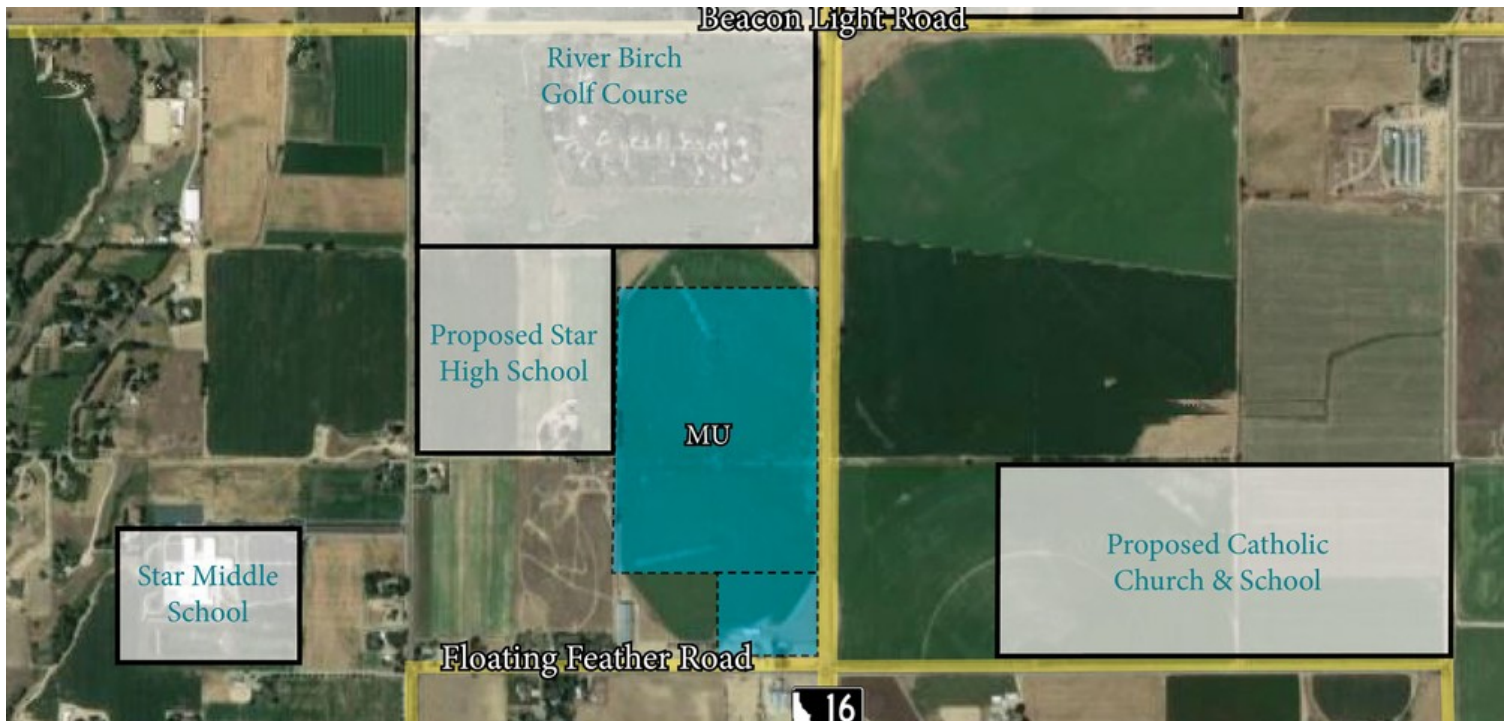


PARCELS FOR SALE DEVELOPMENT LAND | STAR

8542 Floating Feather, Star, ID 83669



PARCEL 1

SALE PRICE: 4,700,000
LOT SIZE: 46.97 Acres
ZONING: MU
PARCEL: R3721750020

PARCEL 2

SALE PRICE: \$1,000,000
LOT SIZE: 10 Acres
ZONING: MU
PARCEL: R3721750010

PROPERTY OVERVIEW

Lee and Associates, Idaho is pleased to present two parcels of land for sale. Located directly next to the proposed Star High School, and close to the newly built Star Middle School, these locations have a variety of development possibilities.

LOCATION OVERVIEW

One of the last opportunities to buy over 50 acres of contiguous development land recently annexed into the city of Star on HWY 16, just 1 mile north of W State St/HWY 44. The property can include the 10 acre hard corner at HWY 16 & Floating Feather Rd. for an additional \$1,000.000 for a total of 57 acres. The property boasts 1/2 mile of frontage on HWY 16. As of 2019 the Idaho Transportation Department (ITD) has allocated \$102 million dollars to acquire needed right-of-way real estate for the Highway 16 Extension (aka Central Valley Expressway) to I-84. When completed, the Central Valley Expressway will connect Emmett to I-84 and relieve Eagle Road congestion by providing residents of Northwest Meridian, Star, and Emmett easier access to I-84. HWY 16 will be connected to I-84 over time making this the next North-South major traffic artery in the Treasure Valley.

PROPERTY HIGHLIGHTS

- Both parcels have been annexed into
- Highly trafficked area
- Located in center of new development

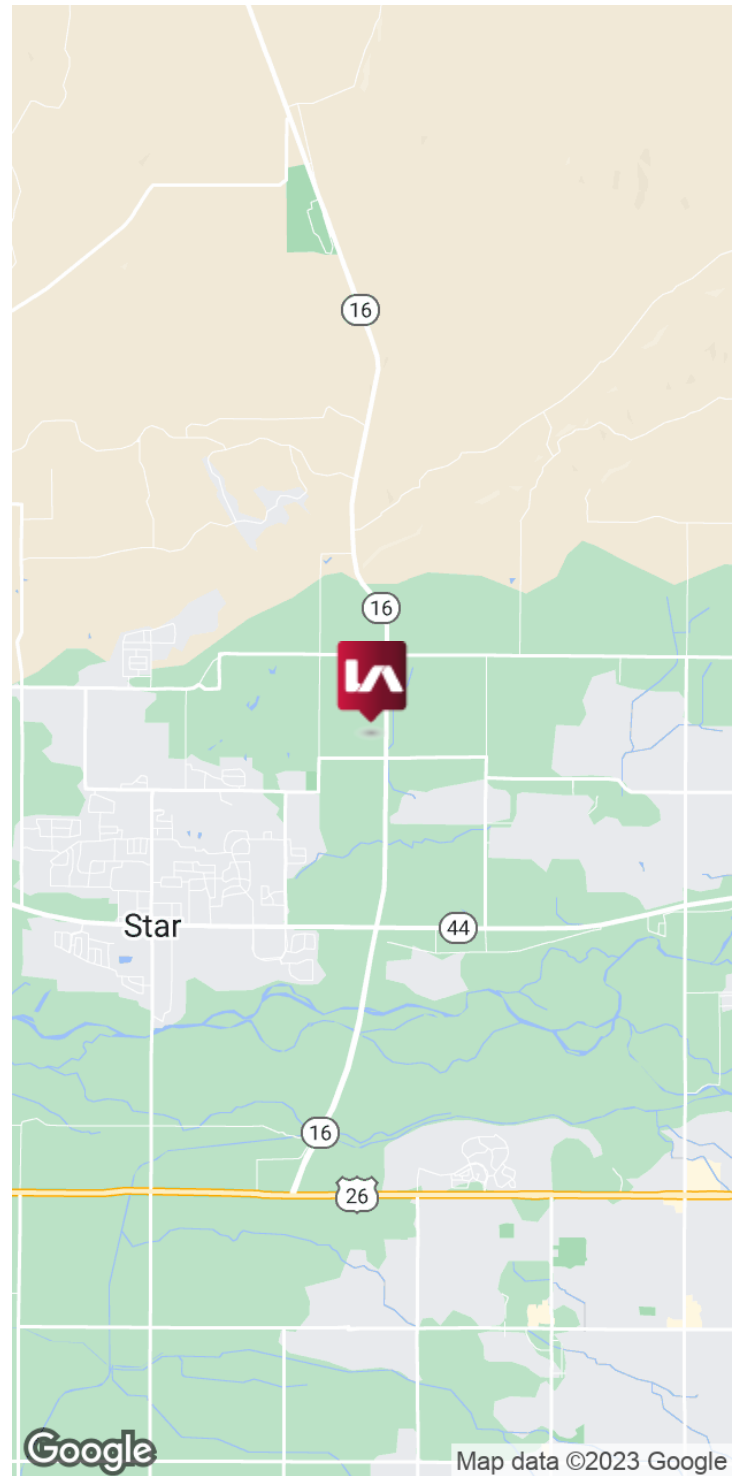
Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

Garrison Parcels | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

PARCELS FOR SALE DEVELOPMENT LAND | STAR

8542 Floating Feather, Star, ID 83669



Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

Garrison Parcels | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

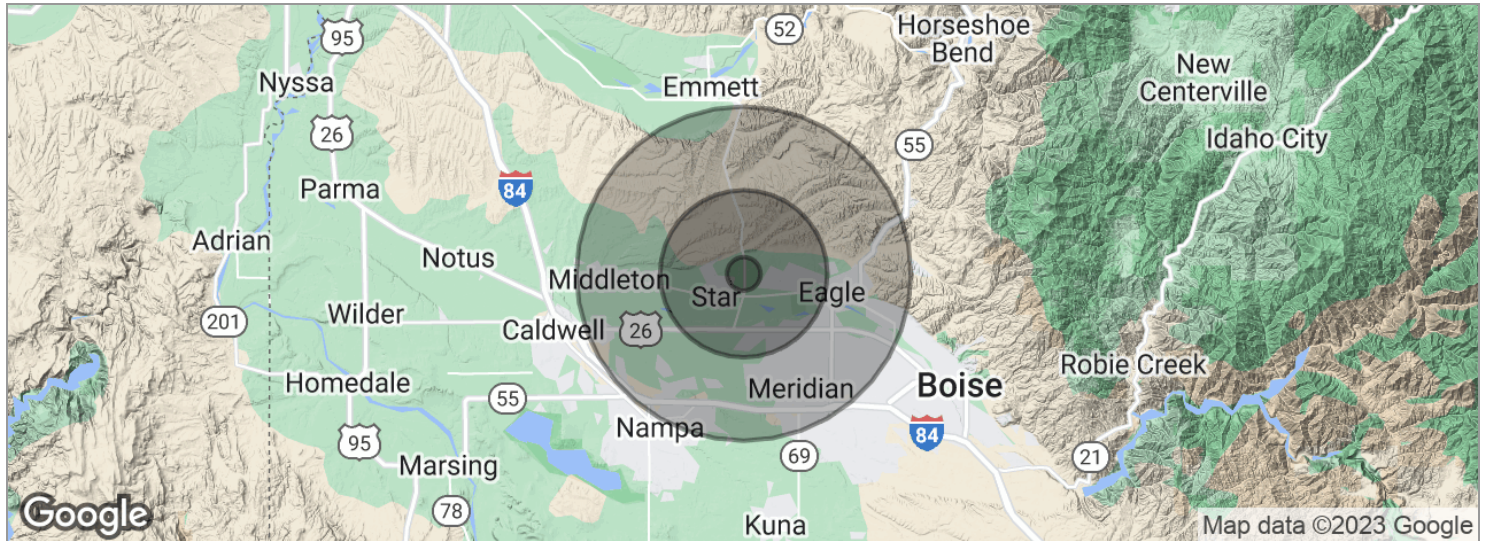
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

PARCELS FOR SALE DEVELOPMENT LAND | STAR

8542 Floating Feather, Star, ID 83669



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



POPULATION	1 MILE	5 MILES	10 MILES
Total population	312	27,788	173,642
Median age	33.0	34.5	33.7
Median age (Male)	30.1	34.2	33.5
Median age (Female)	35.0	34.3	33.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	99	9,266	59,471
# of persons per HH	3.2	3.0	2.9
Average HH income	\$91,199	\$90,206	\$81,769
Average house value		\$277,576	\$245,789

* Demographic data derived from 2020 ACS - US Census

Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

Garrison Parcels | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

PARCELS FOR SALE DEVELOPMENT LAND | STAR

8542 Floating Feather, Star, ID 83669



The City of Star is located just west of Eagle and northwest of Meridian, it is perfectly placed near the heart of the Treasure Valley just 16 miles from Boise. It is the fastest growing city located within the Boise Metro Area (BMA) of Southwest Idaho, with an 51.4% increase in population since 2010. Home appreciation has risen 10.98% in the last ten years and future job growth is expected to be 50.76%.

Meridian and the Boise Valley are home to some of the region's top employers such as Micron Technology, JR Simplot, Blue Cross of Idaho, Hewlett Packard and Bodybuilding.com. Forbes consistently ranks the Boise Metro Area as one of the top places in the country to do business, high quality of life, raising a family, entertainment and recreation.

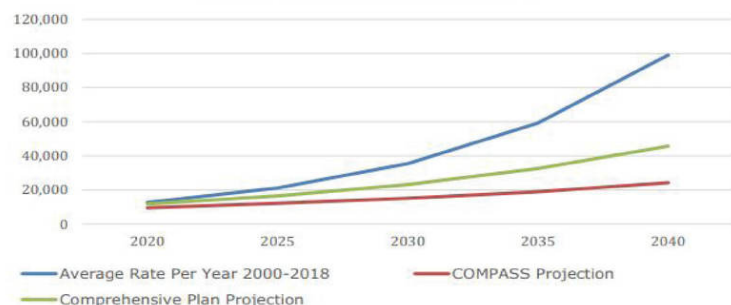
Being just next door to a variety of oppourtunities with the space and feel of a small town makes this the perfect location growth and deveopment.

MARKET HIGHLIGHTS | STAR SUBMARKET

- Located 15 minutes from Interstate-84
- 51.4% increase in population since 2010
- Median income of \$58,905.
- Unemployment rate extremly low at 2.4% (U.S. avg. is 3.9%)
- Star jobs have increased by 3.55% - Future job growth 50.76%
- Home appreciation the last 10 years has been 10.98%
- Star is ranked A+ by Livibilty on Crime
- #11 Most secure large city in the U.S.
- The air quality in Star is 28% better than the national average



POPULATION PROJECTIONS



Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

Garrison Parcels | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.