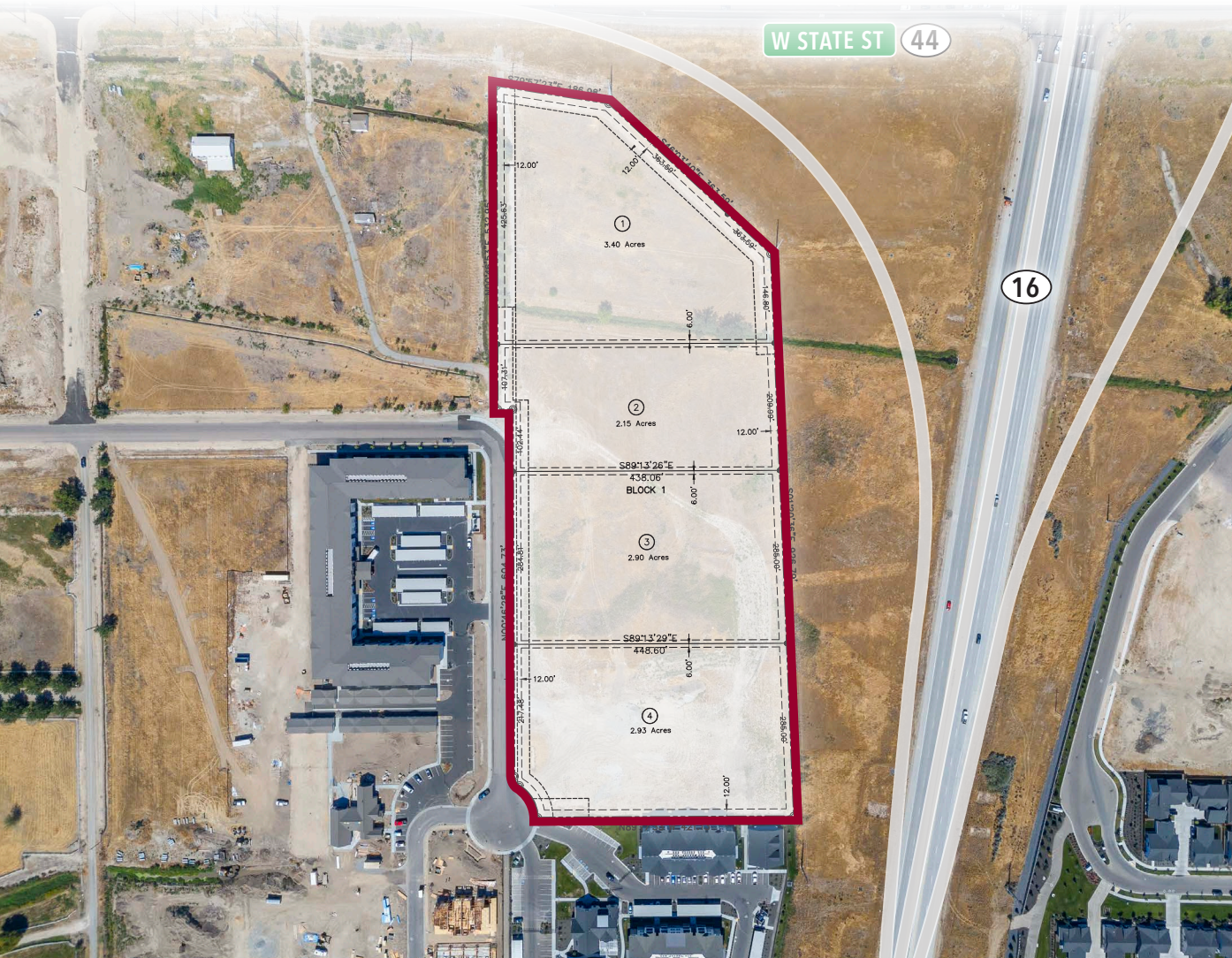


342 S. Calhoun Pl., Star, ID 83669

LAND FOR SALE, LEASE, OR BUILD TO SUIT



PROPERTY DETAILS



TOTAL SIZE 11.39 ACRES

– LOT 1 **\$3,702,600**
3.40 ACRES

– LOT 2 **\$2,341,350**
2.15 ACRES

– LOT 3 **\$3,158,100**
2.90 ACRES

– LOT 4 **\$3,190,770**
2.93 ACRES

COUNTY Ada

MARKET Star

ZONING C2 – General
Commercial
(City of Star)*

UTILITIES At Site



* (C-2) GENERAL COMMERCIAL DISTRICT: To provide for the establishment of areas for commercial uses allowed in other commercial zones and commercial uses which are more intensive than those permitted in other commercial zones, and typically located adjacent to arterial roadways and not immediately adjacent to residential, including the establishment of areas for travel related services such as hotels, motels, service stations, drive-in restaurants, offices, limited warehousing, commercial services and retail sales.

PROPERTY OVERVIEW

Lee & Associates is pleased to present one of the busiest corners in the entire Treasure Valley for sale, lease, or build to suit. Located on the southwest corner of HWY 16 and HWY 44 poses unparalleled visibility and traffic counts of 29,126 vehicles per day. Now underway is the expansion of HWY 16 to the I-84 which will give the Treasure Valley its first north and south freeway.

The City of Star is experiencing tremendous growth of not only residential but also commercial development due to its rapidly increasing population. This site sits at the forefront of Star presenting an excellent opportunity for retail, medical, and professional office alike.

A fully signalized intersection is complete at the intersection of State Street (SR 44) and Moyle Avenue. A secondary access, S Crystal Springs Lane (right-in, right-out only), is constructed and will open once Idaho Transportation Department's (ITD) completes its major expansion of the intersection of SR 16 and SR 44. SR 16 is currently under construction, and once open in 2027, will serve as the Treasure Valley's sole north-south expressway. ITD is scheduled to complete its modernization and interchange improvements at SR16 & SR44 summer, 2027 - concurrently with the opening of the full north-south expressway connecting to I-84.

The three northern parcels on the property are currently leased by Knife River Corporation. Knife River is the civil contractor completing the intersection improvements on behalf of ITD. The lease with Knife River on the site expires in July, 2027.



PROPERTY HIGHLIGHTS



- » Zoning C2 – General Commercial (City of Star)
- » Hard corner of HWY 16 and HWY 44 (State St)
- » New signalized access off of HWY 44
- » Multiple sale, lease, and build to suit options available
- » Excellent opportunity for retail, medical, and professional office

HIGHWAY 16 CORRIDOR

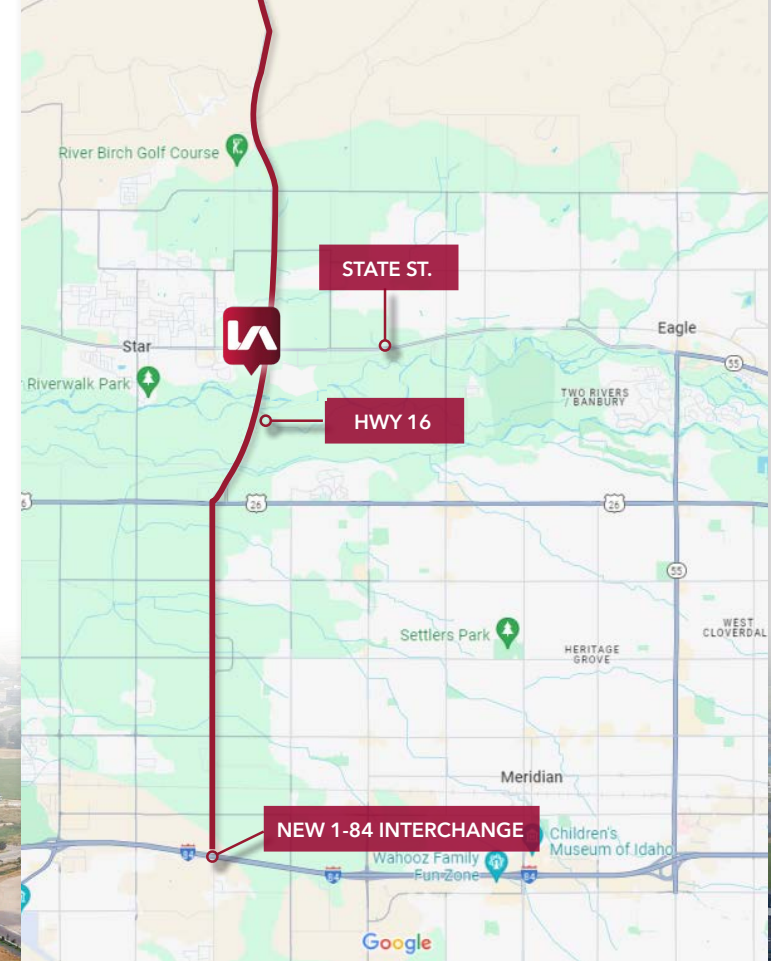
State Highway 16 currently runs from US-20/26 Chinden Boulevard) to Emmett. ITD's work on the SH-16 corridor will address growth and improve mobility or thousands of motorists in the central Treasure Valley.

ITD is extending the highway south to I-84, providing a much-needed north-south route through the central Treasure Valley. Construction of the highway extension and interchanges at I-84 and US-20/26 is underway now.

itdprojects.idaho.gov

44 W STATE ST

16



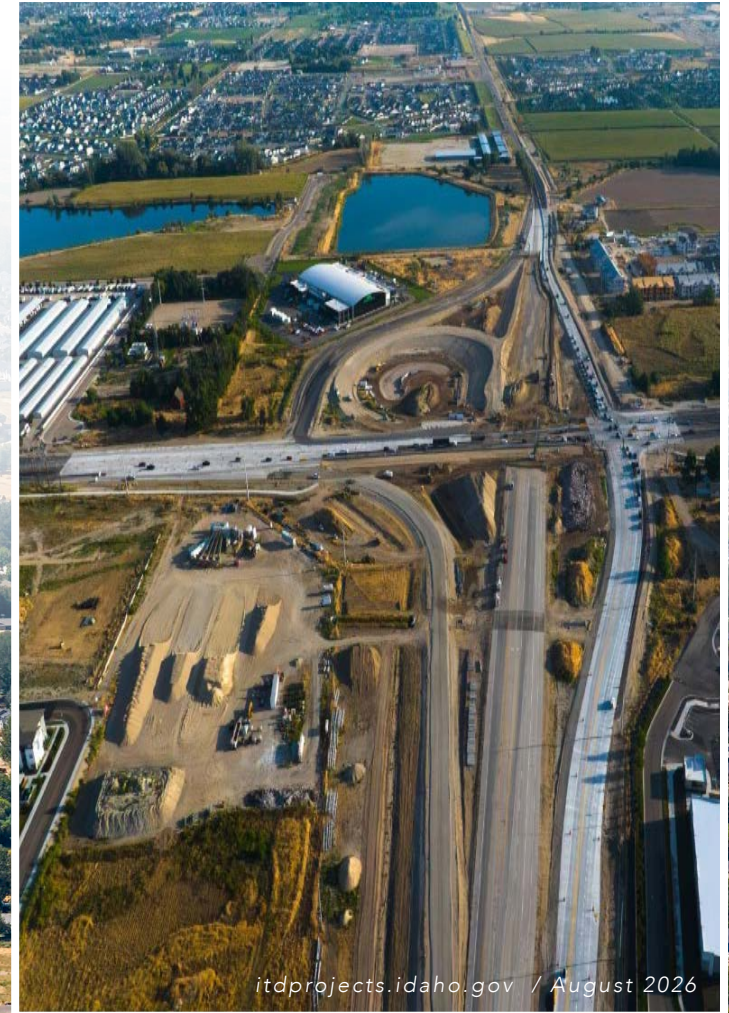
HIGHWAY 16 CORRIDOR

ITD will construct an interchange at SH-44. Like US-20/26, this interchange will be a partial cloverleaf design.

The loop ramp configuration allows free westbound to southbound traffic, eliminating a high-volume left turn from the intersection.

Scheduled to be completed summer of 2027.

itdprojects.idaho.gov



AERIAL WEST VIEW



STAR FISHING POND

Ridley's Arctic Circle
FAMILY MARKETS

O'Reilly
AUTO PARTS
ACE
Hardware

Papa Murphy's
TAKE N BAKE PIZZA

Tires LES SCHWAB

Edward Jones

TACO BELL

FUTURE
Traffic Light

MOYLE JUNCTION
MIXED USE
(ALQUIST DEVELOPMENT)

RS
REPUBLIC
STORAGE

EAST STAR RIVER RANCH SUBDIVISION
287 TOTAL RESIDENTIAL LOTS
(TOWNHOMES AND SINGLE-FAMILY)
UNDER CONSTRUCTION
(TRESIDIO HOMES)

THE VILLAGE AT
CRYSTAL SPRINGS
120 RESIDENCES

LA

44

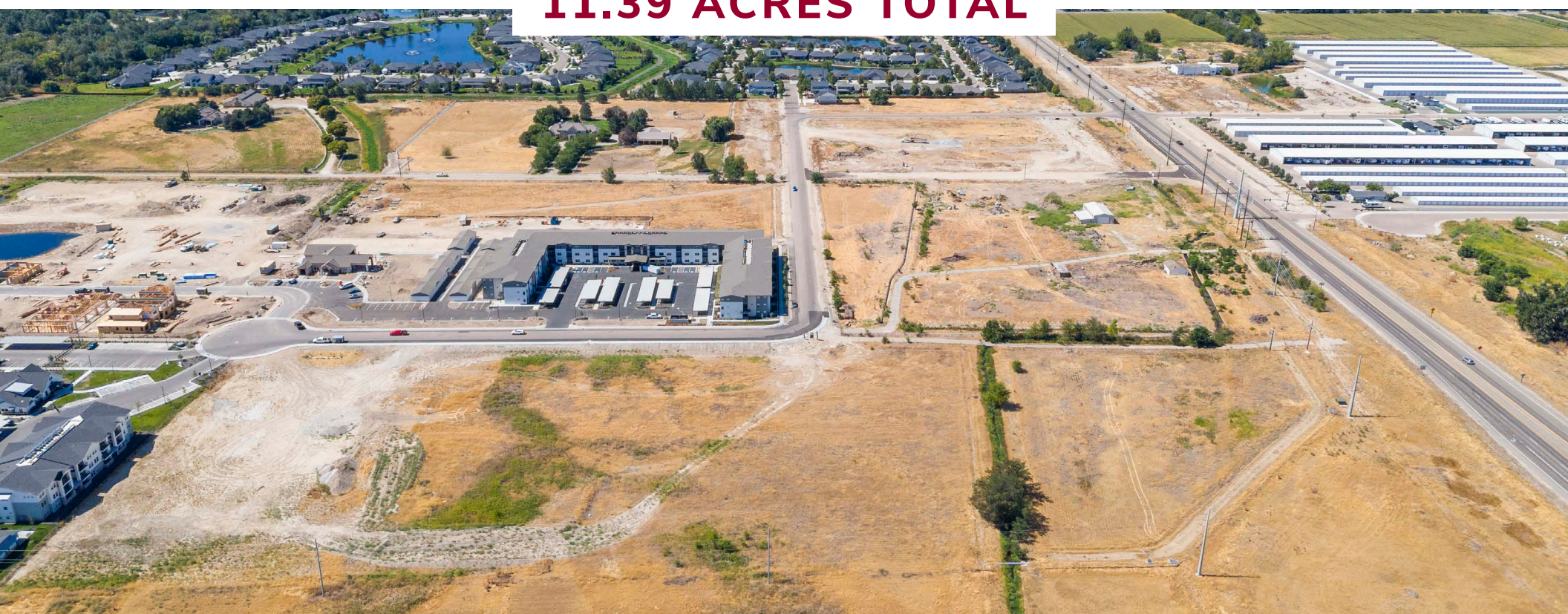
W STATE ST

STAR CREST RANCH
APARTMENTS
196 RESIDENCES

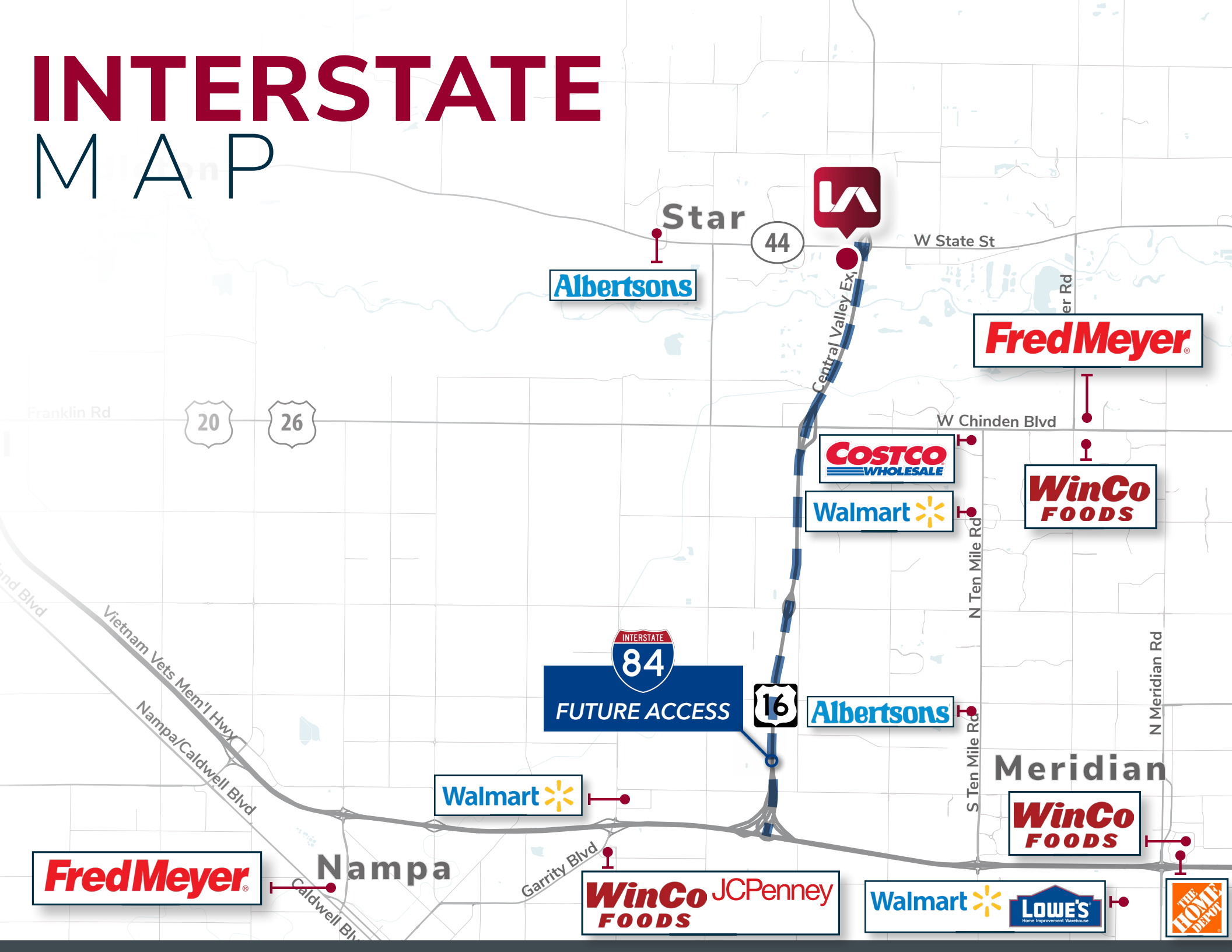
VPD: 29,126



11.39 ACRES TOTAL



INTERSTATE MAP



DEMOGRAPHICS

STAR, IDAHO

2026 POPULATION

2-MILE	4-MILE	6-MILE
12,711	48,420	125,842

2026 AVERAGE HOUSEHOLD INCOME

2-MILE	4-MILE	6-MILE
\$124,778	\$147,514	\$134,173

2026 HOUSEHOLDS

2-MILE	4-MILE	6-MILE
4,875	17,381	46,218

2026 CIVILIAN LABOR FORCE

2-MILE	4-MILE	6-MILE
5,714	21,479	59,777

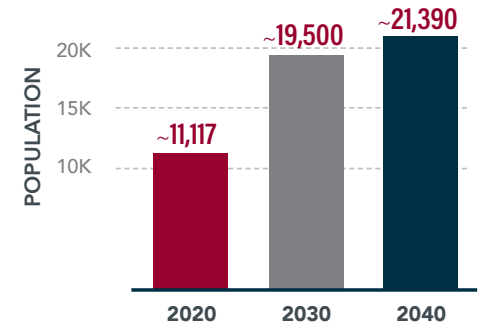
KEY EMPLOYERS

OF EMPLOYEES

West Ada School District	±5,000
St. Lukes Health System	±3,000
Scentsy	±2,000
Blue Cross of Idaho	±1,000
CitiBank	±1,000

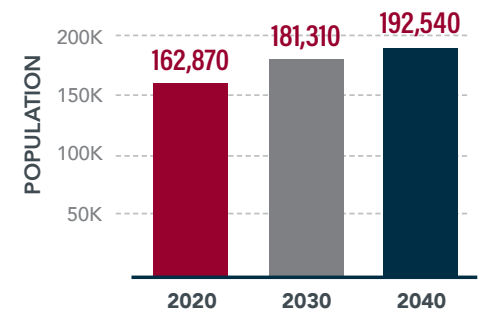
STAR

GROWTH PROJECTION



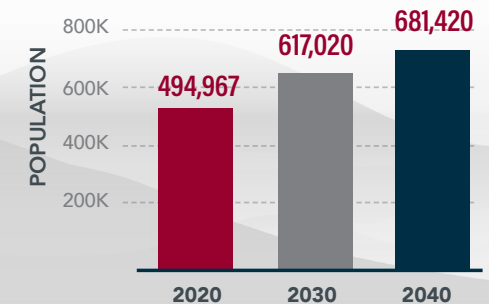
MERIDIAN

GROWTH PROJECTION



ADA COUNTY

GROWTH PROJECTION



STAR IDAHO

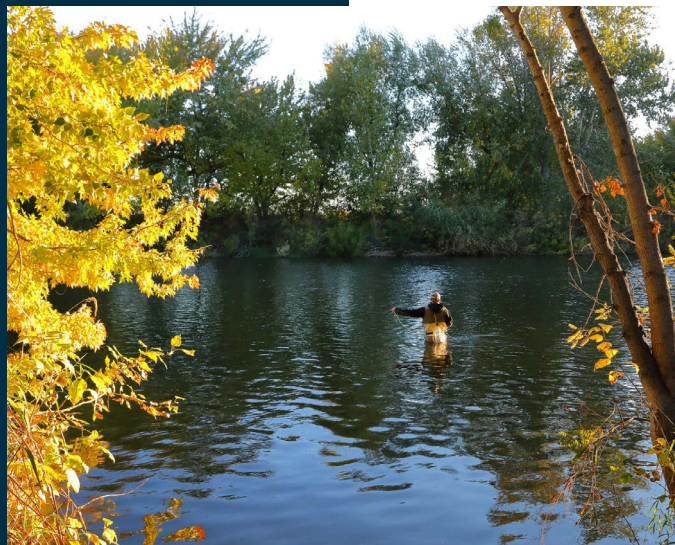
Star has emerged as one of the Treasure Valley's fastest-growing communities, combining small-town character with rapid residential expansion and a growing commercial base. Located west of Boise along State Highway 44 and north of the Boise River, Star provides convenient connections to Eagle, Meridian, Nampa, and the broader Treasure Valley. The community is defined by its family-oriented neighborhoods, expanding parks and recreation system, access to the Boise River, and a growing mix of retail, restaurants, services, and professional businesses.

Driven by exceptional population growth and continued residential development, Star is attracting new retail, medical, office, restaurant, and service-oriented businesses. State Highway 44 serves as the city's primary commercial spine, while Highway 16 and Star Road provide additional regional connections and development opportunities. New commercial projects along State Street, including the planned 16-acre Moyle Junction development, reflect growing investor and developer interest in Star. With a rapidly expanding customer base, strong household incomes, and significant new residential rooftops, Star offers an increasingly compelling environment for businesses serving the western Treasure Valley

20,874 RESIDENTS IN 2025, representing approximately 14.6% population growth from 2024 to 2025 and 84.6% growth from the 2020 Census estimate base

\$97,936 MEDIAN HOUSEHOLD INCOME, supporting strong household purchasing power and demand for retail, dining, healthcare, and personal services

51+ ACRES OF CITY-MAINTAINED OPEN PARK SPACE, including Hunter's Creek Sports Complex, Star Riverwalk, and other community parks and recreation areas



DOWNTOWN STAR

The City's Downtown Vision Plan identifies opportunities for new development and redevelopment while emphasizing walkability, community gathering spaces, and a stronger mix of commercial and civic uses. The planned River, Village, and Main Street districts are intended to create additional opportunities for restaurants, retail, services, and other neighborhood-oriented businesses.

STAR RIVERWALK

Star Riverwalk provides public access to a scenic stretch of the Boise River just south of downtown. The 4.76-acre park features a walking path, river access, fishing areas, open lawns, shaded seating, and picnic areas, reinforcing Star's connection to the Boise River and its outdoor-oriented quality of life.

HIGHWAY 44 COMMERCIAL CORRIDOR

State Hwy 44 is Star's primary commercial and transportation corridor, connecting the community with Eagle, Meridian, and the broader Treasure Valley. The corridor is experiencing continued commercial investment, with new retail, restaurants, healthcare, automotive, fitness, and service businesses joining established shopping centers.

STAR IN THE NEWS



STAR'S COMMERCIAL BASE CONTINUES TO EXPAND



Moyle Junction, a planned 16-acre commercial center along State Highway 44, was approved in 2026 and is planned to include eight commercial lots targeting uses such as restaurants, pharmacies, medical services, and other businesses. Located near the eastern entrance to Star, the project reflects continued investment along the city's primary commercial corridor.

—Idaho Statesman

EAGLE'S AFFLUENT MARKET SUPPORTS STRONG DEMAND



The U.S. Census Bureau estimates Star's population reached 20,874 in 2025, compared with 18,208 in 2024. The city's population has increased by approximately 85% from its 2020 estimate base, placing Star among the fastest-growing communities in the Treasure Valley.

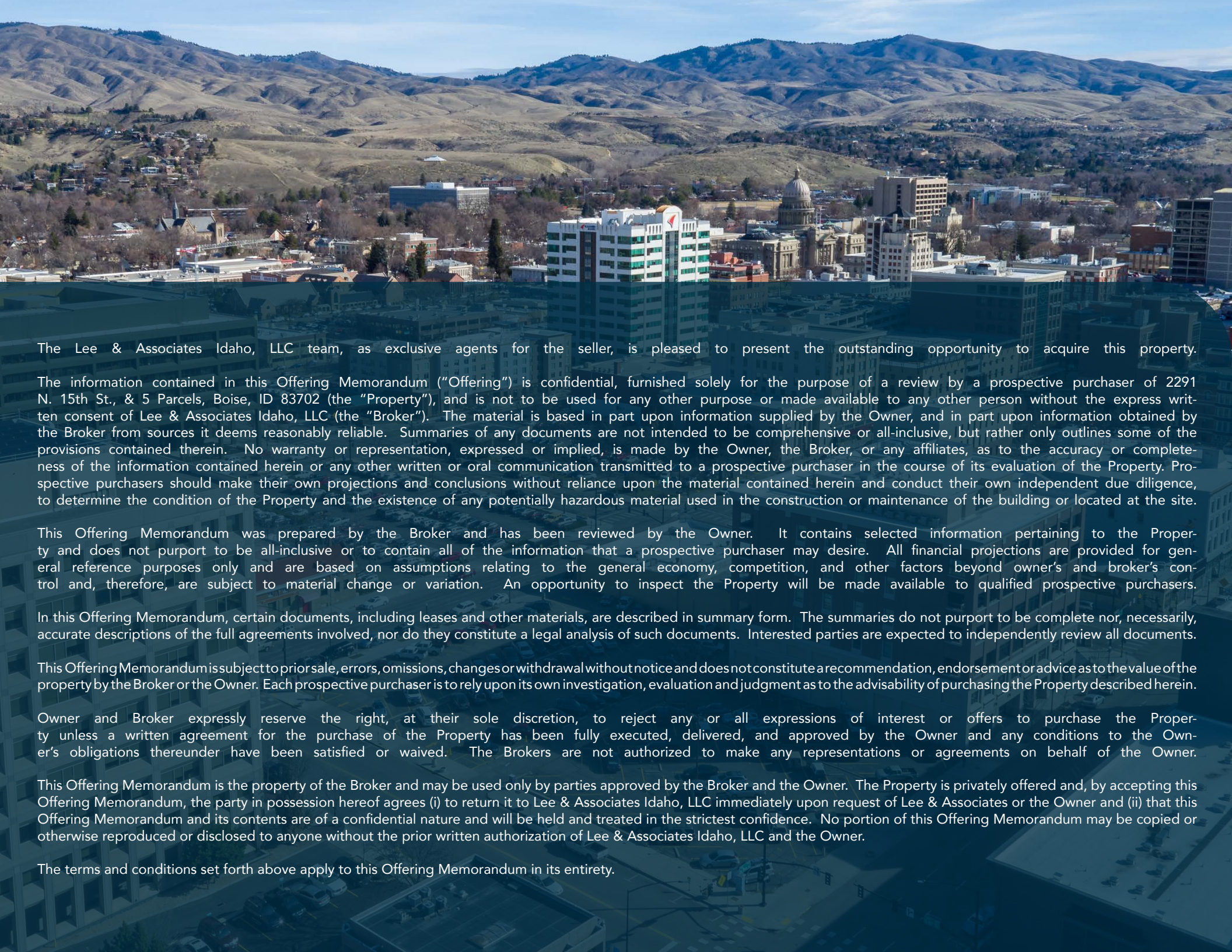
—U.S. Census Bureau

NEW BUSINESSES FOLLOW STAR'S RAPID RESIDENTIAL GROWTH



Star continues to add businesses across its major commercial corridors, with new and active business projects ranging from restaurants and grocery-related services to healthcare, fitness, automotive, storage, and professional services. The concentration of new businesses at locations such as Hwy 44 & Star Rd, Norterra Shopping Center, Stonecrest, and State St demonstrates the breadth of Star's expanding commercial market.

—City of Star



The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 2291 N. 15th St., & 5 Parcels, Boise, ID 83702 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



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