

FOR SALE



### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Development Land
<b>BUILDING SIZE</b>	N/A
<b>ZONING</b>	Mixed use in comp plan
<b>LAND SIZE</b>	±7.18 acres
<b>PRICE</b>	\$299,500
<b>UTILITIES</b>	All available
<b>FRONTAGE</b>	±650 frontage on Highway 16
<b>INTERSECTION</b>	11,414 VPD (March 2021) East on Highway 16

### HIGHLIGHTS

- High visibility with 650 feet of Highway 16 frontage
- Adjacent to future north-south collector road
- High profile location in quickly growing community
- Future hard corner development potential
- Fantastic land banking opportunity

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.



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# TBD HIGHWAY 16 Emmett, ID 83617



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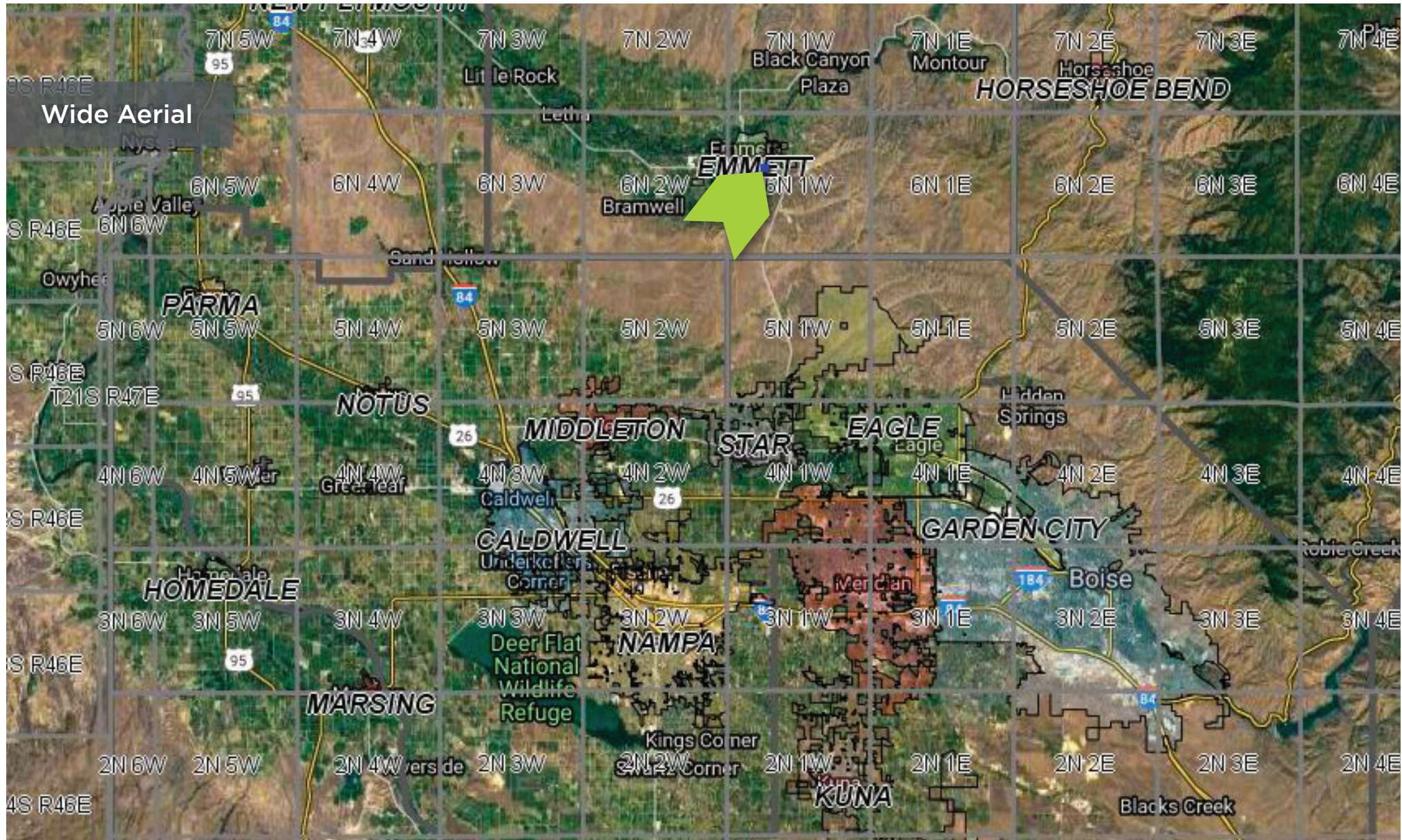
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