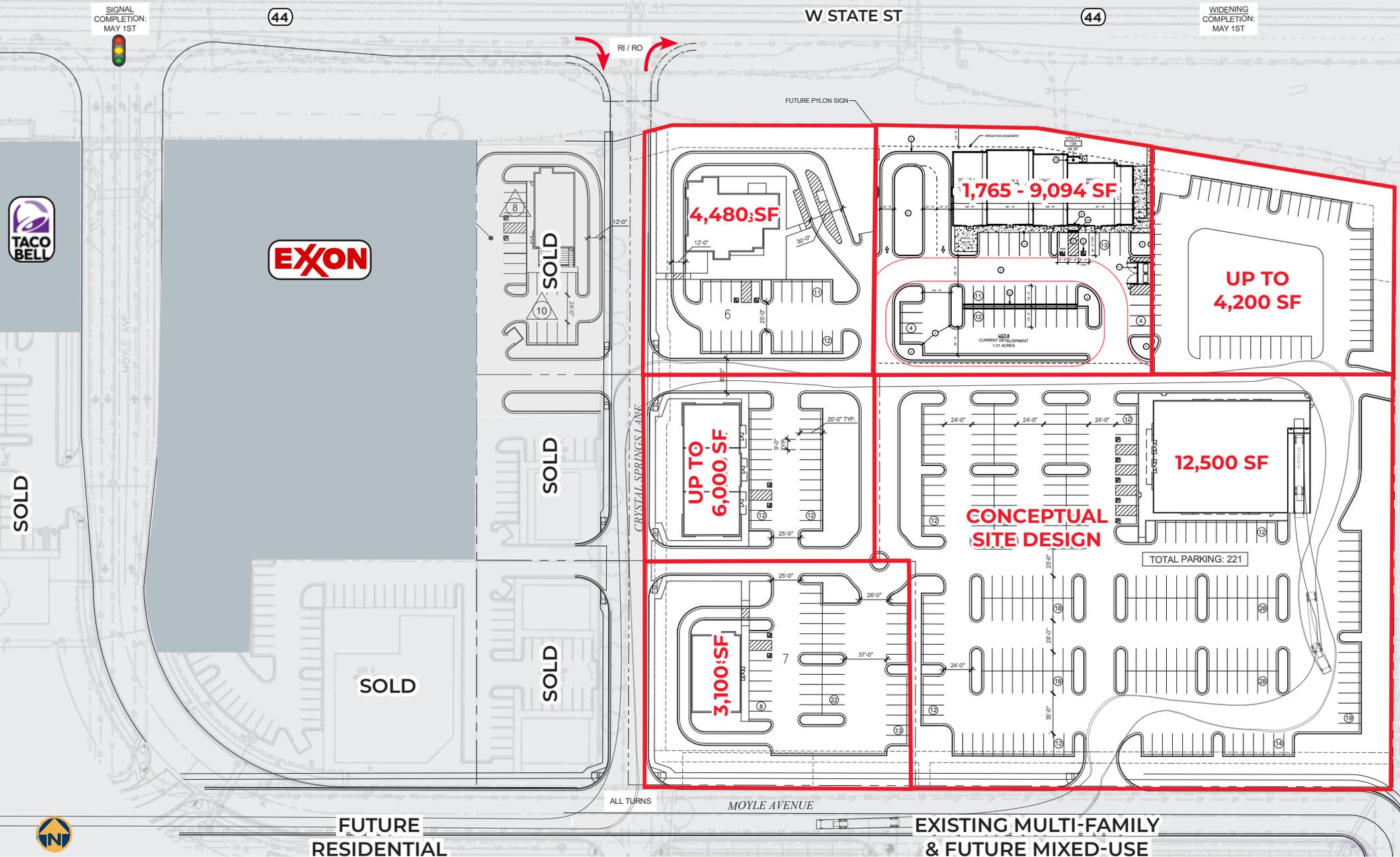
### LISTING DETAILS

- New retail development project in Star offering 0.85 to 3.84 acre pad sites for ground lease, and build to suit opportunities from 1,765 to 12,500 SF, site offers prime unobstructed visibility, easy access at a new signalized intersection, on-site parking 5/1,00SF, & pylon signage
- Potential uses include retail, drive through restaurants, & service type tenants - contact agents for build-out options, terms, & lease rates
- New Taco Bell and Exxon gas station under construction on adjoining pad sites
- Just west of the highly traveled intersection of West State Street & Highway 16 (***Central Valley Expressway***) - ***expansion to Interstate 84 nearly completed***
- Thousands of newly platted residential & commercial units/lots located within a 5-mile radius of site - ***located in the path of growth***, "800 homes, 2,400 people and maybe a new school: Coming to Star near Idaho 44 - <https://bit.ly/4dbT1hR>"
- Prime location at the gateway to downtown Star, surrounding tenants include Albertsons, Bi-Mart, Ridley's, Cafe Rio, US Bank, Capriotti's Sandwich Shop, Teriyaki Madness, McDonald's, Starbucks, Pizza Hut, Domino's, Les Schwab, O'Reilly Auto Parts, and surrounded by other local & national retailers & restaurants, medical service providers, schools, & encompassed by other new mixed use developments
- Growing demographics - projected 2029 population 96,490, households 33,317, median HH income \$128,421, and a median age of 40

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## CONCEPTUAL SITE DESIGN - 1,765 TO 12,500 SF



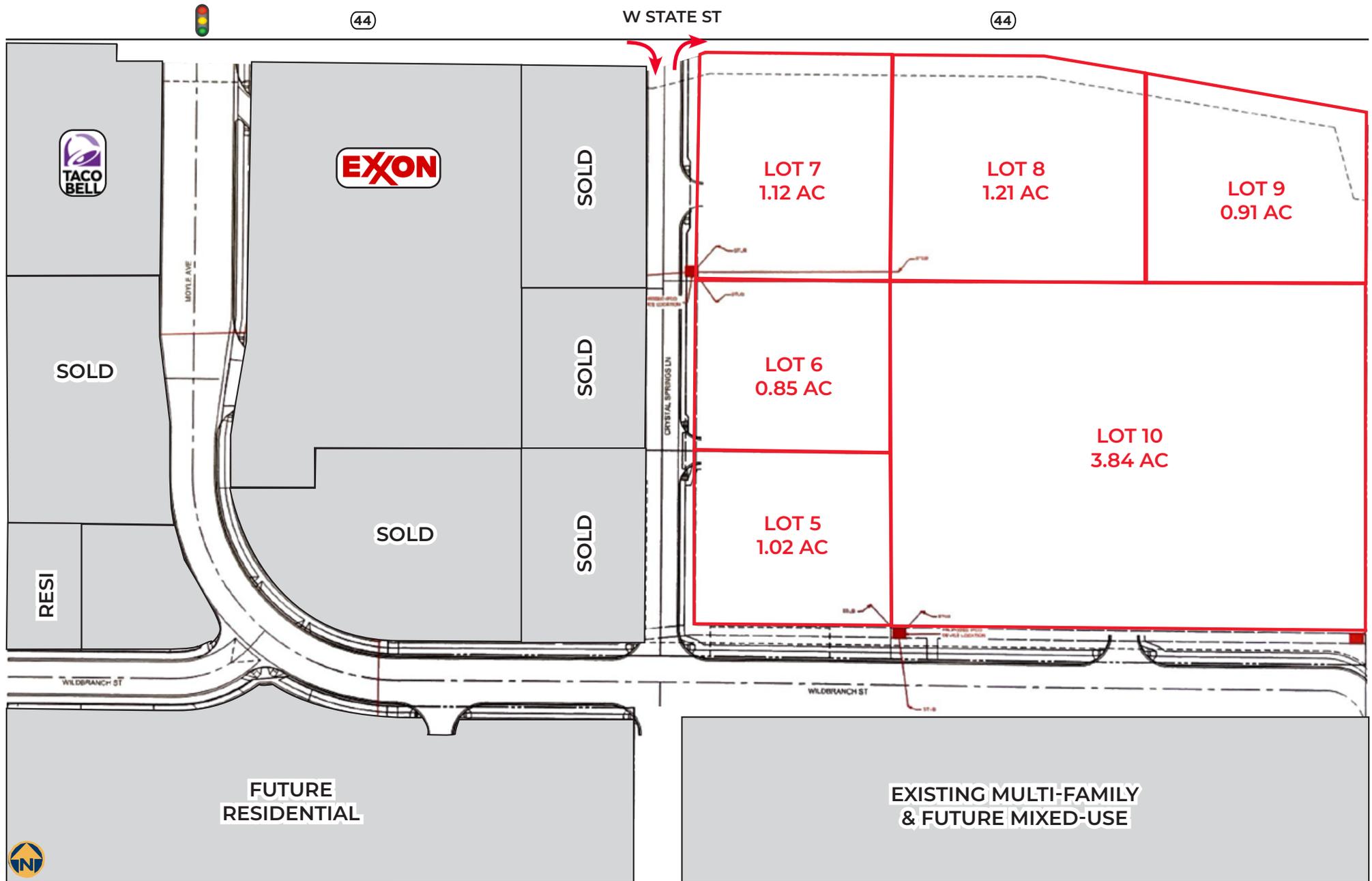
FUTURE  
RESIDENTIAL

EXISTING MULTI-FAMILY  
& FUTURE MIXED-USE

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AVAILABLE LOTS - 0.85 TO 3.84 ACRES



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## STAR RIVER RANCH DEVELOPMENT PADS

### CONCEPTUAL RENDERINGS



1 NORTH ELEVATION - COLORED  
3/16" = 1'-0"



2 SOUTH ELEVATION - COLORED  
3/16" = 1'-0"



3 WEST ELEVATION - COLORED  
3/16" = 1'-0"

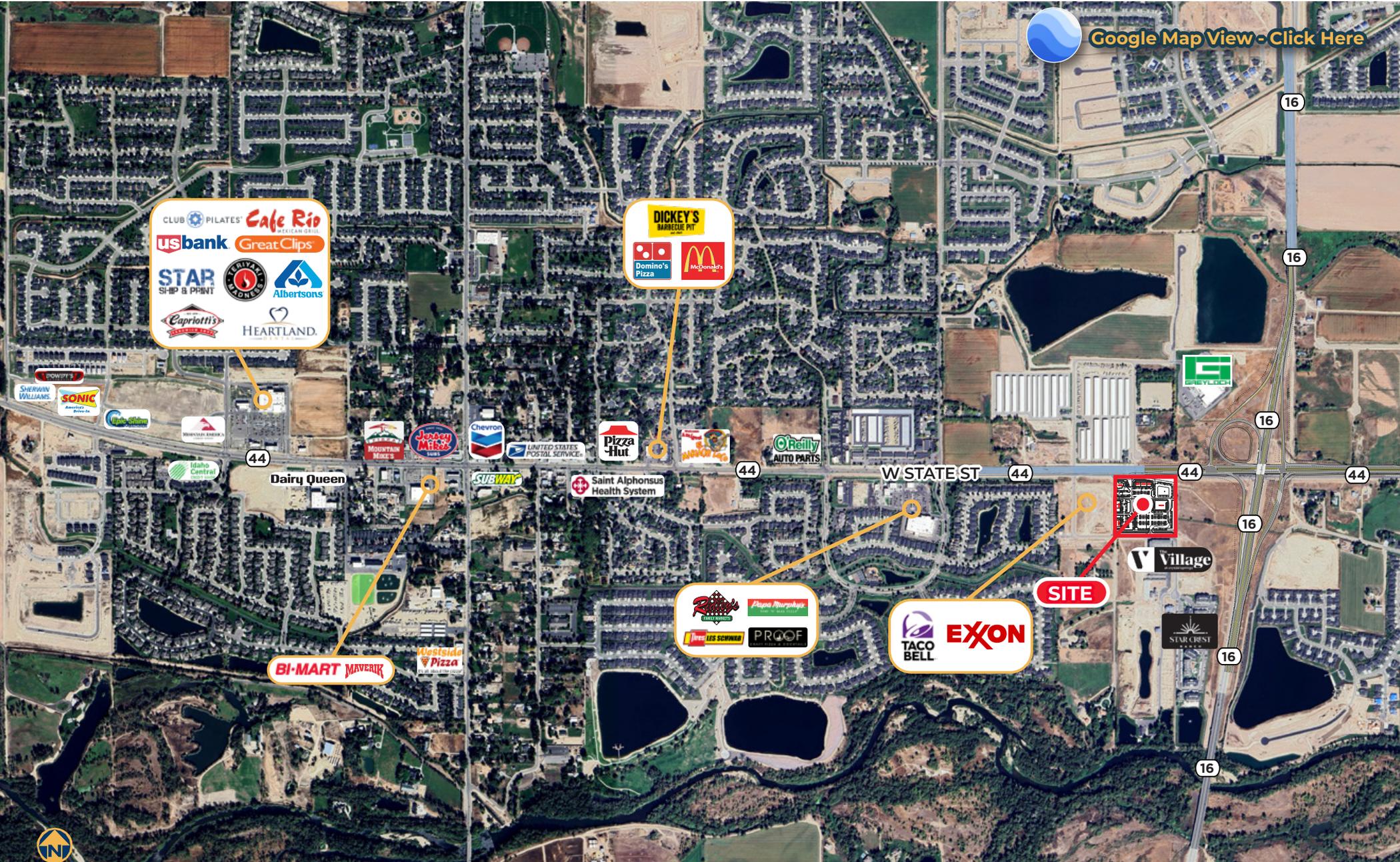


4 EAST ELEVATION - COLORED  
3/16" = 1'-0"

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LOCATED AT THE GATEWAY TO STAR



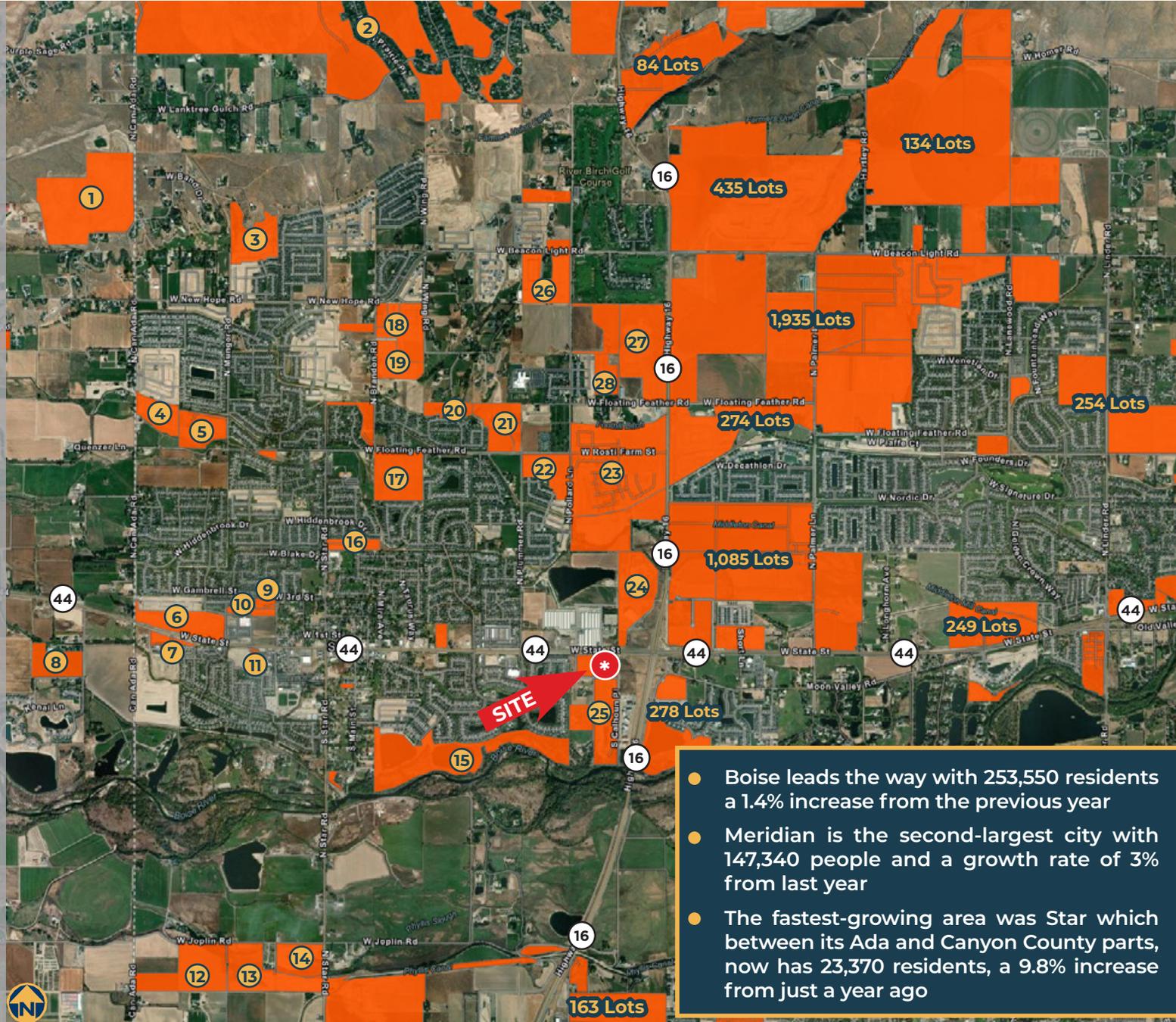
# BUILD TO SUIT & GROUND LEASE



## STAR RIVER RANCH DEVELOPMENT PADS

## LOCATED DIRECTLY IN THE PATH OF GROWTH

- 1 THUNDER RIDGE - 54 LOTS
- 2 WILLOWBROOK - 1,645 LOTS
- 3 TRAPPER RIDGE - 190 LOTS
- 4 WILDRIE CREEK - 198 LOTS
- 5 MUNGER CREEK - 103 LOTS
- 6 NORTERRA - 149 LOTS
- 7 STONECREST - 50 LOTS
- 8 STAR RIVER RANCH NORTH - 83 LOTS
- 9 STARDALE PLACE - 29 LOTS
- 10 ADDINGTON - 35 LOTS
- 11 MOON CREEK APARTMENT - 37 UNITS
- 12 NAISMITH COMMONS - 234 LOTS
- 13 STARPOINTE - 84 LOTS
- 14 OAKLAWN CROSSING - 71 LOTS
- 15 PARKSTONE AT HERON RIVER - 596 LOTS
- 16 SADDLEWOOD - 56 LOTS
- 17 CHERISHED ESTATES - 165 LOTS
- 18 CANVASBACK - 123 LOTS
- 19 SELLWOOD PLACE - 85 LOTS
- 20 COLT PLAC - 133 LOTS
- 21 LANGTREE BUNGALOWS - 124 LOTS
- 22 AMERICAN STAR - 240 LOTS
- 23 ROSTI FARMS 1 & 2 - 688 LOTS
- 24 MINK CREEK - 11 LOTS
- 25 EAST STAR RIVER RANCH - 287 LOTS**
- 26 RIVERCREEK LANDING - 164 LOTS
- 27 MILESTONE RANCH - 317 LOTS
- 28 MILEPOST COMMONS - 83 LOTS



- Boise leads the way with 253,550 residents a 1.4% increase from the previous year
- Meridian is the second-largest city with 147,340 people and a growth rate of 3% from last year
- The fastest-growing area was Star which between its Ada and Canyon County parts, now has 23,370 residents, a 9.8% increase from just a year ago

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## 1, 3 & 5 MILE DEMOGRAPHICS & RETAIL DEMAND

### 5 MILE SNAPSHOT

86,322  
POPULATION

29,427  
HOUSEHOLDS

\$113,023  
MEDIAN HH INCOME

\$152,676  
AVERAGE HH INCOME

40  
MEDIAN AGE

In the identified area, the current year population is 86,322. In 2020, the Census count in the area was 69,272. The rate of change since 2020 was 5.31% annually. The five-year projection for the population in the area is 96,490 representing a change of 2.25% annually from 2024 to 2029.

The household count in this area has changed from 23,217 in 2020 to 29,427 in the current year, a change of 5.74% annually. The five-year projection of households is 33,317, a change of 2.51% annually from the current year total. Average household size is currently 2.92, compared to 2.96 in the year 2020. The number of families in the current year is 23,907 in the specified area.

1, 3 & 5 MILE DEMOGRAPHICS  
CLICK BELOW TO VIEW

RETAIL DEMAND REPORT  
CLICK BELOW TO VIEW



Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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DRIVE TIME DEMOGRAPHICS

## 15 MINUTE SNAPSHOT

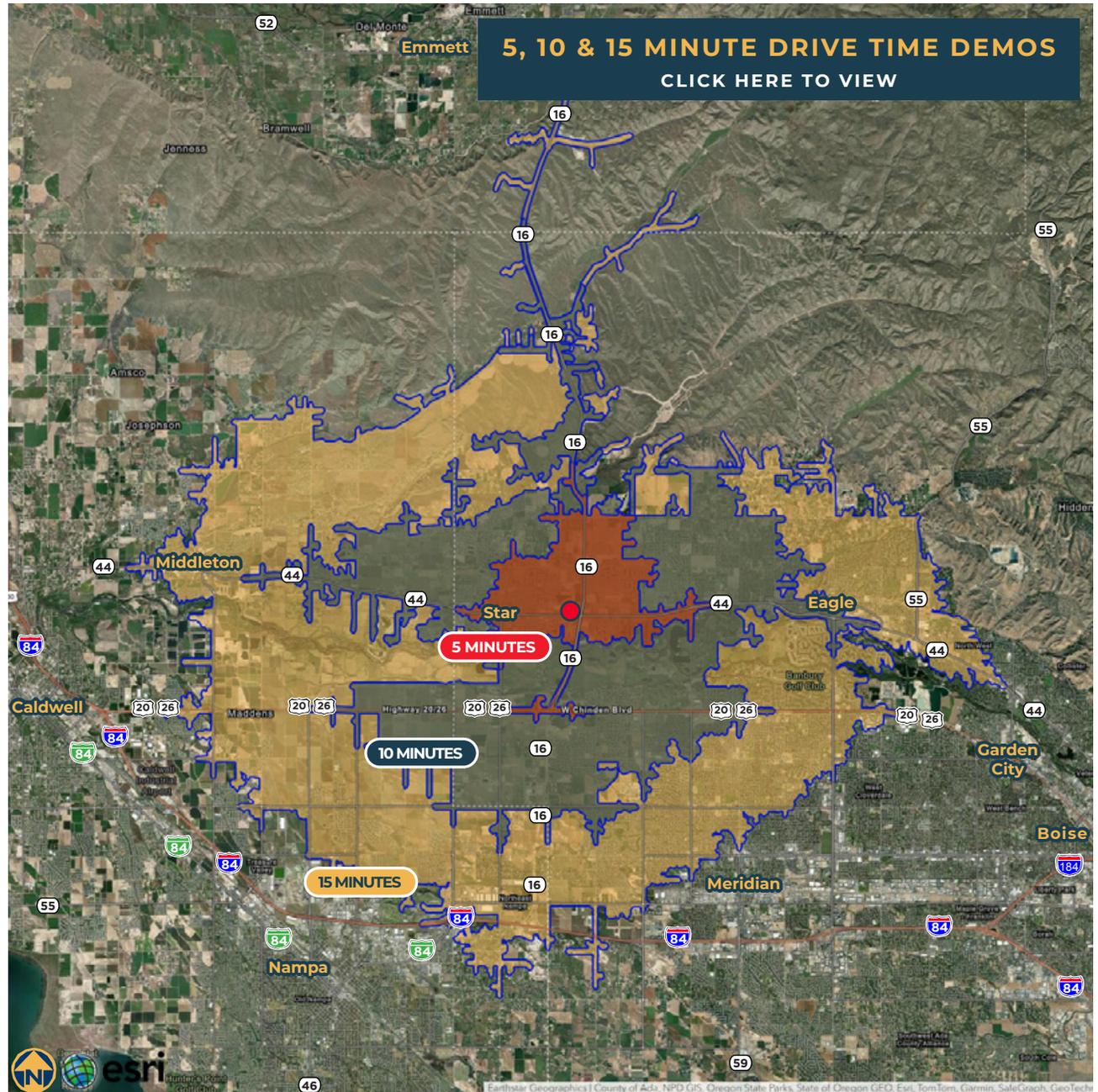
170,615  
POPULATION

59,740  
HOUSEHOLDS

\$101,615  
MEDIAN HH INCOME

\$136,423  
AVERAGE HH INCOME

32,326  
DAYTIME POPULATION



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## REGIONAL INFORMATION



## OPPORTUNITY, MEET AMBITION

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here.

We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs.



*Click here to download the complete Boise Valley Regional Overview:*  
<https://rb.gy/ngyz4i>

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**SUMMIT**  
COMMERCIAL  
REAL ESTATE GROUP



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Executive Director  
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