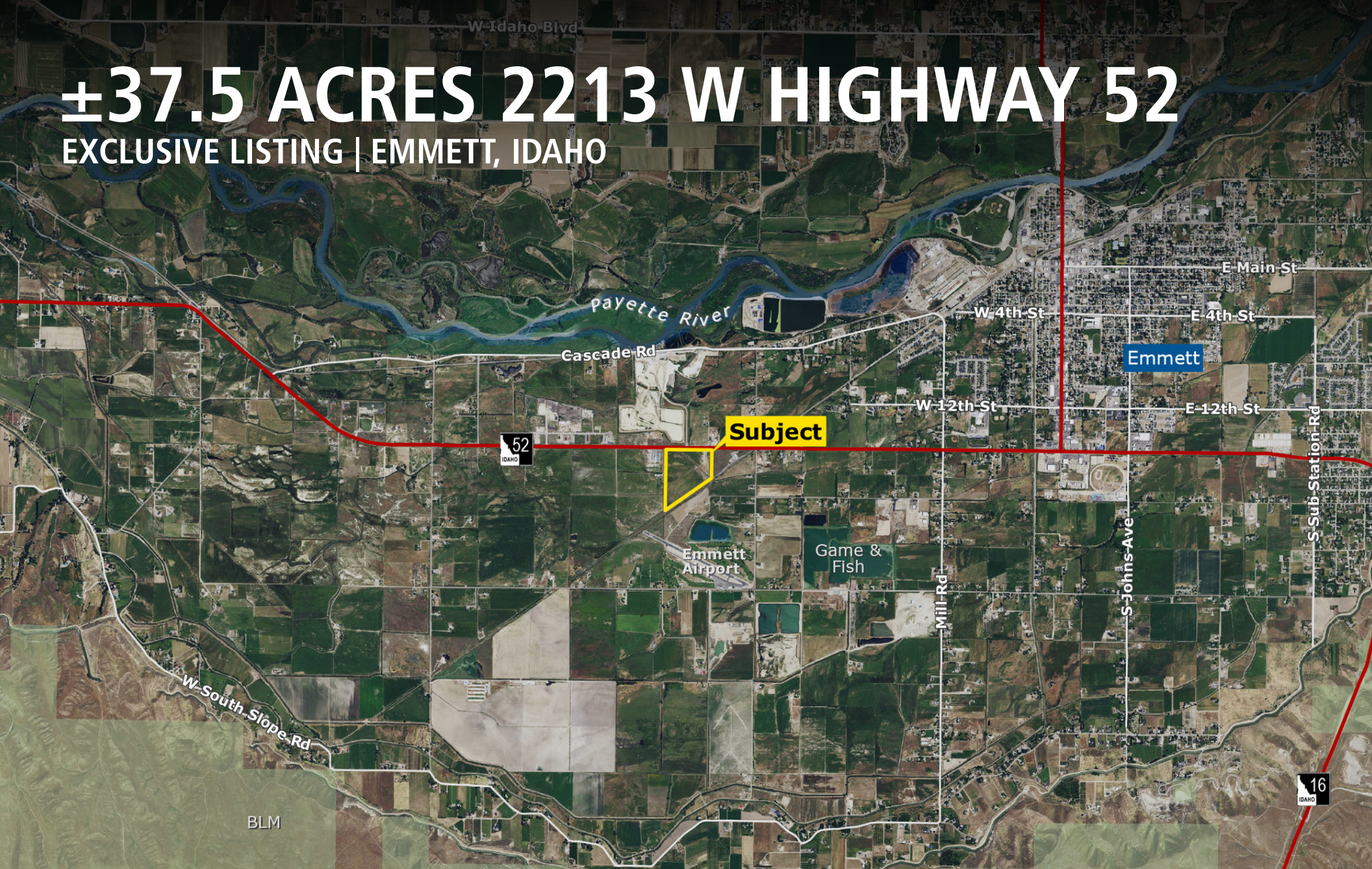


# ±37.5 ACRES 2213 W HIGHWAY 52

EXCLUSIVE LISTING | EMMETT, IDAHO



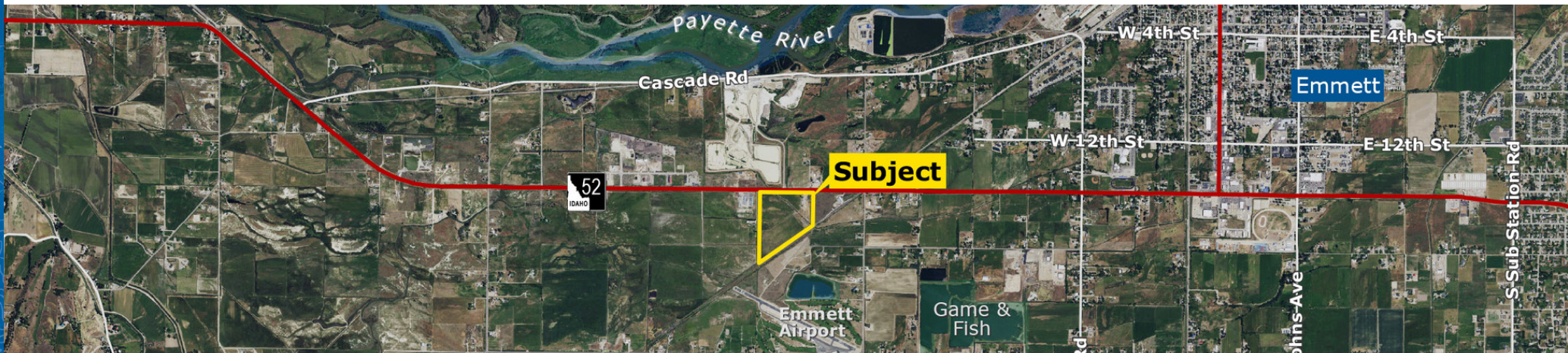
Tyler Johnson | [tjohnson@landadvisors.com](mailto:tjohnson@landadvisors.com)

3597 East Monarch Sky Lane, Boise, ID 83646, ph.208.366.8700 | [landadvisors.com](http://landadvisors.com)

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal.

12 21 2018

# ±37.5 ACRES 2213 W HIGHWAY 52 | EXECUTIVE SUMMARY



## OFFERING SUMMARY

Size:	±37.5 Acres
Parcel:	RP06N02W141200, RP06N02W141225
Zoning:	M-1 Light Industrial - County
Market:	Boise
Submarket:	Gem County

## PROPERTY OVERVIEW

Land Advisors Organization is pleased to offer over ±37 acres of prime development land with frontage along Highway 52. Property is zoned Light Industrial and is located near the Gem County Industrial Park and Emmett Airport.

## LOCATION

Located on the South side of Highway 52, the property is approximately 1/3 mile west from the intersection of Highway 52 and Airport Road

## PROPERTY HIGHLIGHTS

- Great potential development opportunity
- Highway 52 frontage
- Level ground

## TERMS

Seller will consider all offers

## ASKING PRICE

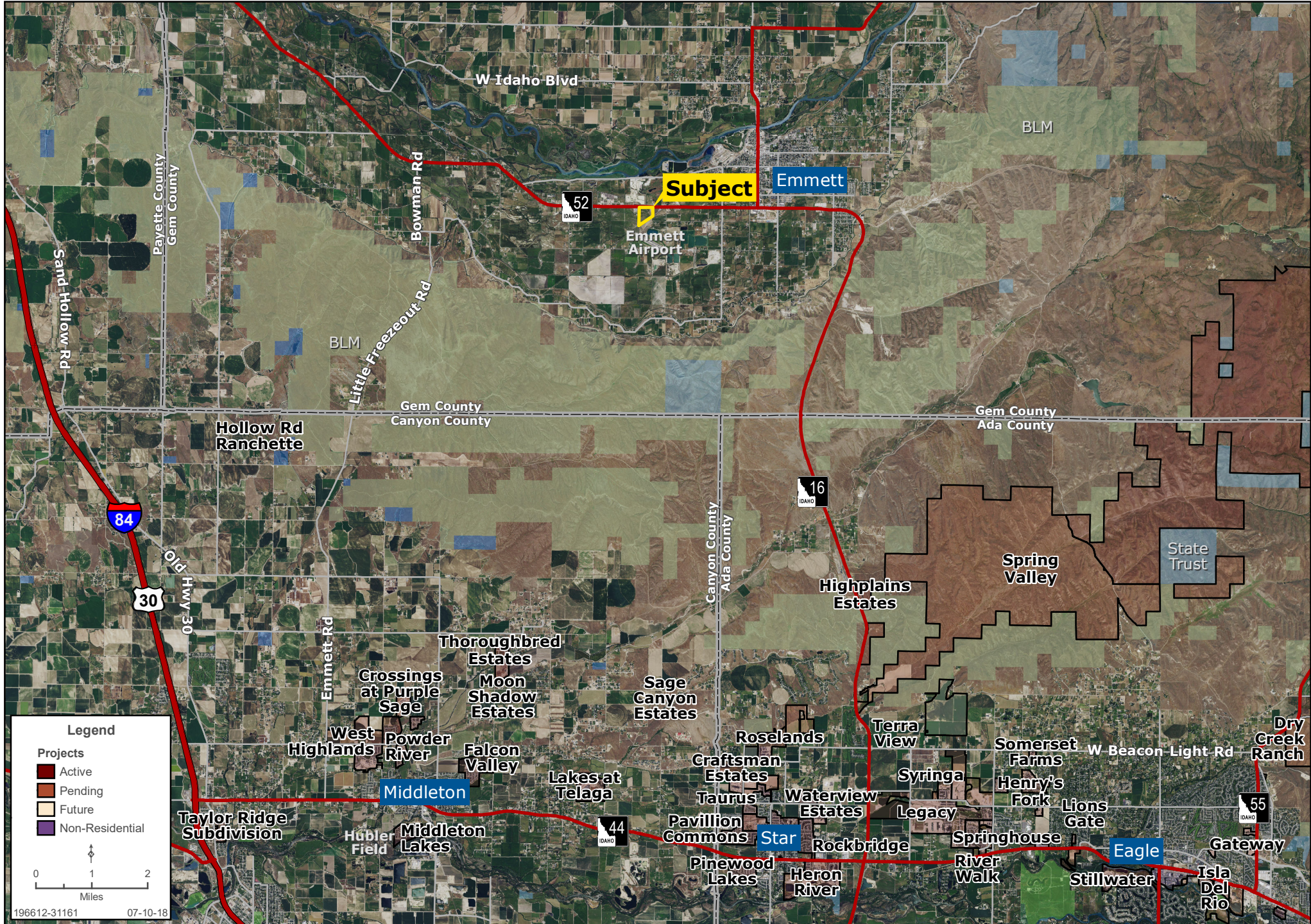
\$899,000

Tyler Johnson | [tjohnson@landadvisors.com](mailto:tjohnson@landadvisors.com)



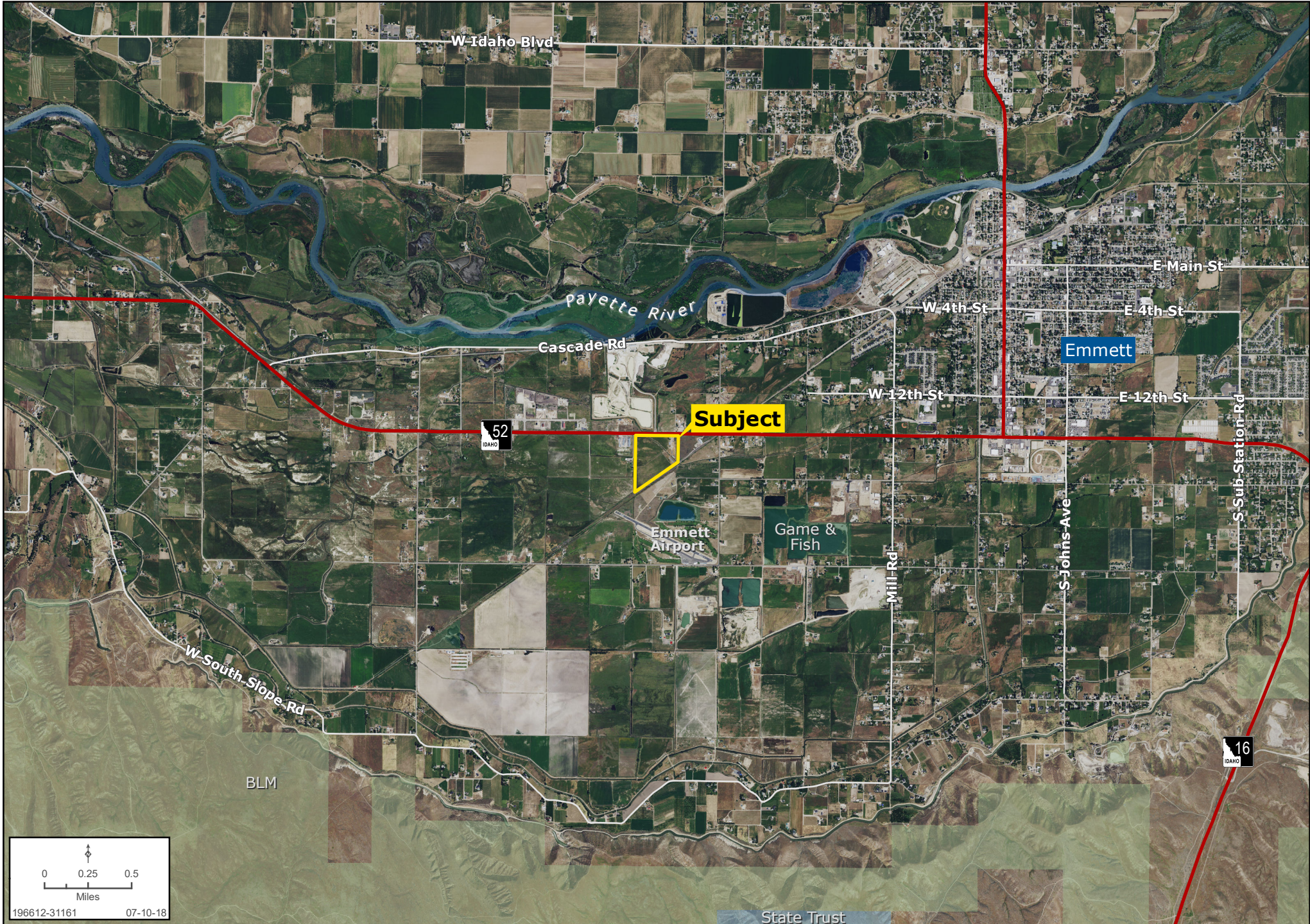
# REGIONAL MAP

Tyler Johnson | 208.366.8700 | www.landadvisors.com



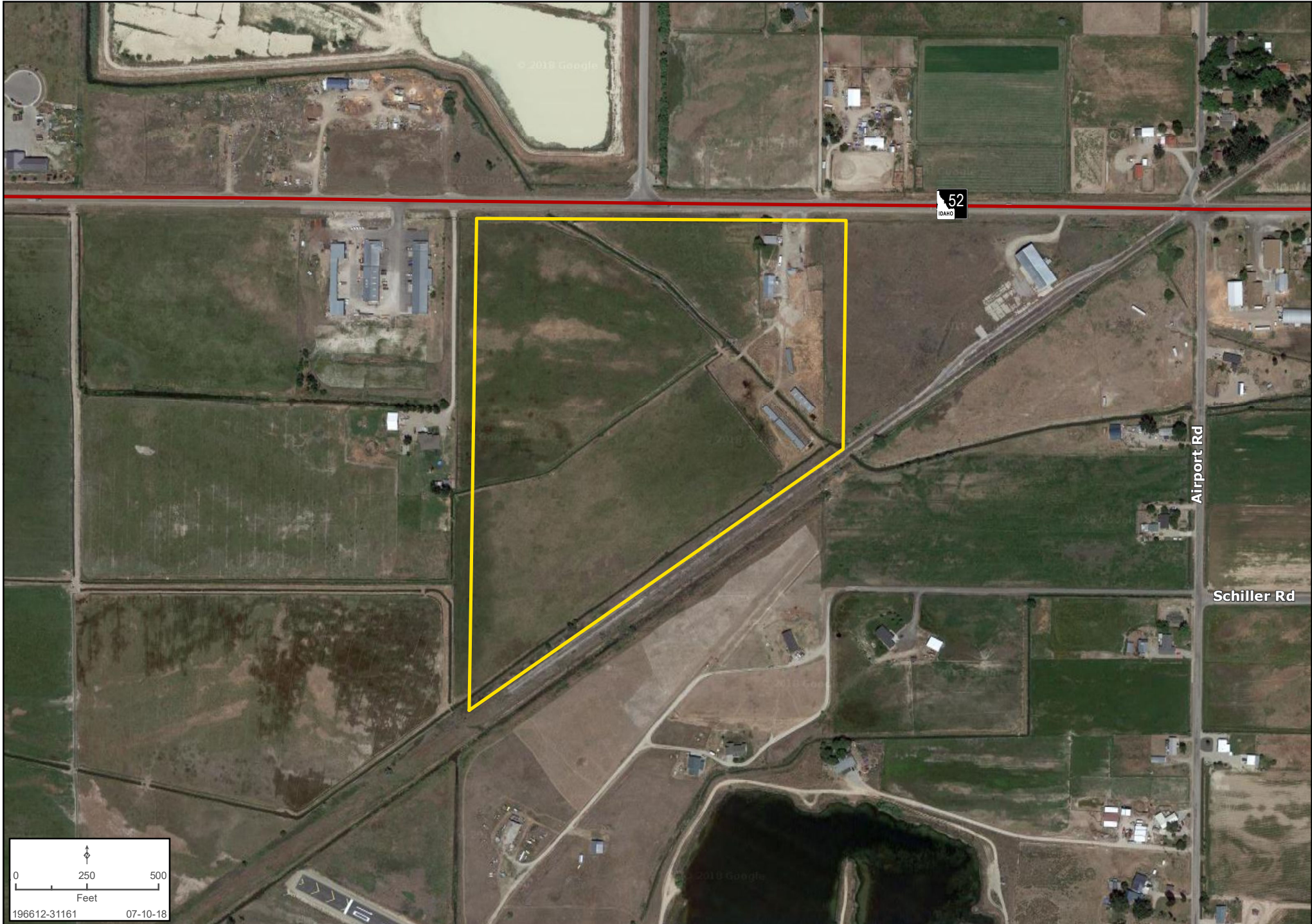
# SURROUNDING AREA MAP

Tyler Johnson | 208.366.8700 | www.landadvisors.com



# PROPERTY DETAIL MAP

Tyler Johnson | 208.366.8700 | www.landadvisors.com



# ±37.5 ACRES 2213 W HIGHWAY 52 | PROPERTY PHOTOS



Tyler Johnson | [tjohnson@landadvisors.com](mailto:tjohnson@landadvisors.com)

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal.

# ±37.5 ACRES 2213 W HIGHWAY 52 | PROPERTY PHOTOS



Tyler Johnson | [tjohnson@landadvisors.com](mailto:tjohnson@landadvisors.com)

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal.



# ±37.5 ACRES 2213 W HIGHWAY 52 | PROPERTY PHOTOS



Tyler Johnson | [tjohnson@landadvisors.com](mailto:tjohnson@landadvisors.com)