

TOK HIGHWAY 44 & SUNLIGHT

COMMERCIAL

LAND FOR LEASE | BTS / 11449 W. STATE STREET / STAR, ID 83669



CONTACT

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HIGHLIGHTS

Building opportunity next to Napa Auto Parts and Bi-Mart.

Convenient access from both Sunlight Ave. and State Street (Hwy 44).

Potential drive-thru option. See conceptual for details.

Owner to provide shared trash enclosure and both primary drive aisles.

Near new Albertsons-anchored center.

Prominent State Street location.

DETAILS

AVAILABLE:

SIZE:

RATE:

Ground Lease	22,521 SF 0.517 Acres	\$48,000/Yr, NNN
BTS (Standard)	± 3,840 SF	Contact Agent
BTS (Drive-thru)	± 2,429 SF	Contact Agent

A Development By

Rocky Mountain
COMPANIES

UPDATED: 7.21.2022

TOKCOMMERCIAL.COM



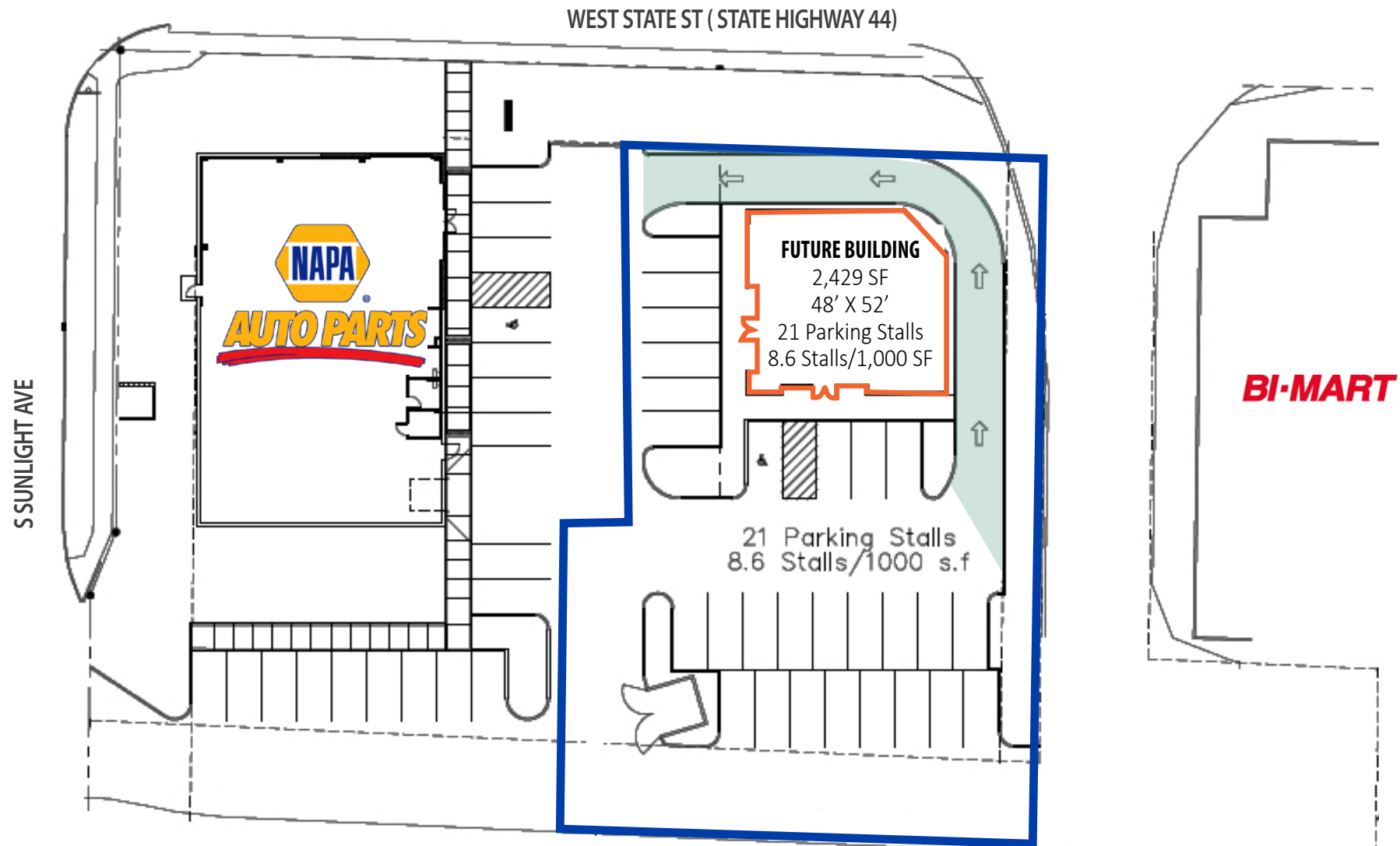


CONCEPTUAL BUILDING LAYOUT



DRIVE THRU OPTION SITE PLAN

CONCEPTUAL DRIVE-THRU BUILDING LAYOUT



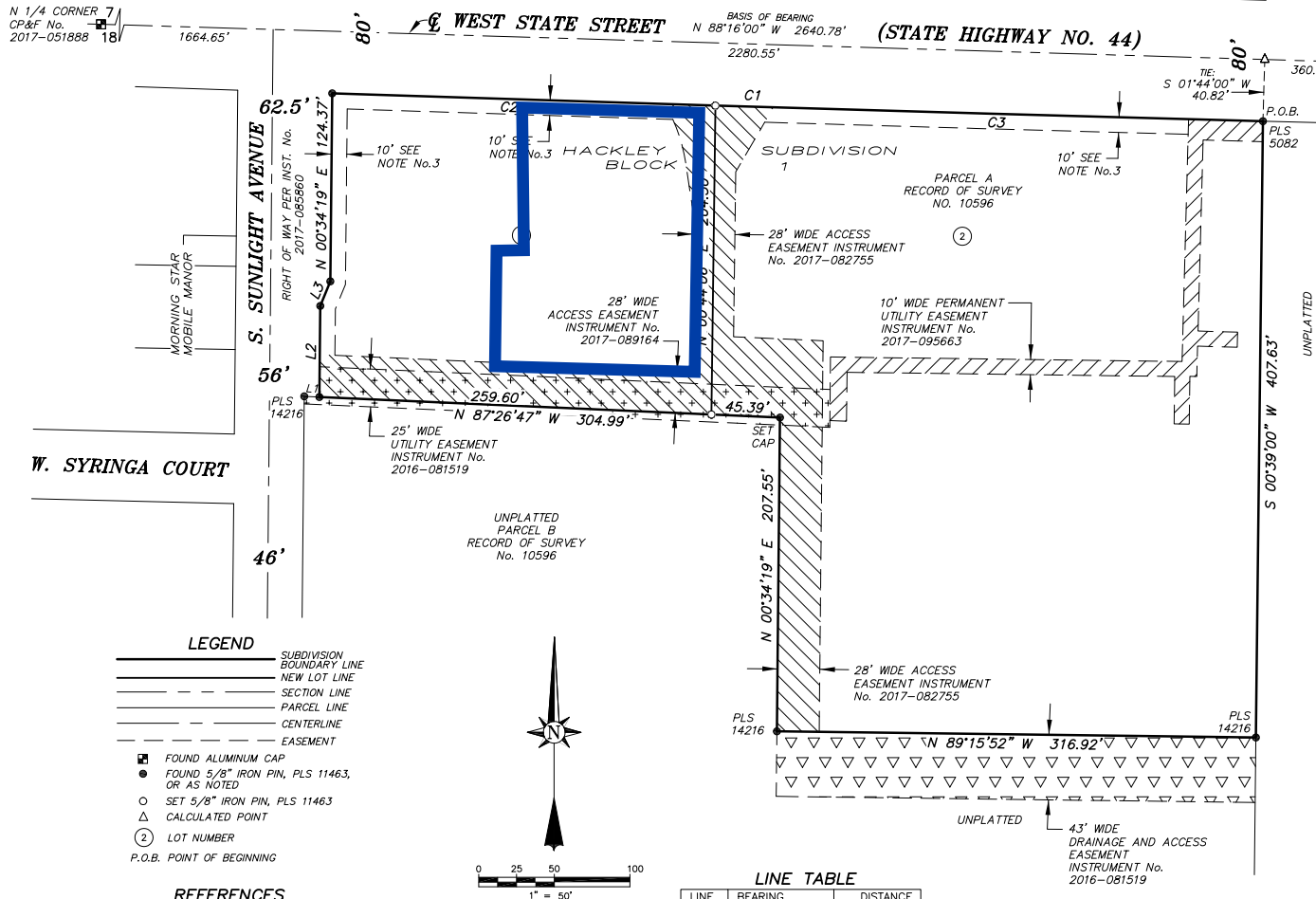
HACKLEY SUBDIVISION

PLATTING OF A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 18, T.4N., R.1W., B.M.

CITY OF STAR — COUNTY OF ADA — STATE OF IDAHO

20

Nathan J.
Dang
Nathan J. Dang,
P.L.S. 11463



NOTES:

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
2. MINIMUM BUILDING SETBACK LINES IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE CITY OF STAR ZONING ORDINANCE.
3. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES EASEMENT, LOT DRAINAGE, IRRIGATION, AND CITY OF STAR STREET LIGHT EASEMENT.
4. PER IDAHO CODE 31-3805(1)(B), ITS PROVISIONS THAT APPLY TO IRRIGATION WATER RIGHTS, TRANSFER AND DISCLOSURE; THE PROPERTY LYING WITHIN THE BOUNDARIES OF THIS PLAT IS IN THE PIONEER DITCH CO. LTD. IRRIGATION DISTRICT. THE OWNER/DEVELOPER AND IRRIGATION DISTRICT WILL BE PROVIDING IRRIGATION WATER TO THE LOTS OF THIS SUBDIVISION AND THE OWNERS OF SAID LOTS WILL BE SUBJECT TO ASSESSMENTS BY THE PIONEER DITCH CO. LTD.
5. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE CITY OF STAR PLANNING AND ZONING ORDINANCE.
6. THE DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY, OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER NEGLIGENCE OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
7. THERE IS A TEMPORARY ACHD LICENSE AGREEMENT IN THE RIGHT-OF-WAY OF S. SUNLIGHT AVENUE, INSTRUMENT No. 2018-061428.



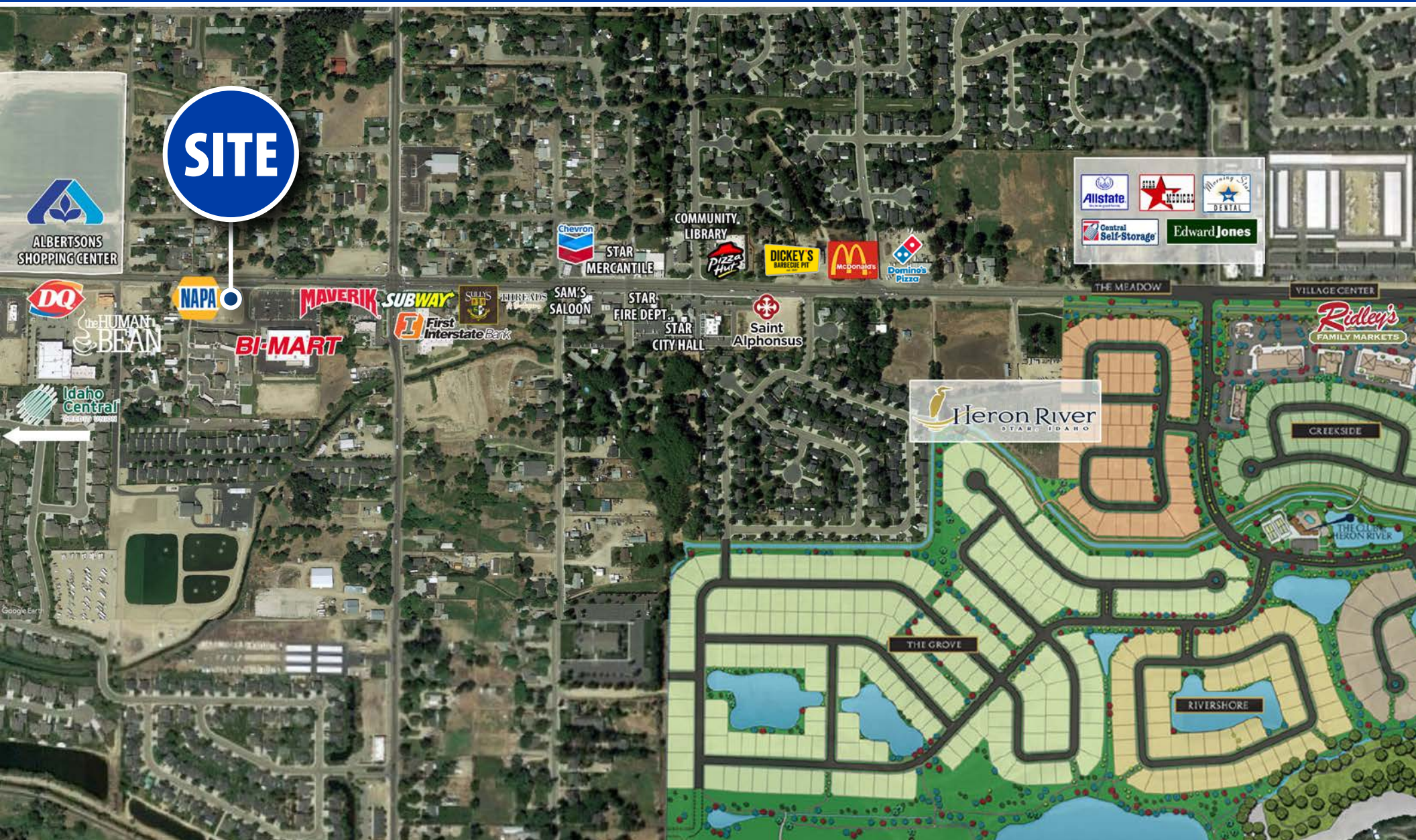
Accurate
Surveying &
Mapping

1602 W. Hays St., Suite 308
Boise, Idaho 83702
(208) 488-4227

www.accuratesurveyors.com

JOB NO.
17-290
DRAWN BY:
PGL2
SHEET:
1 OF 3

LOCATOR AERIAL



HIGHWAY 44 & SUNLIGHT

DEMOGRAPHICS

1 MILE

KEY FACTS

8,059

Population

34.0

Median Age



Average Household Size

\$81,552

Median Household Income

EDUCATION

2%

No High School Diploma



21%

High School Graduate



42%

Some College



35%

Bachelor's/Grad/Pr of Degree

BUSINESS



152

Total Businesses



810

Total Employees

EMPLOYMENT



67.4%

White Collar



16.3%

Blue Collar



16.3%

Services

2.2%

Unemployment Rate

3 MILES

KEY FACTS

14,471

Population

33.7

Median Age



Average Household Size

\$80,665

Median Household Income

EDUCATION

3%

No High School Diploma



21%

High School Graduate



42%

Some College



35%

Bachelor's/Grad/Pr of Degree

BUSINESS



230

Total Businesses



1,244

Total Employees

EMPLOYMENT



67.2%

White Collar



16.4%

Blue Collar



16.4%

Services

2.2%

Unemployment Rate

5 MILES

KEY FACTS

45,001

Population

34.6

Median Age



Average Household Size

\$92,150

Median Household Income

EDUCATION

3%

No High School Diploma



18%

High School Graduate



37%

Some College



42%

Bachelor's/Grad/Pr of Degree

BUSINESS



642

Total Businesses



4,566

Total Employees

EMPLOYMENT



71.4%

White Collar



16.1%

Blue Collar



12.5%

Services

2.1%

Unemployment Rate

1 MILE

INCOME



\$81,552

Median Household
Income



\$35,774

Per Capita Income



\$250,612

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (15.8%)

The smallest group: <\$15,000 (4.8%)

Indicator ▲	Value	Diff	
<\$15,000	4.8%	-1.7%	
\$15,000 - \$24,999	5.5%	-0.9%	
\$25,000 - \$34,999	6.7%	-1.6%	
\$35,000 - \$49,999	12.8%	+1.3%	
\$50,000 - \$74,999	15.8%	-2.7%	
\$75,000 - \$99,999	13.8%	-1.4%	
\$100,000 - \$149,999	15.7%	-1.2%	
\$150,000 - \$199,999	15.4%	+7.2%	
\$200,000+	9.5%	+0.9%	

Bars show deviation from

3 MILES

INCOME



\$80,665

Median Household
Income



\$34,893

Per Capita Income



\$245,133

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (16.1%)

The smallest group: <\$15,000 (4.6%)

Indicator ▲	Value	Diff	
<\$15,000	4.6%	-1.9%	
\$15,000 - \$24,999	5.8%	-0.6%	
\$25,000 - \$34,999	6.9%	-1.4%	
\$35,000 - \$49,999	13.4%	+1.9%	
\$50,000 - \$74,999	15.6%	-2.9%	
\$75,000 - \$99,999	13.3%	-1.9%	
\$100,000 - \$149,999	16.1%	-0.8%	
\$150,000 - \$199,999	15.1%	+6.9%	
\$200,000+	9.2%	+0.6%	

Bars show deviation from

5 MILES

INCOME



\$92,150

Median Household
Income



\$38,141

Per Capita Income



\$319,717

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (18.7%)

The smallest group: \$15,000 - \$24,999 (4.1%)

Indicator ▲	Value	Diff	
<\$15,000	4.6%	-1.9%	
\$15,000 - \$24,999	4.1%	-2.3%	
\$25,000 - \$34,999	6.0%	-2.3%	
\$35,000 - \$49,999	8.7%	-2.8%	
\$50,000 - \$74,999	15.8%	-2.7%	
\$75,000 - \$99,999	14.5%	-0.7%	
\$100,000 - \$149,999	18.7%	+1.8%	
\$150,000 - \$199,999	14.1%	+5.9%	
\$200,000+	13.5%	+4.9%	

Bars show deviation from