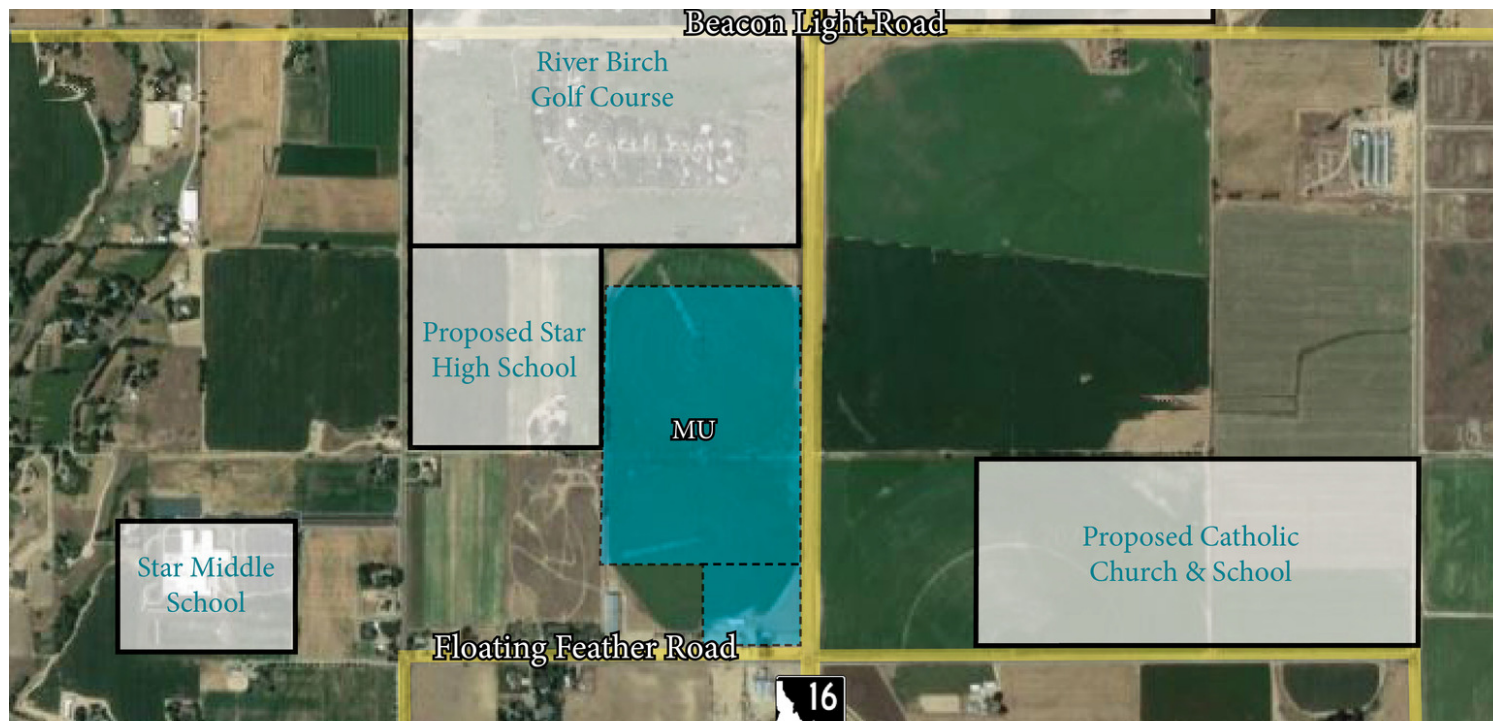


LAND FOR SALE DEVELOPMENT LAND | STAR

8542 Floating Feather, Star, ID 83669



OPTION A

LOT: 1
SALE PRICE: \$4,700,000
LOT SIZE: +/-47 AC
ZONING: MU

OPTION B

LOT: 2
SALE PRICE: \$1,000,000
LOT SIZE: +/-10 AC
ZONING: MU

OPTION C

LOT: 1 & 2
SALE PRICE: \$5,700,000
LOT SIZE: +/-57 AC
ZONING: MU
PARCELS: (1)R3721750020
(2)R3721750010

PROPERTY OVERVIEW

Lee & Associates is pleased to present one of the last opportunities to purchase a large parcel of mixed use development land along the east edge of Star and adjacent to Eagle, ID. This property has approximately 1/2 mile of HWY 16 frontage along the proposed Central Valley Expressway that will eventually connect to I-84. The property has been annexed into the city of Star with very flexible Mixed Use zoning.

PROPERTY HIGHLIGHTS

- Contiguous, flat acreage of mixed use development land
- Across HWY 16/Central Valley Expressway from the expansion of one of the Treasure Valleys premier subdivisions, Legacy
- Across Floating Feather Rd. from Toll Brothers proposed 469 home development
- 1/2 Mile of HWY 16/Central Valley Expressway frontage
- Located along the developing Central Valley Expressway that will connect growing Eagle, Meridian, Star, Emmett, and East Nampa to I-84
- All utilities within 1.800 +/- ft. of the property
- Lot 2 includes a 4,230 SF 4Bd/2Ba home as well as multiple shops totaling 7,200 SF+/-
- Call agent for details

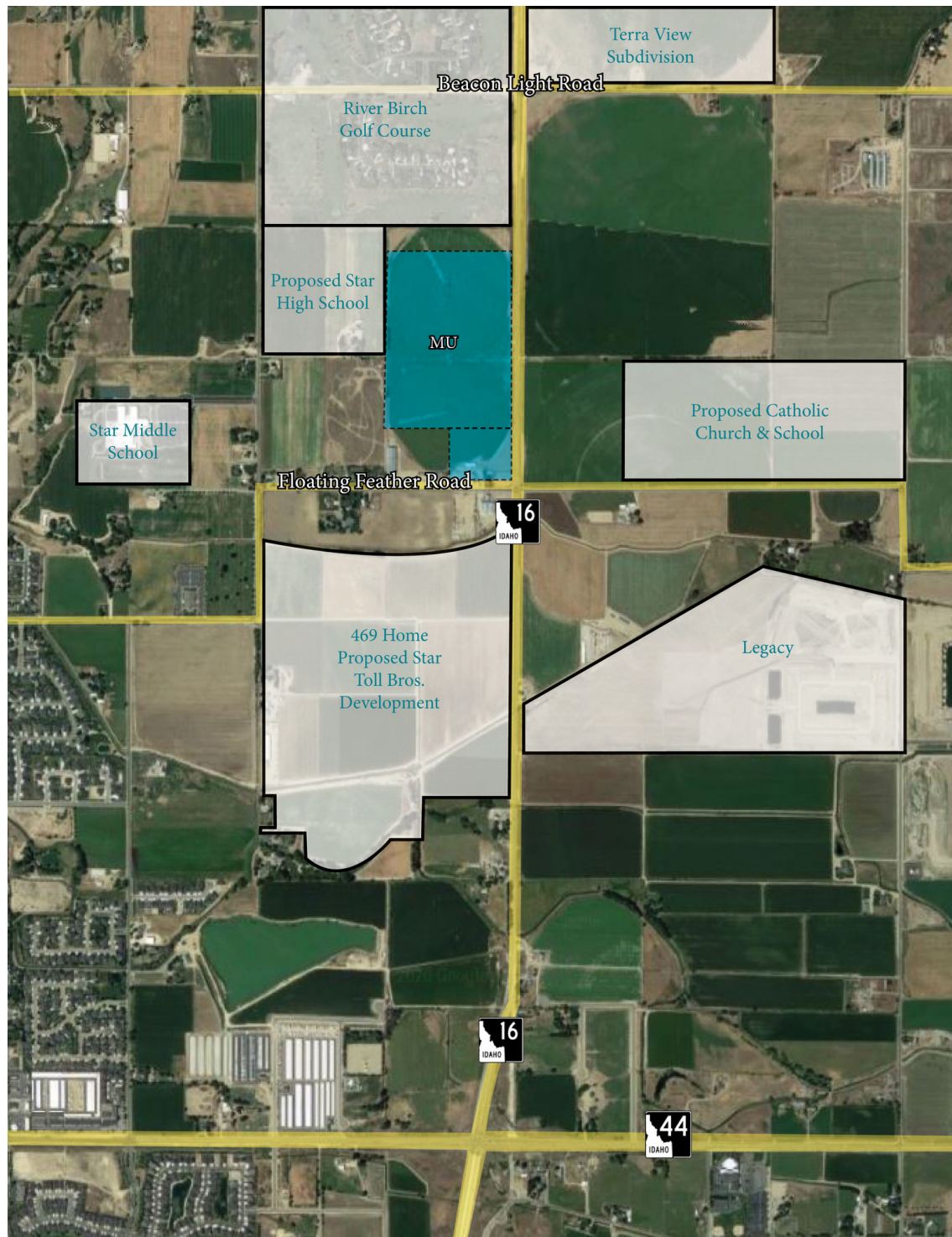
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other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

LOCATION MAP DEVELOPMENT LAND | STAR

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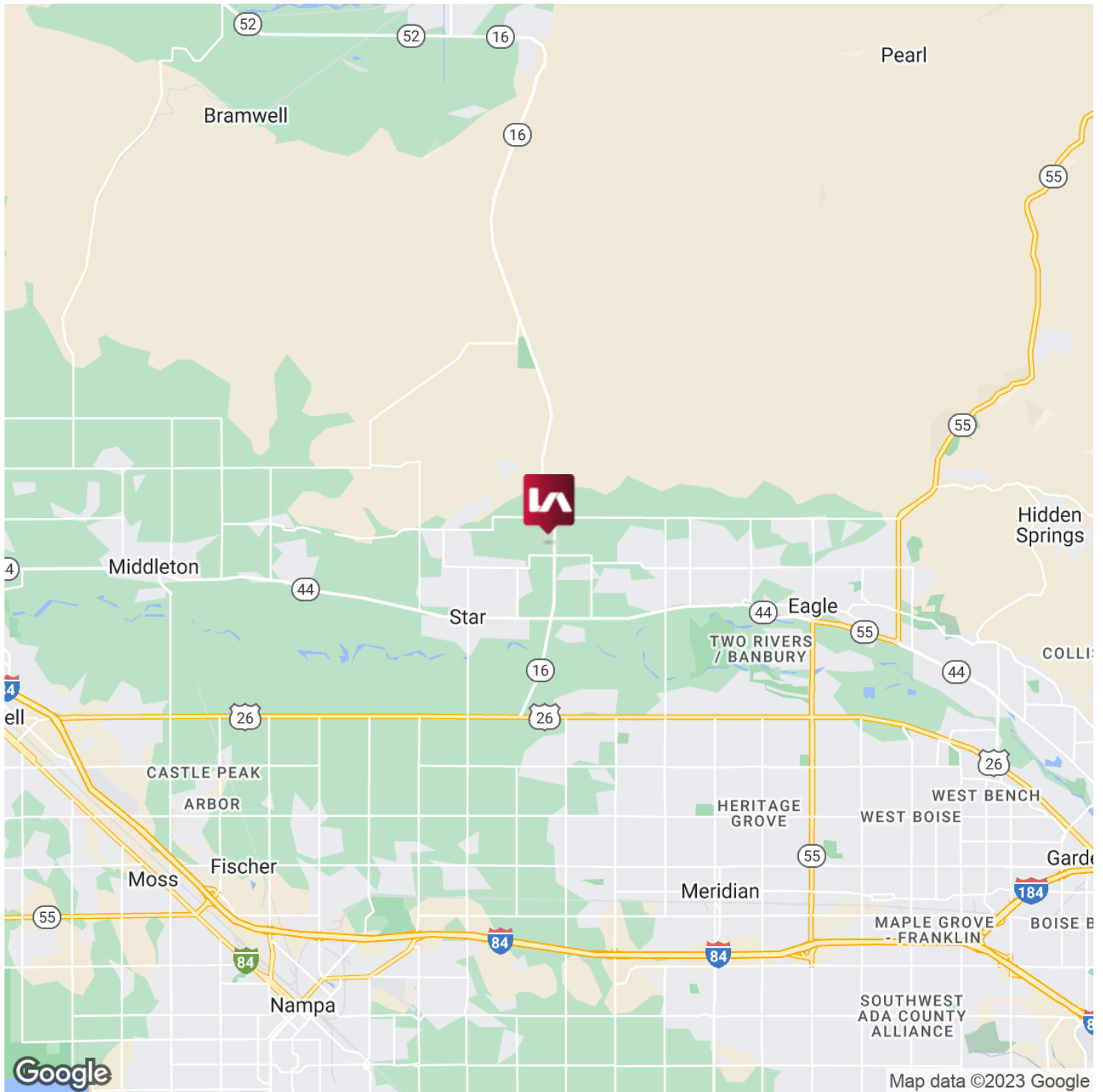
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AREA LOCATION MAP DEVELOPMENT LAND | STAR

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COMMERCIAL REAL ESTATE SERVICES
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INFORMAITON PAGE DEVELOPMENT LAND | STAR

8542 Floating Feather, Star, ID 83669



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



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.

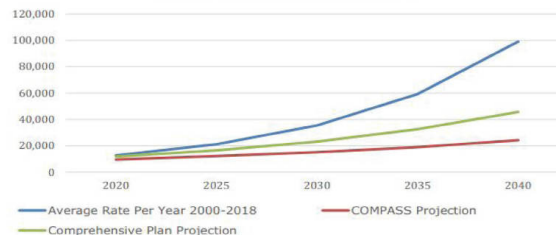
Being just next door to a variety of oppourtunities with the space and feel of a small town makes this the perfect location growth and deveopment.

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



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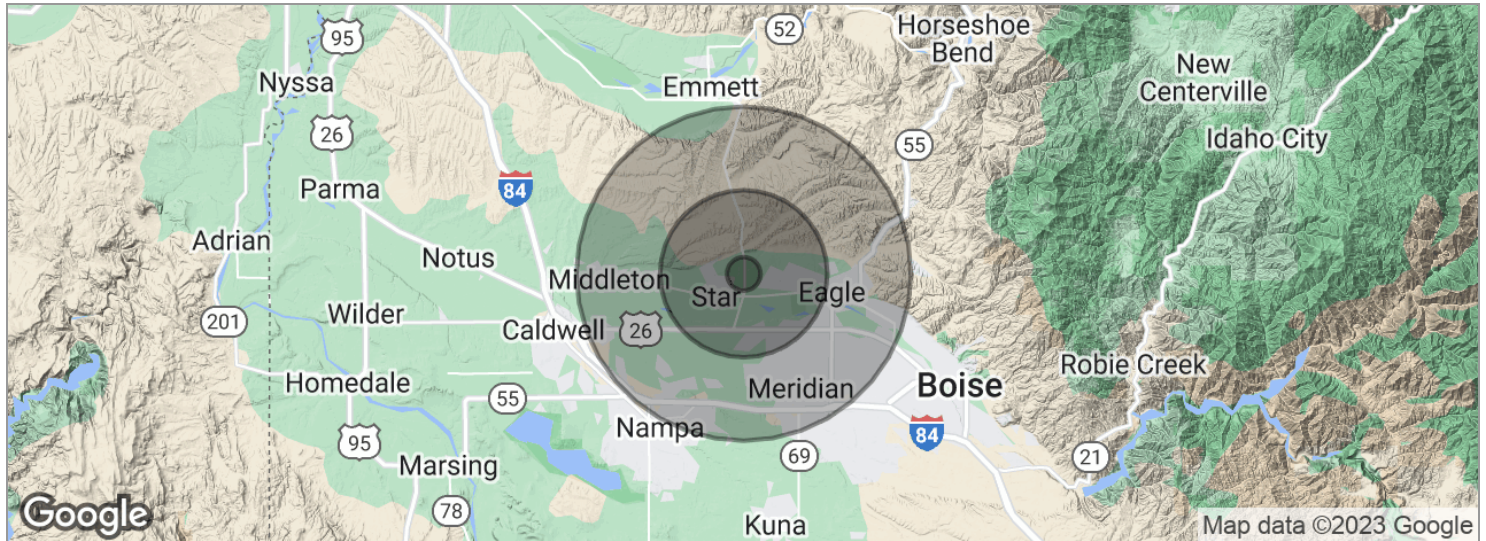
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DEMOGRAPHICS DEVELOPMENT LAND | STAR

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

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