



LAND FOR LEASE | BTS HIGHWAY 44 & SUNLIGHT

11449 W STATE STREET | STAR, ID 83669

A Development By **Rocky Mountain COMPANIES**

COMMERCIAL



CONTACT

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LISTING COMMENTS

Prominent State Street location.
Potential drive-thru option. See conceptual for details.
Building opportunity next to Napa Auto Parts and Bi-Mart.
Convenient access from both Sunlight Ave. and State Street (Hwy 44).
Owner to provide shared trash enclosure and both primary drive aisles.

AVAILABLE SPACE

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



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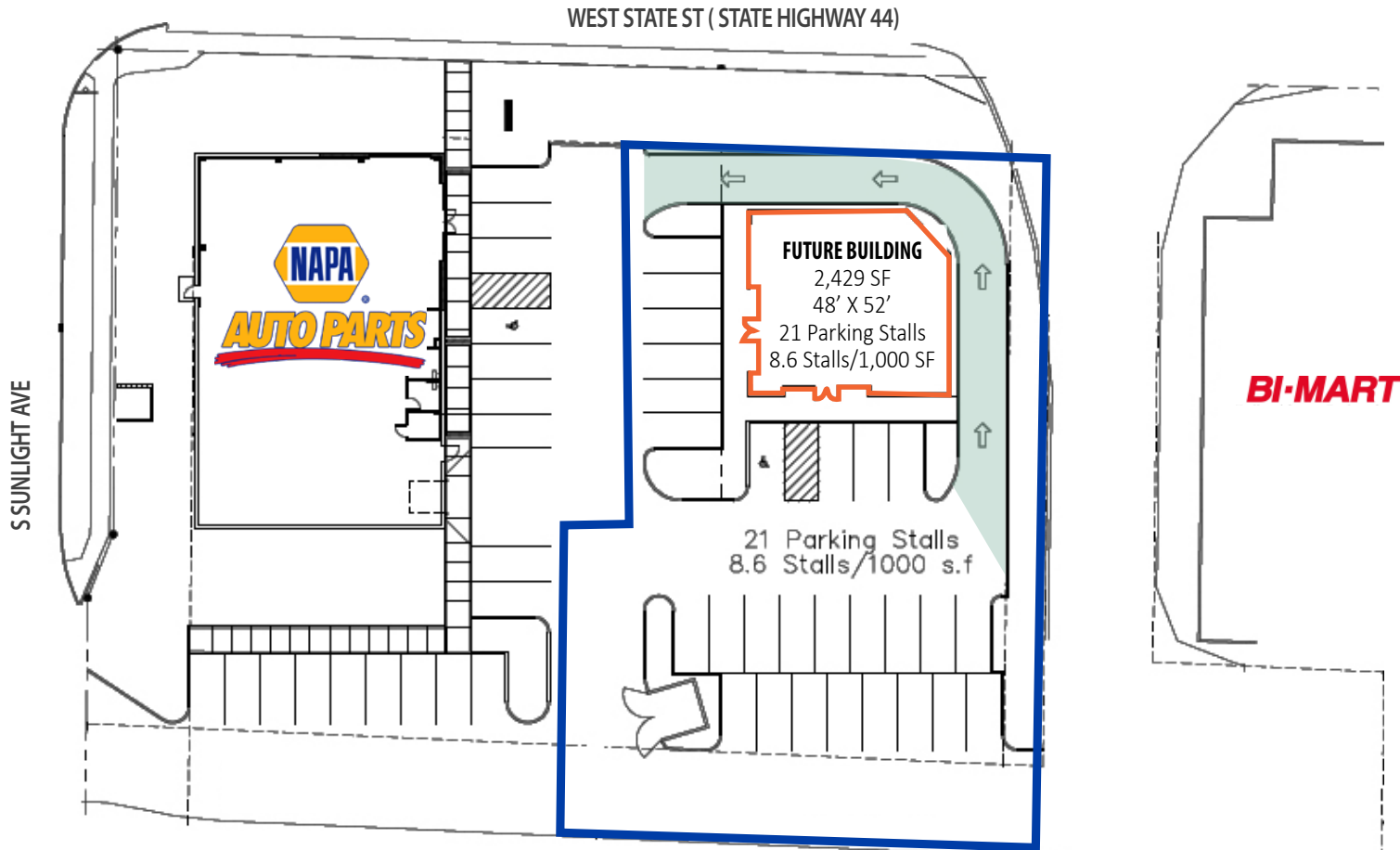
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**DRIVE THRU OPTION
SITE PLAN**

CONCEPTUAL DRIVE-THRU BUILDING LAYOUT



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FINAL PLAT

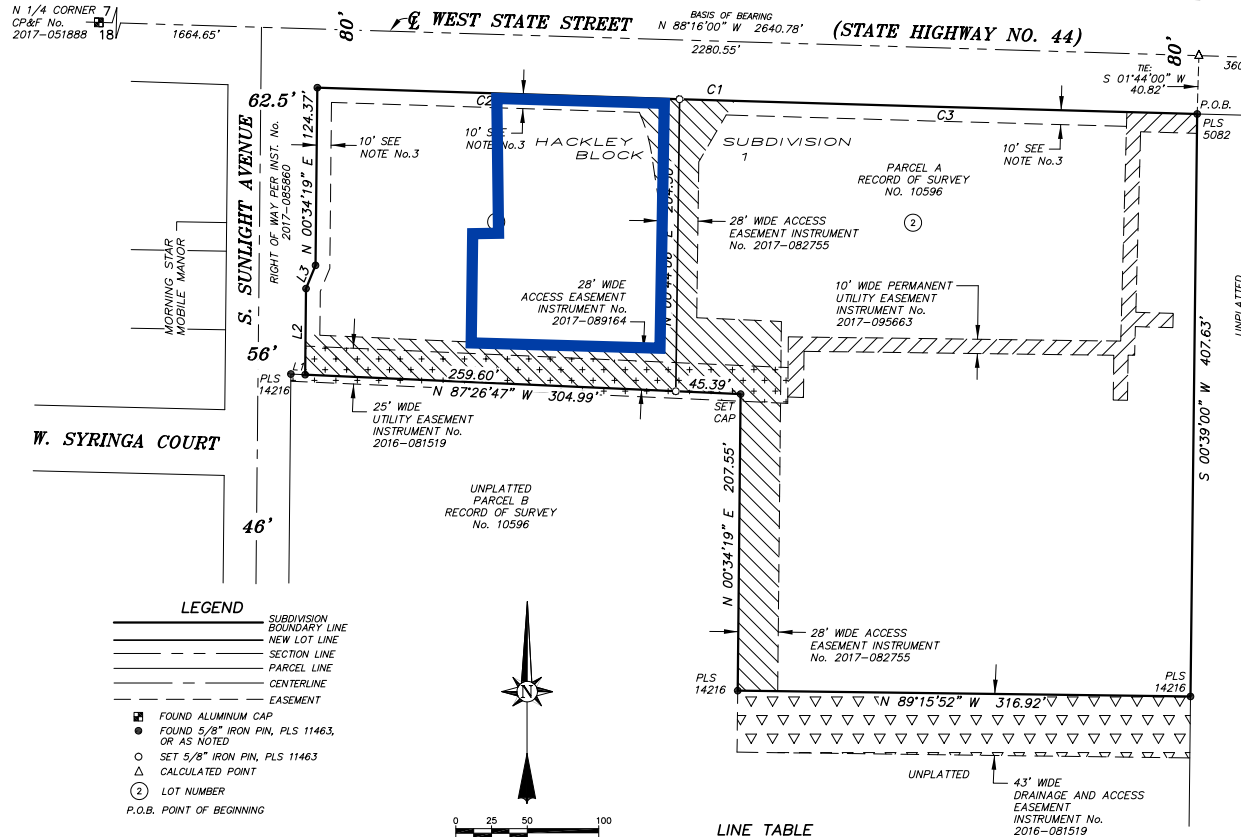
HACKLEY SUBDIVISION

PLATING 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 NEGLIGENT 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. 2016-061428.

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- SECTION LINE
- PARCEL LINE
- CENTERLINE
- EASEMENT
- FOUND ALUMINUM CAP
- FOUND 5/8" IRON PIN, PLS 11463, OR AS NOTED
- SET 5/8" IRON PIN, PLS 11463
- △ CALCULATED POINT
- ② LOT NUMBER
- P.O.B. POINT OF BEGINNING

REFERENCES

- R1 = RECORD OF SURVEY No. 10596
R2 = DEED, INSTRUMENT No. 2016-081515

BASIS OF BEARING

N 88°16'00" W BETWEEN A FOUND ALUMINUM CAP MONUMENT AT THE NORTHEAST CORNER OF SECTION 18 AND A FOUND ALUMINUM CAP MONUMENT AT THE NORTH 1/4 CORNER OF SECTION 18

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°26'48" E	10.01'
L2	N 00°34'19" E	60.26'
L3	N 22°20'15" E	17.52'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	85983.69'	615.91'	615.90'	S 88°17'09" E	0°24'37"
C2	85983.69'	253.59'	253.59'	S 88°09'55" E	0°10'08"
C3	85983.69'	362.31'	362.31'	S 88°22'13" E	0°14'29"



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



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