

**FOR  
SALE**

# TBD HIGHWAY 16

HWY 16 & SUB STATION RD | EMMETT, ID



## PROPERTY INFORMATION

Property Type: Land  
Land Size: 5.45 Acres  
Parcel: RPC930000B0020

## HIGHLIGHTS

- » Approximately 5.45 acres of land with excellent Hwy 16 frontage
- » Unique opportunity to purchase smaller parcel on the highly desirable Highway 16
- » Hard corner with traffic signal
- » Adjacent to New Forest Service Building
- » Rough graded, utilities stubbed/pads available



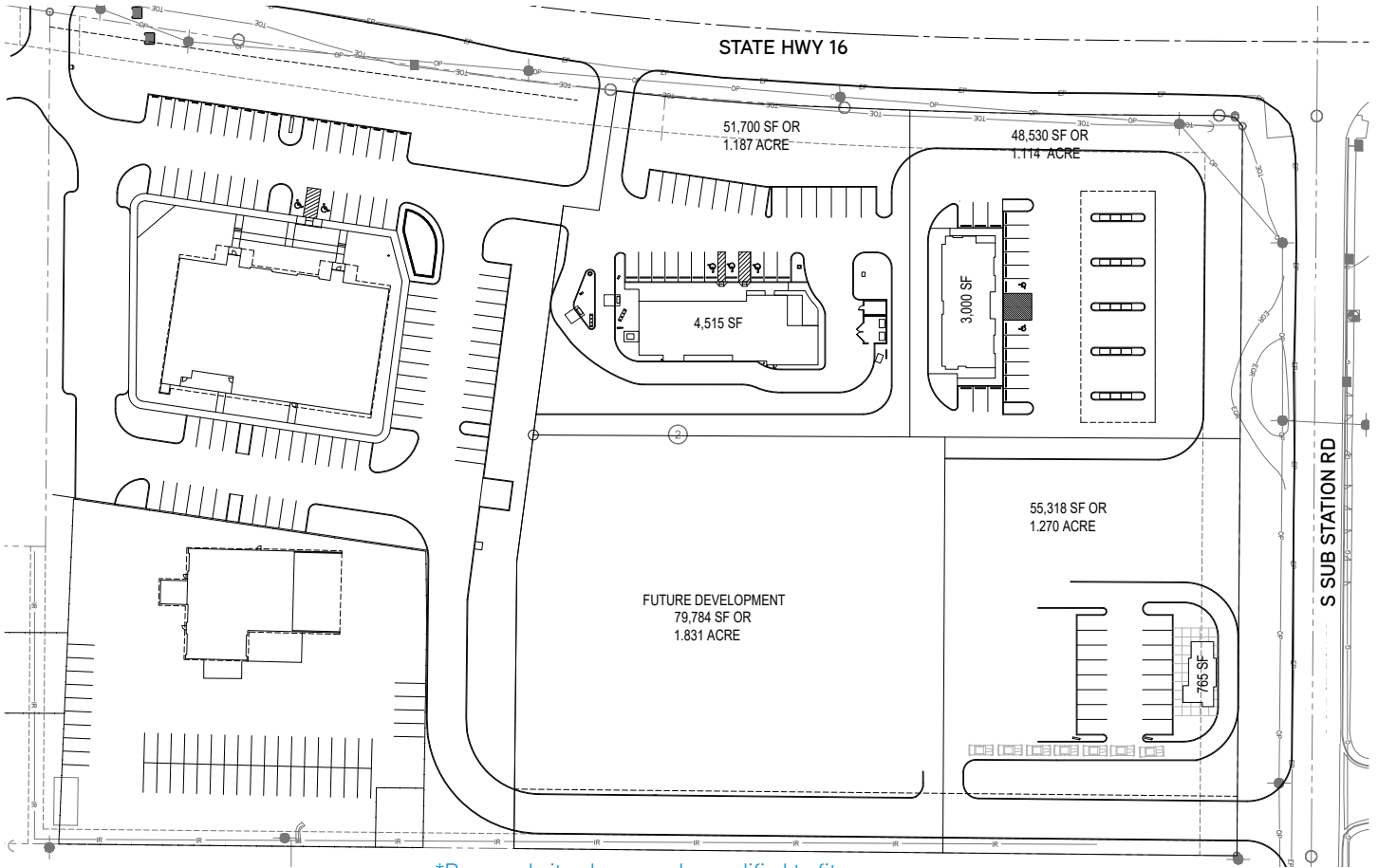
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\*Proposed site plan - can be modified to fit many uses

From	To	Drive Time
Site	Black Canyon Dam	12 min
Site	Horseshoe Bend	29 min



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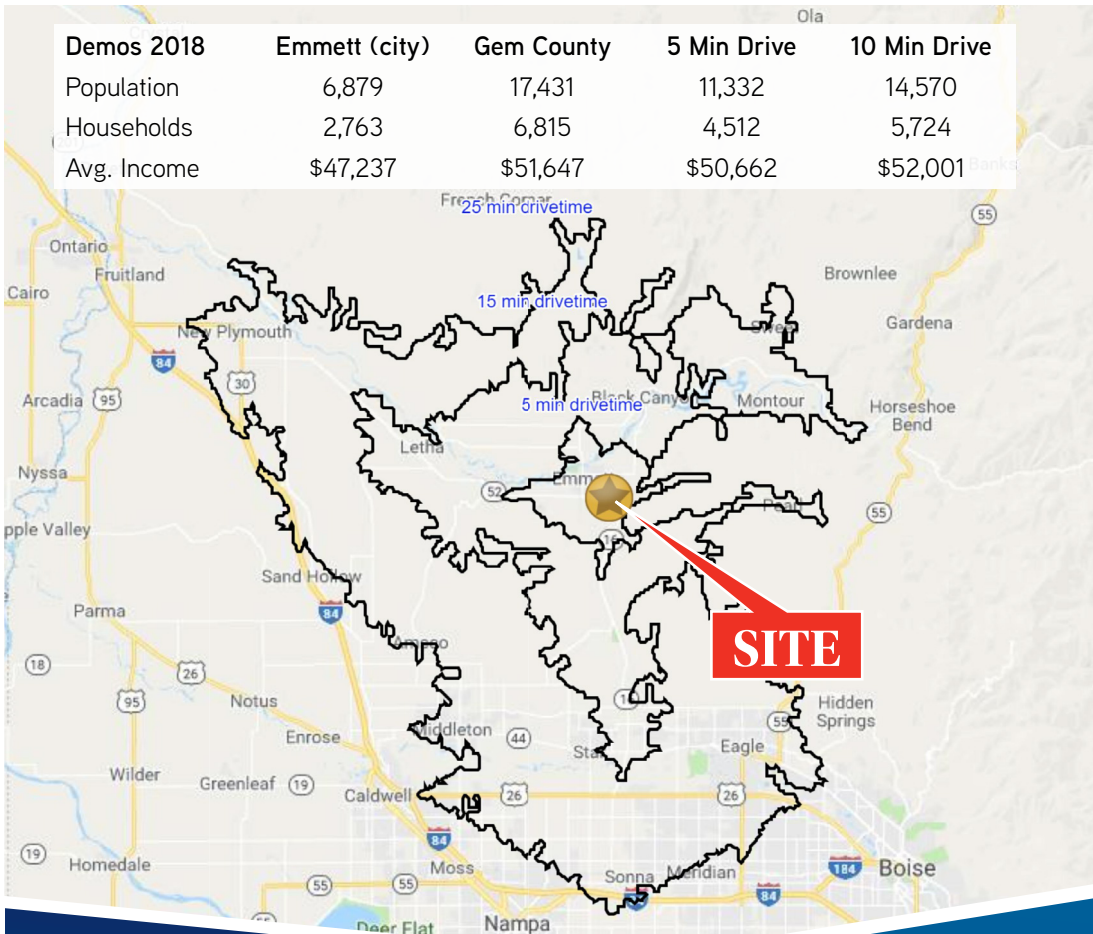
**Highway 16 Expansion**

The river section of the Emmett Highway is now open, as the first section of a \$500 Million long term project lovingly dubbed the “Central Valley Expressway”. The newly constructed section offers an additional path across the Boise River alleviating the other bridges and improving circulation in the Star/Meridian/Eagle sector. The Central Valley Expressway (CVE) will soon connect to Interstate 84 creating a 65 MPH north/south artery that connects the scenic mountain regions of McCall and Emmett to the farming and wine regions of Canyon County. The CVE has completed the first section and is in the funding stages for the final 4-mile section that would connect Chinden-Hwy20/26 to I-84.

Proponents of the CVE believe the new highway will have the similar effect of the economic and population growth experienced by the City of Meridian when Eagle Road was expanded 20 years ago. Dr. John Church, an economist with Idaho Economics, estimates that the CVE will create over \$1.9B of new revenue to the state of Idaho over a 30 year period; 16,800 construction jobs, and 18,524 permanent jobs.



Demos 2018	Emmett (city)	Gem County	5 Min Drive	10 Min Drive
Population	6,879	17,431	11,332	14,570
Households	2,763	6,815	4,512	5,724
Avg. Income	\$47,237	\$51,647	\$50,662	\$52,001



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