

TOK
COMMERCIAL

DEVELOPMENT LAND FOR SALE

West State Street



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DEVELOPMENT LAND FOR SALE
W STATE STREET
 TBD W STATE STREET | STAR, IDAHO 83669

PROPERTY INFORMATION

Size: 0.485 Acres
 Price: \$499,000.00
 Future Zoning: Central Business District (CBD)

UTILITIES TO SITE | ALL HOOKUP FEES PAID FOR IN ADVANCE

PARCEL INFORMATION

PARCEL	ADDRESS	ACRES
R8108000526	W State Street,	0.242
R8108000528	Star ID, 83669	0.243

TOTAL ACRES: 0.485 AC

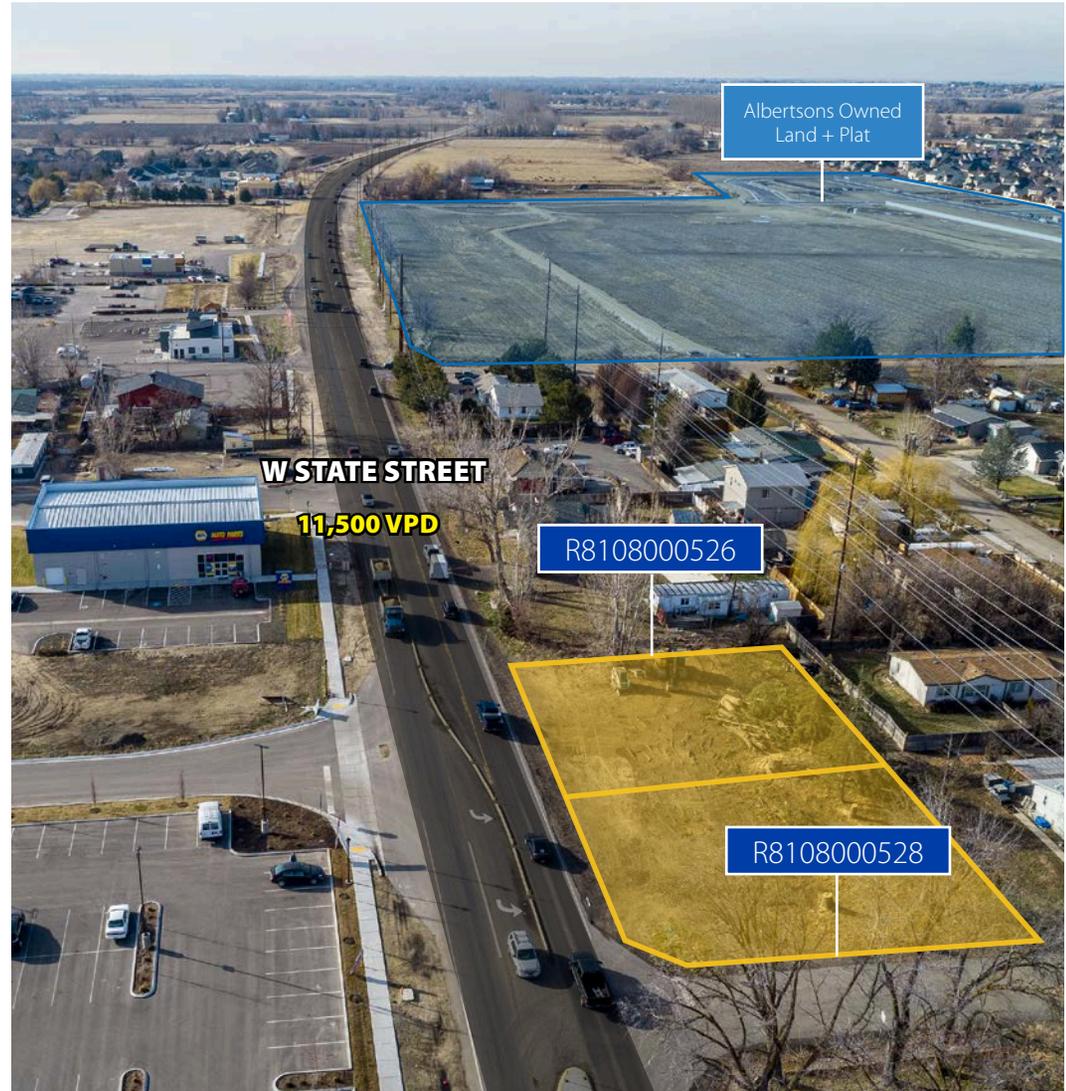
LISTING COMMENTS

Prime location in the rapidly growing, underserved Star market.

Hundreds of rooftops to come close to the site.

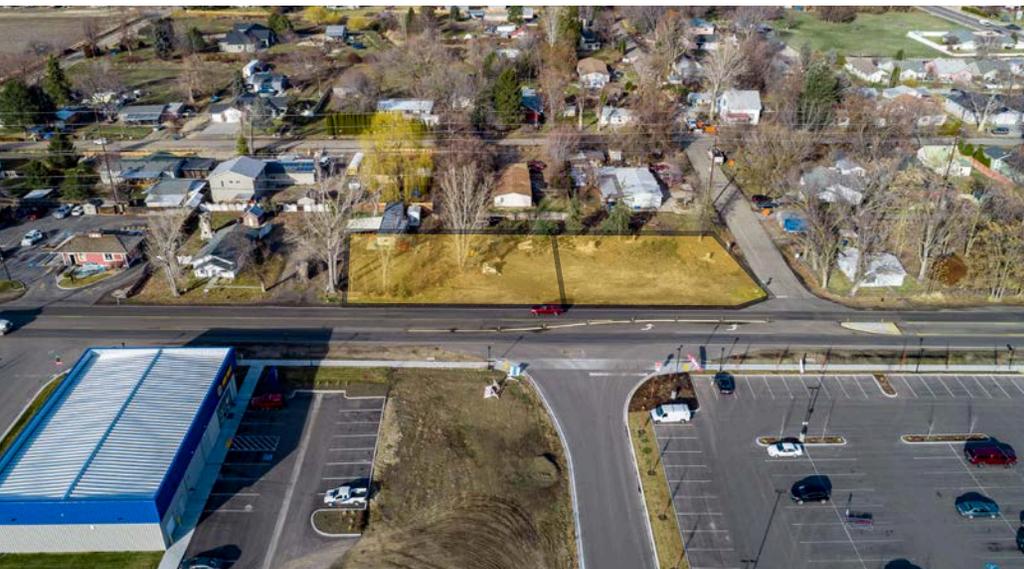
Adjacent to high traffic retailers.

Excellent visibility and access from State Street with 11,500 vehicles per day





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Updated January 30, 2020

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W STATE STREET | SURROUNDING BUSINESS



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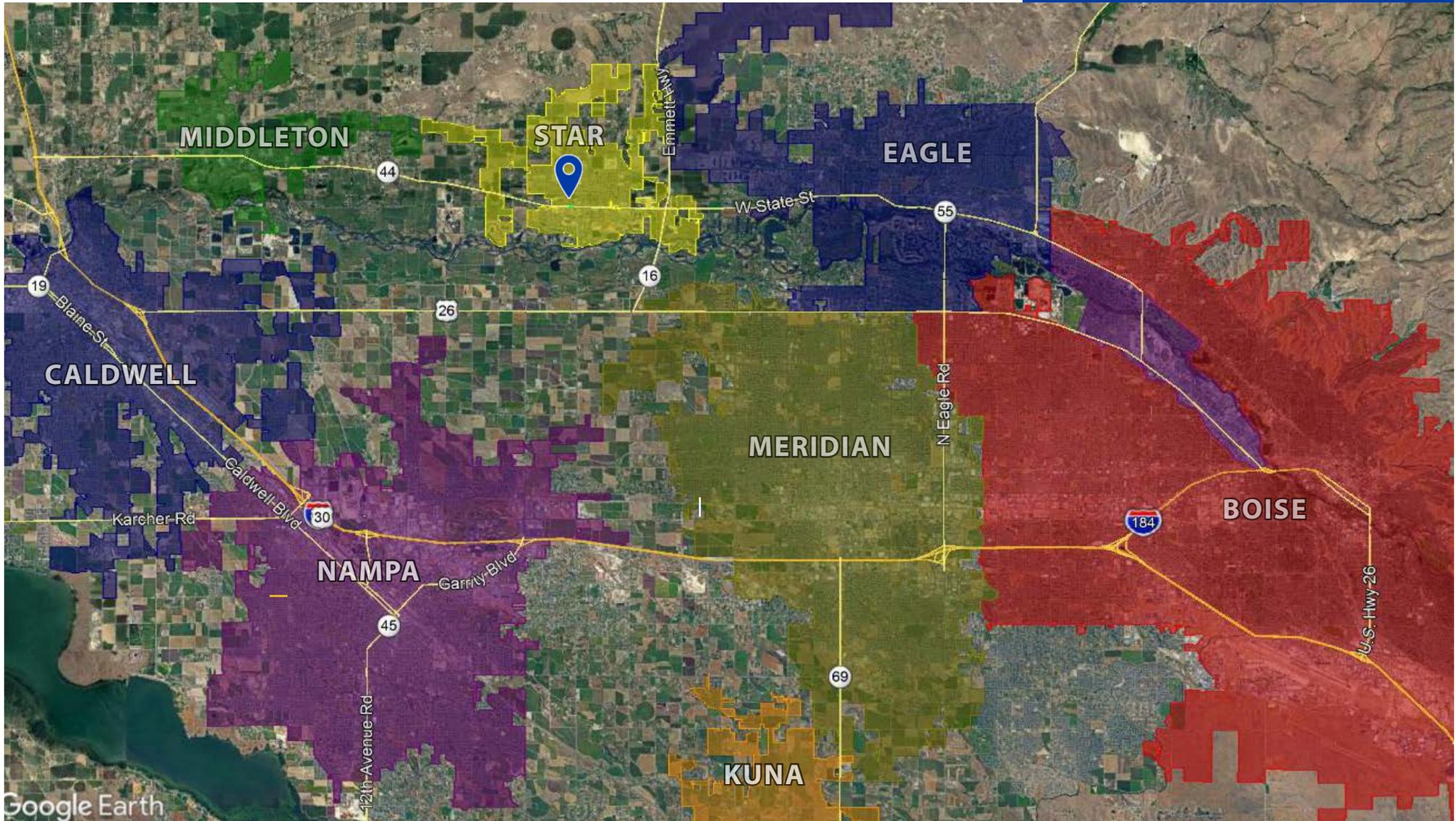


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REGIONAL MAP



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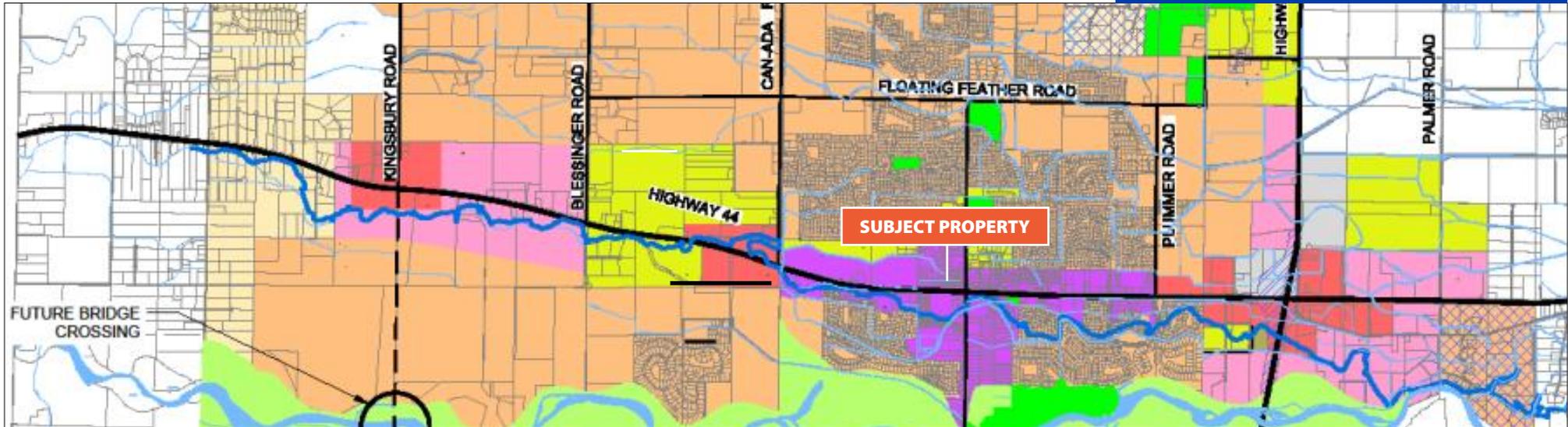


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COMPREHENSIVE PLAN MAP



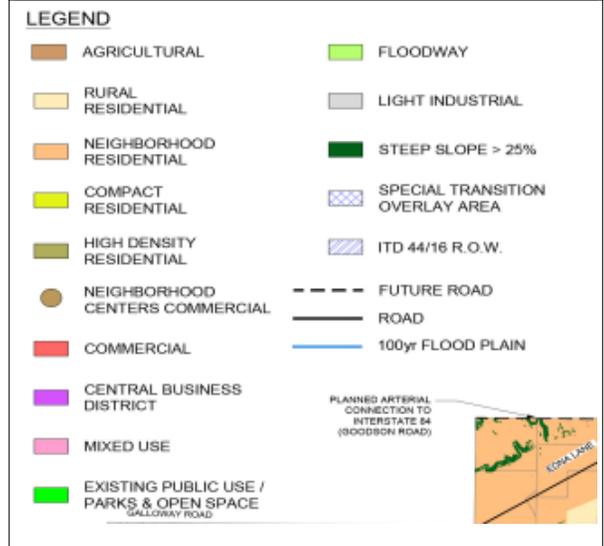
CENTRAL BUSINESS DISTRICT

The ability to preserve the community's quality attributes, as well as to positively respond to the challenges of a growing population, will be affected. The Central Business District is planned to be a vibrant downtown center for the community. Uses encouraged are commercial, retail, civic, private offices, and entertainment. High density housing is encouraged on the upper floors of mixed-use buildings and at the fringes of the land use designation. Developments in this district are to place an emphasis on pedestrian and bicycle access and compatibility.

The Central Business District (CBD) is the heart of the city and in many cases the condition of the CBD will set the tone of the economic vitality of the city. The CBD is very poorly defined. Absentee ownership of downtown property may be a concern. It seems that there may be issues regarding identifying or preserving historic structures. The Economic Development Committee and ad hoc committees established by the City Council should look at what can be done to help the CBD. The 2011 Star Downtown Revitalization Plan adopted by the city should be reviewed and updated for implementation of CBD development strategies within the plan.

Currently, the majority of Star's commercial community is located along State SH-44 (State Street) which serves local resident needs and includes grocery and restaurant facilities, service businesses (such as hair care, auto parts and service), and other small businesses. Other businesses serve travelers using the state highway which intersects the community. Also along the highway are the Star Fire District Station, City Hall, Star Sewer and Water District offices, light industry/manufacturing, building supply, public storage, child care/education, professional office, medical facilities, and the library. In addition, many of these businesses are small and family-operated. Housing is interspersed among the commercial developments; some of these structures are of a historical nature.

As the community grows, other retail centers may be established, but it is important for the community to remain focused on the vitality of the central core and mixed use developments with commercial on the lower floor and high density residential on upper floors for a vibrant Central Business District.



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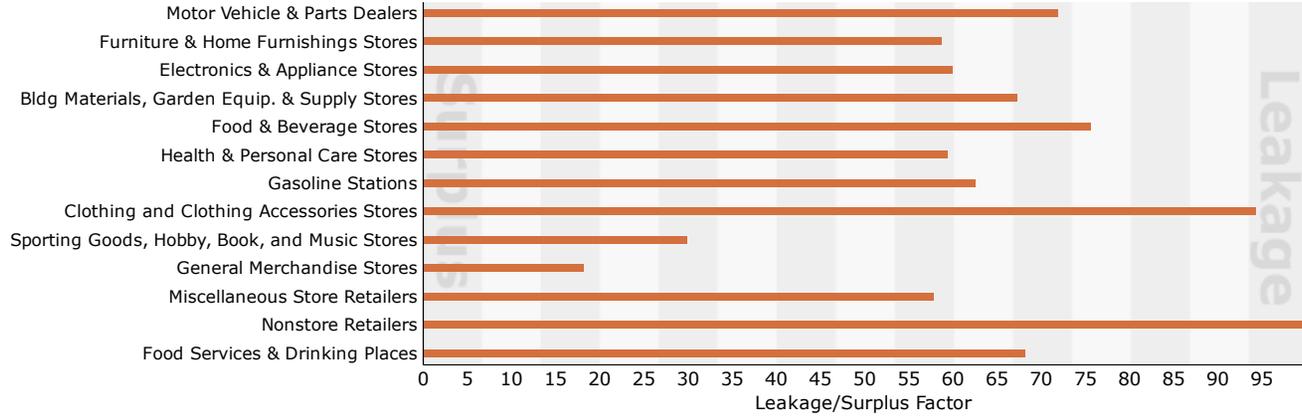
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LEAKAGE REPORT

Summary Demographics						
2019 Population						36,431
2019 Households						11,665
2019 Median Disposable Income						\$60,361
2019 Per Capita Income						\$32,563
2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$418,070,177	\$121,150,539	\$296,919,638	55.1	66
Total Retail Trade	44-45	\$376,470,993	\$113,308,374	\$263,162,619	53.7	51
Total Food & Drink	722	\$41,599,185	\$7,842,165	\$33,757,020	68.3	15
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$82,065,005	\$13,321,380	\$68,743,625	72.1	4
Automobile Dealers	4411	\$61,764,326	\$0	\$61,764,326	100.0	0
Other Motor Vehicle Dealers	4412	\$11,778,628	\$2,834,041	\$8,944,587	61.2	2
Auto Parts, Accessories & Tire Stores	4413	\$8,522,050	\$1,956,141	\$6,565,909	62.7	2
Furniture & Home Furnishings Stores	442	\$12,530,229	\$3,236,761	\$9,293,468	58.9	5
Furniture Stores	4421	\$7,843,294	\$625,994	\$7,217,300	85.2	1
Home Furnishings Stores	4422	\$4,686,935	\$2,610,767	\$2,076,168	28.4	4
Electronics & Appliance Stores	443	\$11,965,234	\$2,979,211	\$8,986,023	60.1	5
Bldg Materials, Garden Equip. & Supply Stores	444	\$26,227,948	\$5,105,917	\$21,122,031	67.4	6
Bldg Material & Supplies Dealers	4441	\$23,736,693	\$3,693,607	\$20,043,086	73.1	3
Lawn & Garden Equip & Supply Stores	4442	\$2,491,255	\$1,412,310	\$1,078,945	27.6	3
Food & Beverage Stores	445	\$57,705,461	\$7,932,727	\$49,772,734	75.8	7
Grocery Stores	4451	\$51,715,056	\$6,519,245	\$45,195,811	77.6	4
Specialty Food Stores	4452	\$3,245,163	\$1,098,814	\$2,146,349	49.4	3
Beer, Wine & Liquor Stores	4453	\$2,745,242	\$0	\$2,745,242	100.0	0
Health & Personal Care Stores	446,4461	\$17,257,384	\$4,379,743	\$12,877,641	59.5	4
Gasoline Stations	447,4471	\$43,723,804	\$10,020,357	\$33,703,447	62.7	4
Clothing & Clothing Accessories Stores	448	\$14,099,046	\$399,790	\$13,699,256	94.5	1
Clothing Stores	4481	\$8,789,102	\$339,334	\$8,449,768	92.6	1
Shoe Stores	4482	\$1,907,999	\$0	\$1,907,999	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$3,401,944	\$0	\$3,401,944	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$15,095,930	\$8,128,239	\$6,967,691	30.0	7
Sporting Goods/Hobby/Musical Instr Stores	4511	\$13,447,110	\$8,052,512	\$5,394,598	25.1	7
Book, Periodical & Music Stores	4512	\$1,648,819	\$0	\$1,648,819	100.0	0
General Merchandise Stores	452	\$77,444,288	\$53,539,214	\$23,905,074	18.3	2
Department Stores Excluding Leased Depts.	4521	\$54,873,790	\$53,354,912	\$1,518,878	1.4	1
Other General Merchandise Stores	4529	\$22,570,499	\$184,302	\$22,386,197	98.4	1
Miscellaneous Store Retailers	453	\$15,706,321	\$4,192,100	\$11,514,221	57.9	7
Florists	4531	\$515,965	\$119,141	\$396,824	62.5	2
Office Supplies, Stationery & Gift Stores	4532	\$3,387,847	\$0	\$3,387,847	100.0	0
Used Merchandise Stores	4533	\$2,843,192	\$156,924	\$2,686,268	89.5	1
Other Miscellaneous Store Retailers	4539	\$8,959,316	\$3,708,957	\$5,250,359	41.4	4
Nonstore Retailers	454	\$2,650,342	\$0	\$2,650,342	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$1,699,877	\$0	\$1,699,877	100.0	0
Vending Machine Operators	4542	\$214,056	\$0	\$214,056	100.0	0
Direct Selling Establishments	4543	\$736,409	\$0	\$736,409	100.0	0
Food Services & Drinking Places	722	\$41,599,185	\$7,842,165	\$33,757,020	68.3	15
Special Food Services	7223	\$270,568	\$36,100	\$234,468	76.5	1
Drinking Places - Alcoholic Beverages	7224	\$1,063,237	\$0	\$1,063,237	100.0	0
Restaurants/Other Eating Places	7225	\$40,265,379	\$7,743,171	\$32,522,208	67.7	14

LEAKAGE REPORT

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group

