TBD HIGHWAY 16 Emmett, ID 83617

RALLENS REALTY



PROPERTY INFORMATION

PROPERTY TYPE	Development Land				
BUILDING SIZE	N/A				
ZONING	Mixed use in comp plan				
LAND SIZE	±7.18 acres				
PRICE	\$299,500				
UTILITIES	All available				
FRONTAGE	±650 frontage on Highway 16				
INTERSECTION	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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Wide Aerial	7N-4W	7N 3W Lit le Rock	7N 2W	7N 1W Black Canyon Plaza	7N 1E Montour HO	7N 2E Horoschoe RSESHOE	7N3E Bend	7N ^Q AE
S R46E - 6N GW	6N 4W	6N 3W	6N-2W Bramwell	MMENTW	6N 1E	GN 2E	GIN 3E	6N 4E
Owyhet PARMA SN GWU SN SVU S R488	SN 4VV	SM SW	5N 2VV	5N 1W •	SMITE	5N 2E	SN 3E	5N 4E
121S R47E 45 4N 6W 4N 5W-		26 4M 3W Caldwelt	OLETON 41M 2W 26	STAR 4011W	AGLE AN IE	tiden ofings 4N 2E	4N 3E	4N 4E
HOMEDALI SN GVV SN SVV	E SINI 4Wy	CALDWE Underkolts Comer 3N 3W Deer Flat	ALL ALL ALL ALL ALL ALL ALL ALL ALL ALL		GARDE SN 1E	Boise 3N 2E	IN 3E	SN 4E
S R46E 25 2N 6W 2N 5W 4S R46E	MARSING 2N 4W res d	National Wildlife Refuge e 2N 3W	Kings C CH122 Corr		2N1E	2N2E	2N 3E	2N 4E

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