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HIGHWAY 16 PAD SITE

FOR GROUND LEASE OR BUILD-TO-SUIT
Emmett, Idaho

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PROPERTY INFORMATION

PROPERTY TYPE	Commercial Lot
ADDRESS	2010 South Johns Avenue Emmett, ID 83617
ACRES	+/- 0.614 acres
ZONING	MX- City of Emmett
INTERSECTION	Highway 16 & South Johns Avenue
UTILITIES	On Site located at South Johns Avenue
OFFERING	Ground Lease or Build-to-Suit

HIGHLIGHTS

- High-exposure commercial lot on Highway 16
- Hard corner of a signalized intersection
- Curb, gutter, sidewalk in place
- Utilities stubbed to site
- Directly across from a shopping center and Albertsons
- Surrounded by new commercial and residential development

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.



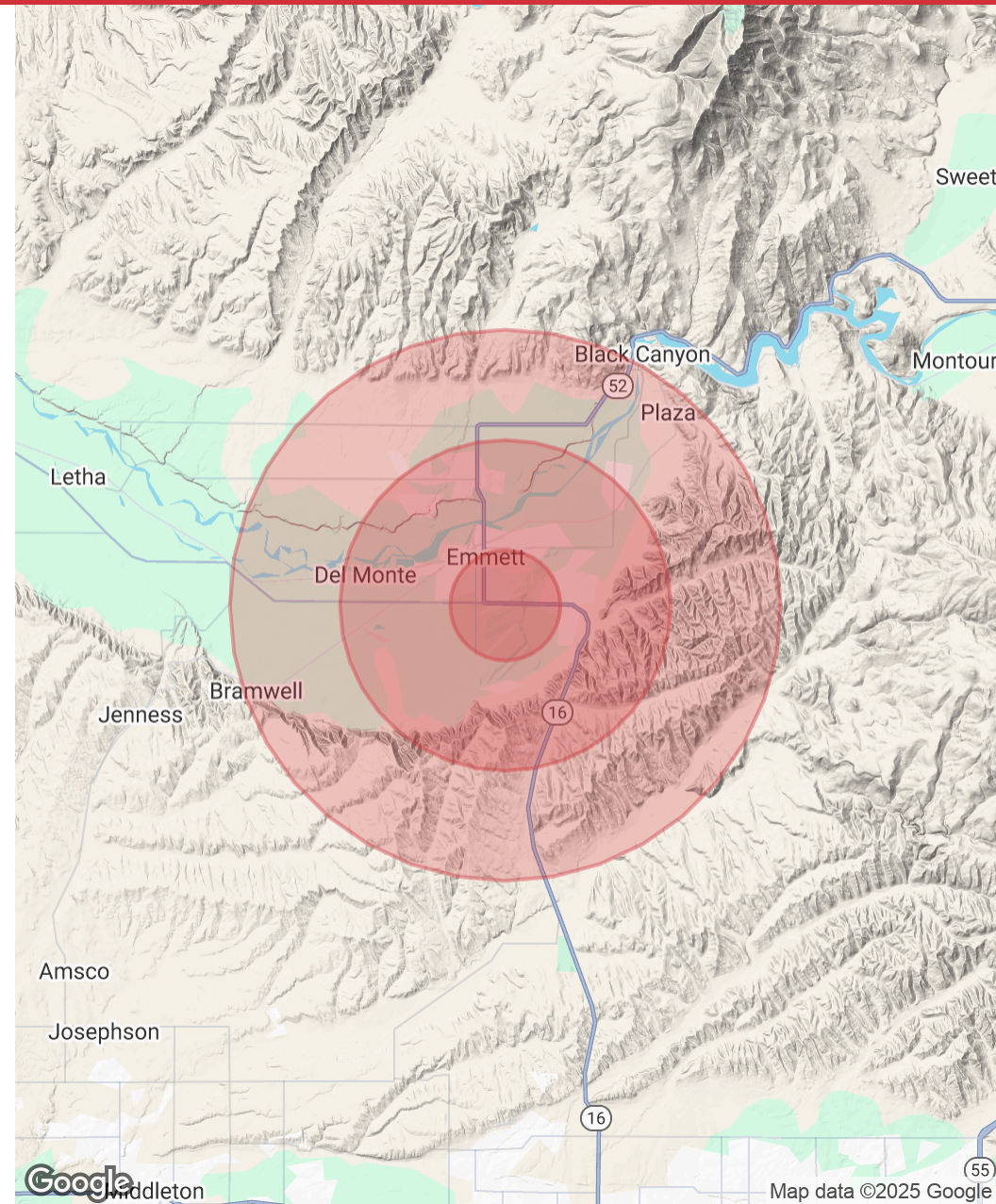
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POPULATION	1 MILE	3 MILES	5 MILES
Average Age	41	43	43
Average Age (Male)	39	42	42
Average Age (Female)	42	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,829	5,312	6,230
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$78,651	\$89,529	\$91,797
Average House Value	\$286,385	\$353,419	\$374,546

Demographics data derived from AlphaMap



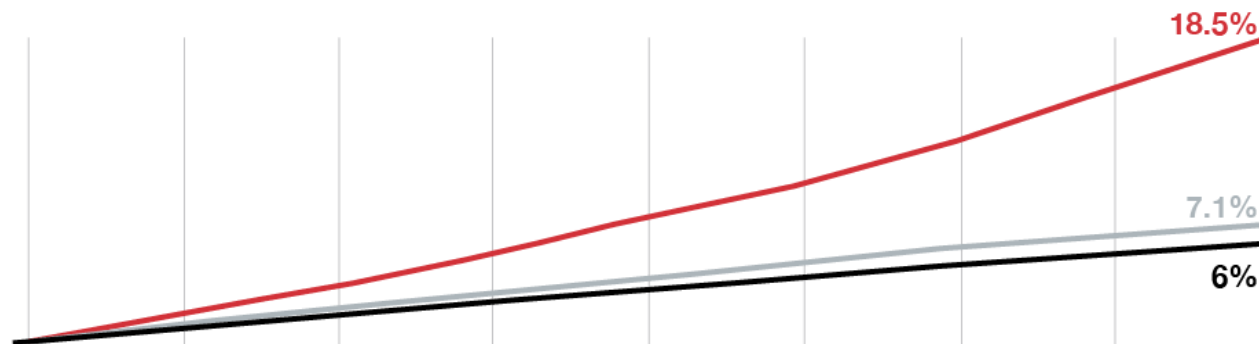
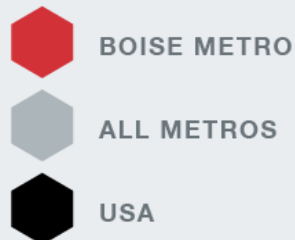
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Population Growth 2010–2018



Largest Private Sector Employers

From corporate headquarters to flourishing startups, the Boise Metro has proven to be a place where companies can put down roots and prosper.



St. Luke's

Idaho-based, not-for-profit health system.

7,000-7,999 employees



Micron Technology, Inc.

Manufacturing & Technology.

5,000-5,999 employees



Saint Alphonsus

Saint Alphonsus

A four-hospital regional, faith-based Catholic ministry providing award winning cardiac care, ER, urgent care, women's health, orthopedic care and clinics.

5,000-5,999 employees



Albertsons

Headquarters for a national grocery chain.

3,000-3,999 employees



Walmart

Retail trade.

3,000-3,999 employees



J.R. Simplot Company

Headquarters and processing plant for national food processor

2,000-2,999 employees



HP Inc

The world's largest technology company, HP established its printer division in Boise in 1973. HP Inc. & HP Enterprise) both of which are located here.

1,000-1,999 employees

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