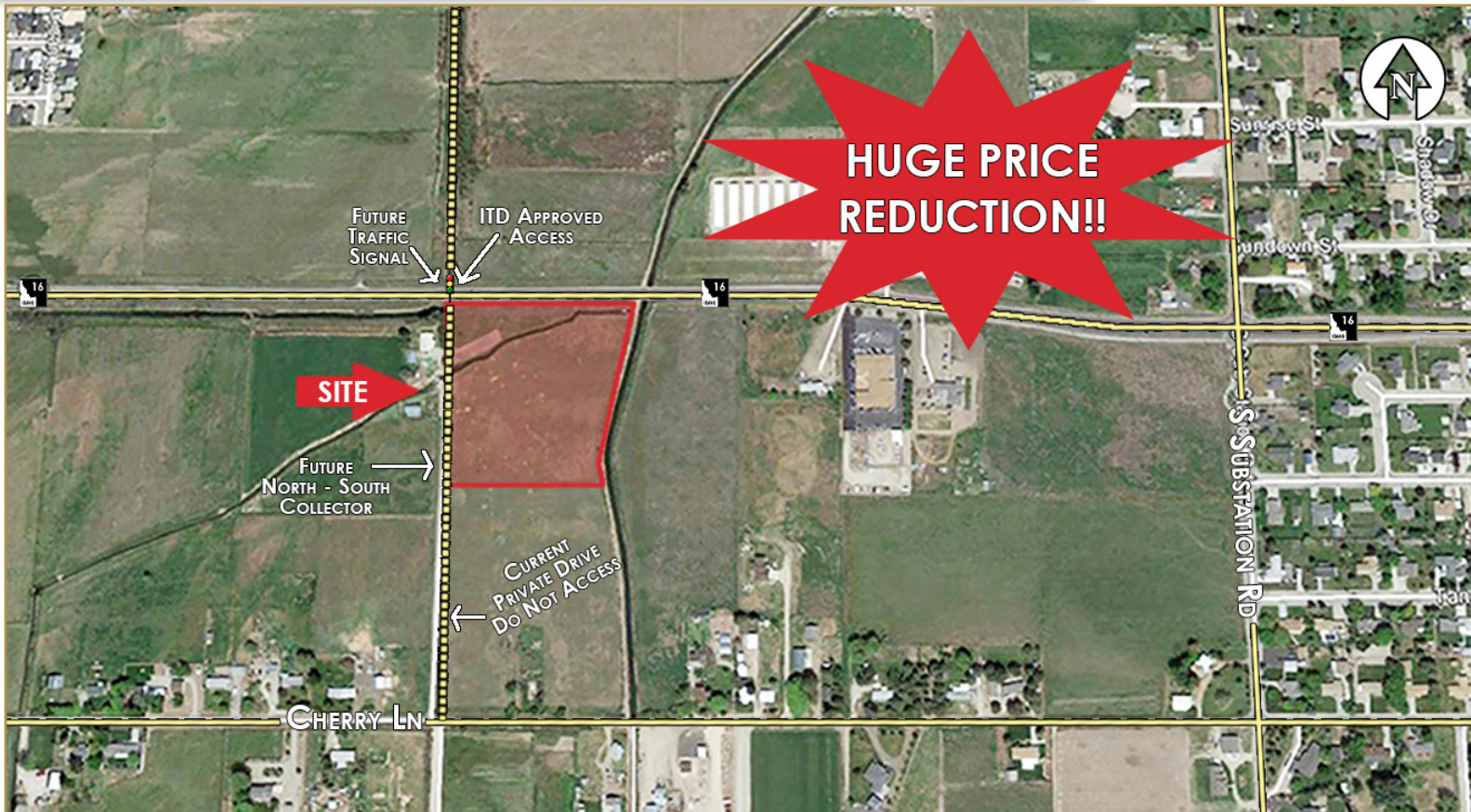


# DEVELOPMENT LAND

For Sale



**MARK BOTTLES**  
REAL ESTATE SERVICES



## PROPERTY INFORMATION:

**Address:** TBD Hwy 16  
Emmett, Idaho 83707

**Location:** Just West of Substation Rd  
on Hwy 16

**Acres:** +/- 7.181

**Zoning:** MX-Mixed Use

**Price:** \$274,900

**HUGE PRICE REDUCTION**

## COMMENTS:

- Fantastic exposure entering Emmett
- Well positioned for growth
- +/- 600 feet of frontage on Hwy 16
- Commercial/multi-family possibilities
- ITD approved access to Hwy 16
- No access to parcel from Cherry Lane, do not cross private property
- Future lighted intersection to access parcel with future North-South collector on the West edge of the property

839 S. Bridgeway Place  
Eagle, Idaho  
P(208) 377-5700 F(208) 377-0035  
[www.markbottles.com](http://www.markbottles.com)

**Mark Bottles**

Cell: (208) 866-2222 | Office: (208) 947-1075  
[mbottles@markbottles.com](mailto:mbottles@markbottles.com)

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**MARK BOTTLES**  
REAL ESTATE SERVICES

**MB** MID LEVEL AERIAL

TBD HWY16, EMMETT



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