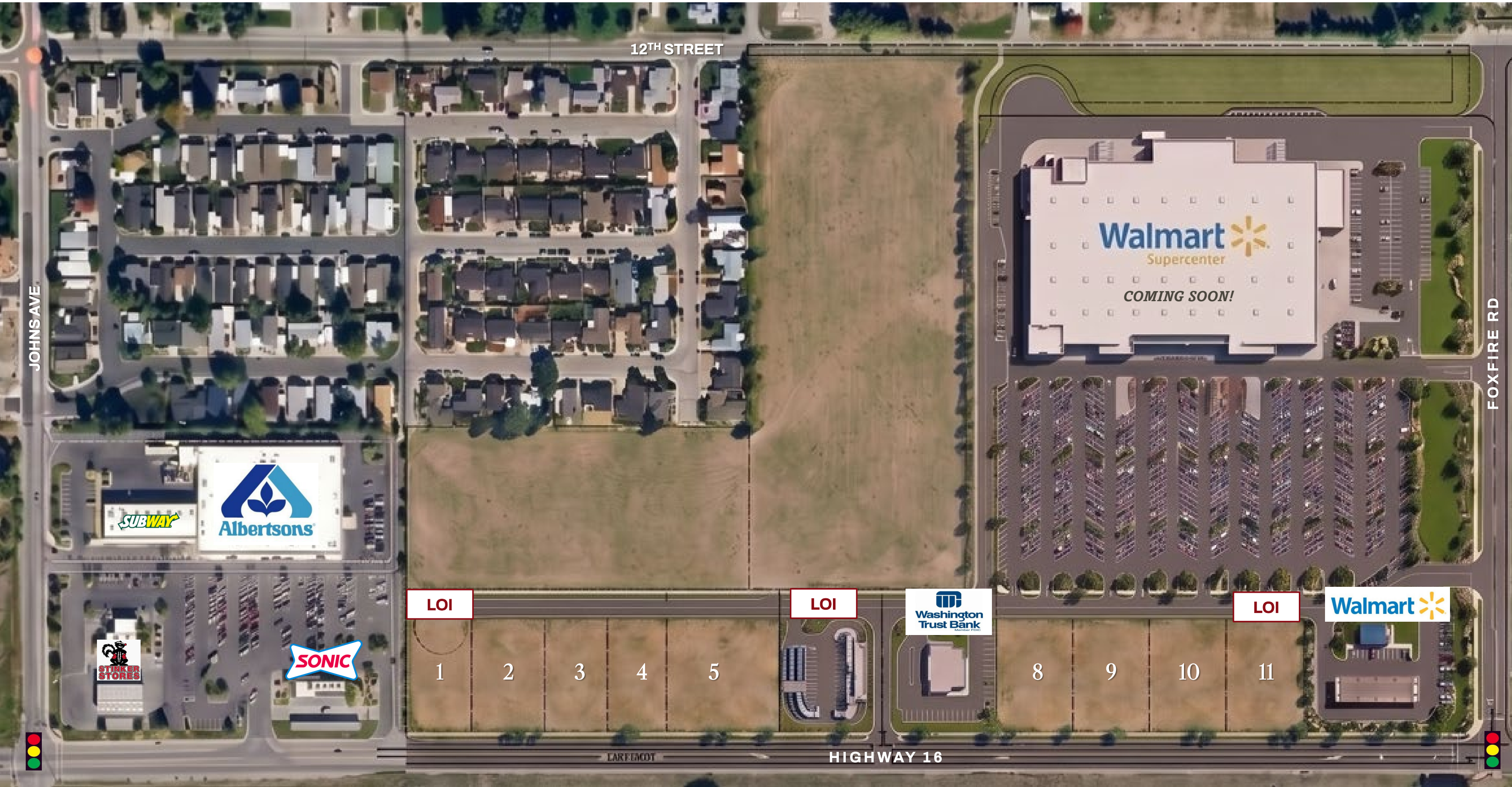


LONGHORN STATION

HIGHWAY 16 & E. 12TH STREET · EMMETT, IDAHO



HIGHLIGHTS

Join Walmart at one of these prime pad sites at Emmett's main entrance off Highway 16, located in one of the region's fastest-growing areas.

- Phase 1: Lots 1–7 are delivered and ready for development
- Phase 2: Lots 8–12 and a new traffic signal connecting Highway 16 & 12th Ave to be delivered Q4 2027.

DETAILS

LOCATION	Highway 16 & E. 12th Street, Emmett, ID
ZONING	C — Commercial
AVAILABILITY	Ground lease or build-to-suit
NEARBY	Albertsons, Walgreens, D&B, McDonald's, Taco Bell, Maverik, O'Reilly, Starbucks
CO TENANTS	Walmart, Washington Trust Bank, Car Wash, Coffee, Oil & Lube
SIGNAL	New traffic signal connecting Highway 16 & 12th Ave installed in phase 2

AVAILABILITY

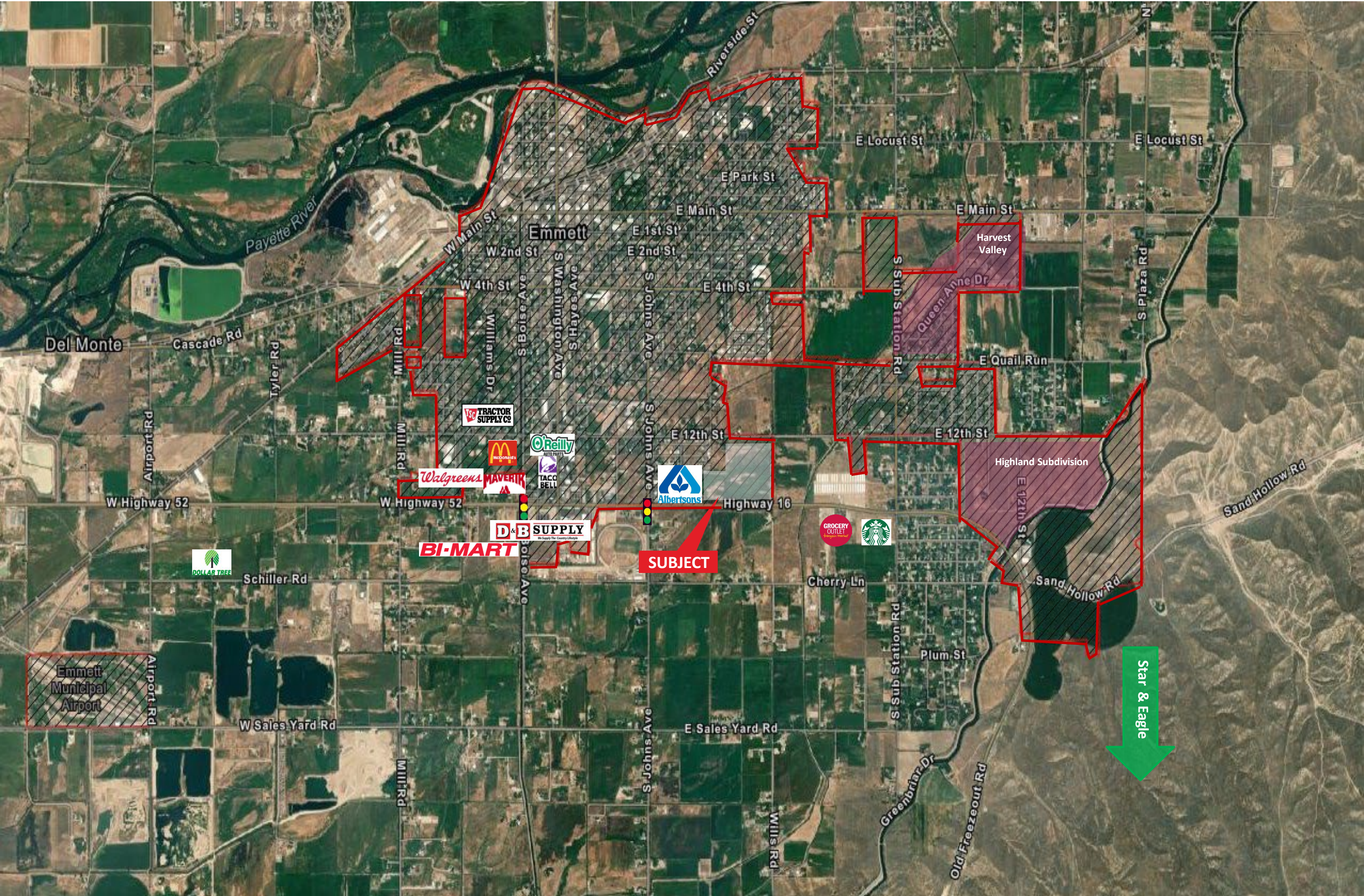
Available Parcels

LOT	SIZE	PHASE	STATUS
1	± 0.67 ac	1	Oil & Lube LOI
2	± 0.79 ac	1	Available
3	± 0.65 ac	1	Available
4	± 0.63 ac	1	Available
5	± 1.19 ac	1	Available
6	± 1.08 ac	1	Car Wash LOI
7	± 1.19 ac	1	Washington Trust Bank
8	± 0.80 ac	2	Q4 2027
9	± 0.80 ac	2	Q4 2027
10	± 0.80 ac	2	Q4 2027
11	± 0.83 ac	2	Coffee LOI
12	± 1.93 ac	2	Walmart

*Lot sizes can be adjusted to meet a user's needs.

PAD DELIVERY CONDITION

- Perimeter curb, gutter, sidewalk and landscaping along Highway 16
- Rough grade complete
- Utilities available at or near each pad site
- Project drive aisles installed
- Traffic signal installed
- First 300 feet of Foxfire Road installed
- Highway frontage improvements





REGIONAL LOCATION

- EMMETT
Longhorn Station
- BOISE

28 MI · 40 MIN VIA HWY 16



SUBDIVISION PHOTO · PHASE 1



TRADE AREA SNAPSHOT

Gem County Demographics

22,096 2.6
Population HH Size

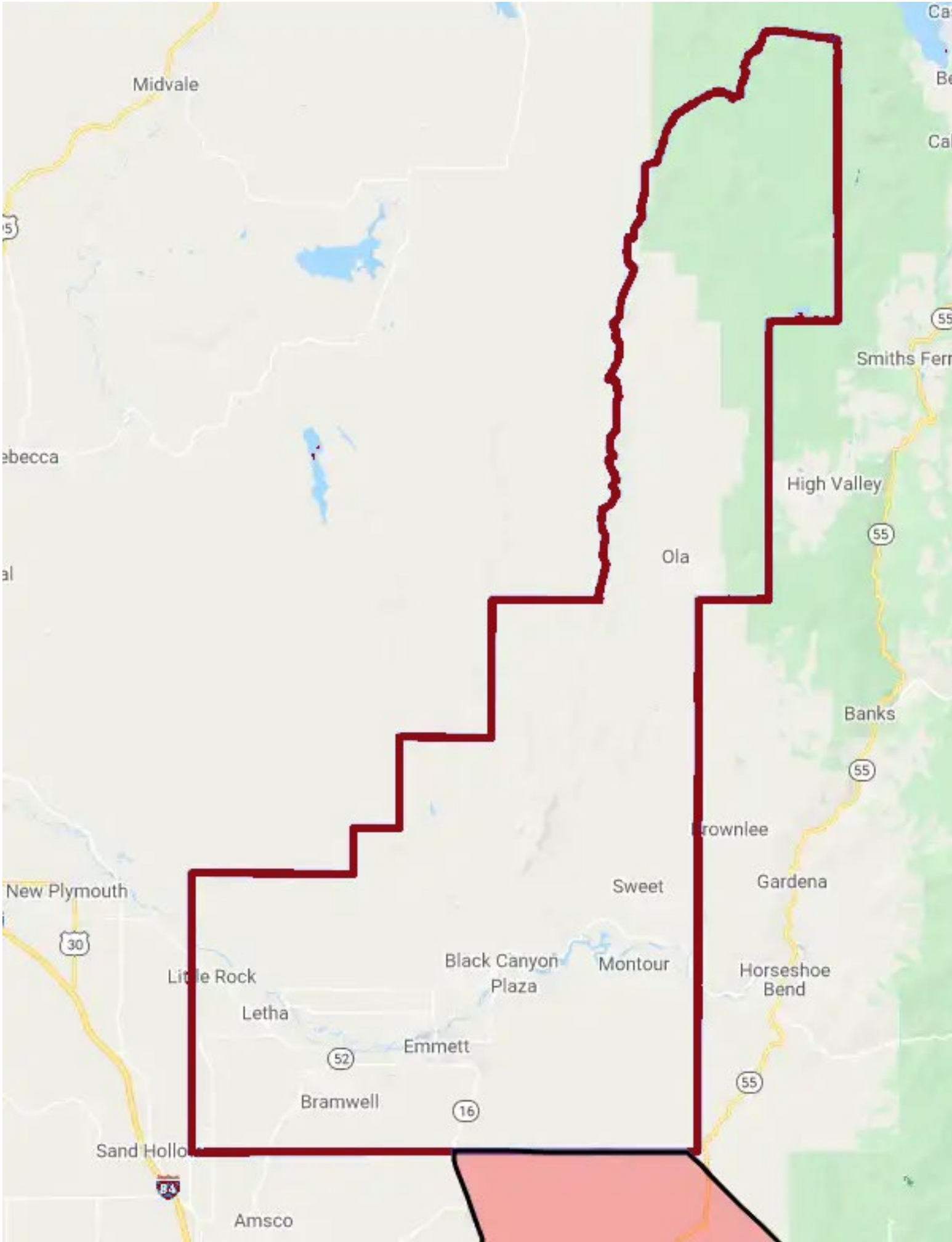
\$86,642 75%
Average Household Income Owner-Occupied Homes

49.4% 23.6% 44
White Collar Bachelor's+ Median Age

534 4,427
Total Businesses Total Employees

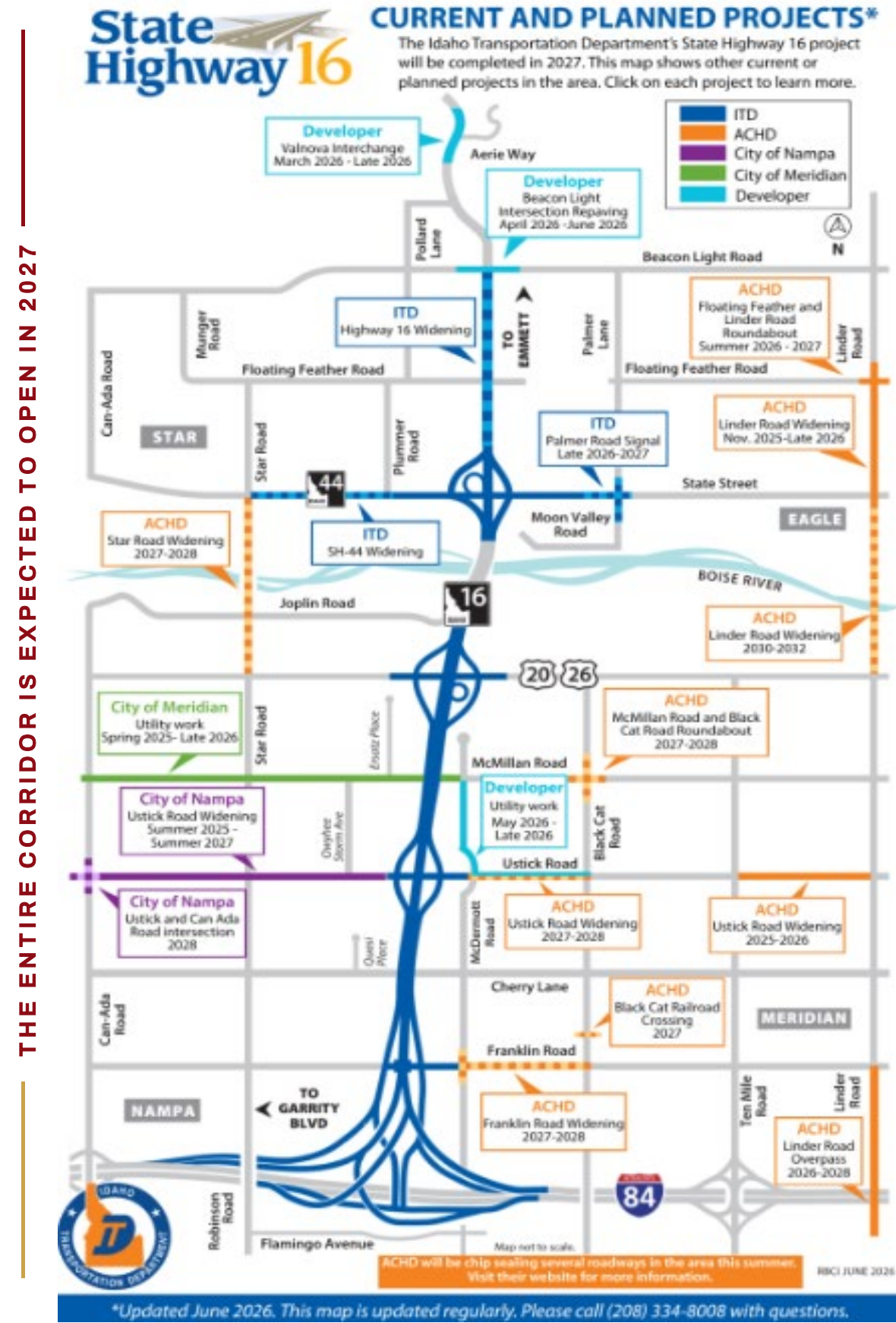
Emmett is the retail hub for all of Gem County. Emmett is growing at a rapid 2.56% annually, making it one of the faster-growing pocket communities in the Boise metropolitan area.

Source: Esri Business Analyst



IDAHO 16 CORRIDOR

Highway 16 Expansion



[Click here to follow SH-16 construction progress](#)

ITD.IDAHO.GOV

ITD is building a new highway with two lanes in both directions, a center median barrier and 10-foot shoulders. The highway will be elevated between 5 and 20 feet off the ground.

Motorists will use freeway interchanges to enter or exit SH-16 at I-84, Franklin Road, Ustick Road, US-20/26 and SH-44.