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Downtown EMMETT PORTFOLIO

West MAIN



Property #1	
Address:	116 - 122 W Main St
Size:	5,980 SF 0.149 Ac.
Price:	\$255,000



Property #2	2
Address:	124 W Main St
Size:	5,760 SF 0.08 Ac.
Price:	\$288,000



Property #3	}
Address:	132 - 138 W Main St
Size:	2,492 SF 0.16 Ac.
Price:	\$112,000



 Property #4

 Address:
 140 - 142 W Main St*

 Size:
 4,218 SF | 0.12 Ac.

 Price:
 \$266,000



 Property #5

 Address:
 131 - 137 W Main St

 Size:
 6,676 SF | 0.16 Ac.

 Price:
 \$294,000



Property #6		
Address:	101 West Main St	
Size:	0.33 Acres	
Price:	\$80,000	

* Also 114, 116, 118 Commercial Ave

- » Rarely available irreplaceable properties
- » In the heart of Emmett's Central Business District
- » Readily identifiable historically significant assets
- » 10 property portfolio can be acquired individually or as a group
- » Full portfolio includes ±51,630 SF and ±0.33 Acres of land
- » Sale Price: \$2,433,500

East MAIN



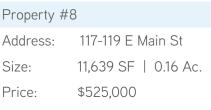
 Property #7

 Address:
 107 E Main St

 Size:
 11,113 SF | 0.16 Ac.

 Price:
 \$444,500







 Property #9

 Address:
 123 E Main St

 Size:
 1,992 SF | 0.08 Ac.

 Price:
 \$90,000



Property #1	0
Address:	125 - 127 E Main St
Size:	1,760 SF 0.10 Ac.
Price:	\$79,000

116,118,122 WEST MAIN ST.

Building Size:	5,980 SF
Land Size:	0.149 Acres
Parcel #:	RPE32100014004A
Sale Price:	\$255,000 — \$42.64 psf

PROPERTY #1

- » Established HeBrews Coffee House occupies
 580 SF on main level
- » Historic former hotel on 2nd floor has excellent potential for multi-family, live-work, or office
- » 2 availabilities on main level, 2,326 SF & 464 SF
- » Upper level has 2,610 SF available



124 WEST MAIN STREET

Building Size:	5,760 SF (retail/office)
Land Size:	0.08 Acres
Parcel #:	RPE3210014003B
Sale Price:	\$288,000 — \$50 psf

- » Main level occupied by established art gallery and framing studio, Endless River Art
- » Nicely improved 1,920 SF of professional offices on the 2nd floor
- » Irreplaceable historic building in downtown



132,134,136,138 W MAIN ST.

PROPERTY #3

#4

Building Size: 2,49

Land Size:

Parcel #:

Sale Price:

2,492 SF (retail)

RPE3210001400 A & B

\$112,000 - \$44.94 PSF

0.16 Acres

Emmett Floral occupies 1,240 SF at 132 & 134 W Main

Well kept historic building

1,252 SF available as ground level retail



»

»

140,142 W MAIN & 114,116,118 COMMERCIAL

- Building Size:4,218 SF (retail/office)Land Size:0.12 AcresParcel #:RPE32100140010Sale Price:\$266,000 \$63 PSF
- » Corner retail building along Main St and Commercial Ave
- » Irreplaceable historic building in downtown
- » Tenants include; Barn Door (western wear), Kamakazee Kickboxing, Seventh Dimension, and Last Chance Ditch



131-137 WEST MAIN ST.

PROPERTY #5

Building Size:	6,676 SF (retail)
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Land Size: 0.16 Acres

Parcel #: RPE3210002001C

Sale Price: \$294,000 - \$54 PSF

» 100% occupied by a well-established retailer, Hen House

» Historic building in the heart of downtown Emmett is well-kept and updated



101 WEST MAIN STREET

Building Size: Vacant Lot

Land Size: 0.33 Acres

Parcel #: RPE3210002010A

Sale Price: \$80,000

- » Prime corner lot in the middle of Downtown Emmett
- » Along two major town thoroughfares
- » Currently configured as an urban park perfect for redevelopment

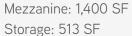


107 EAST MAIN STREET

Building Size:	11,113 SF (retail)
Land Size:	0.16 Acres
Parcel #:	RPE3210003001B
Sale Price:	\$444,500 — \$35 psf

PROPERTY #7

- » 100% occupied by Gem County Recreation District
- » Irreplaceable historic building
- » Main Level: 4,600 SF Me Lower Level: 4,600 SF Sto





117 EAST MAIN ST.

Building Size:	11,639 SF (retail)
Land Size:	0.16 Acres
Parcel #:	RPE3210003001C
Sale Price:	\$525,000 — \$45 psf

- » Computaters occupies 10,560 SF at 117 E Main
- » Peoples Financial Services occupies 1,079 SF at 119 E Main St
- » Irreplaceable historic building



123 EAST MAIN ST.

PROPERTY #9

Building Size: 1,992 SF (retail)

Land Size: 0.08 Acres

Parcel #: RPE3210003001D

Sale Price: \$90,000 - \$45.18 psf

- 100% occupied »
- Possumtrot Traders occupies 1,992 SF at 123 E » Main St



125-127 EAST MAIN ST.

Building Size:	1,760 SF
Land Size:	0.10 Acres

Parcel #: RPE3210003010A

Sale Price: \$79,000 - \$44.89 psf

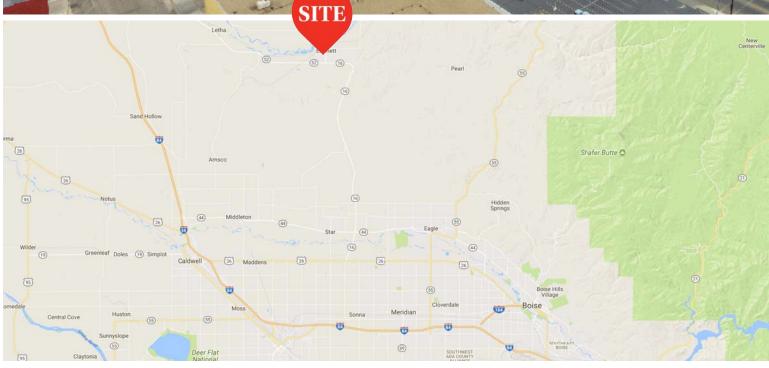
- 100% occupied building in a historic Main Street » building
- 125 E Main houses Sageland Music in 770 SF »
- 127 E Main houses Pheonix Plumbing in 990 SF »





LOCATION





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DEMOGRAPHICS

With pristine mountain views and convenient location to both urban accommodations and wildland recreation Emmett is the next big star of the Treasure Valley. As the Boise region continues to be one of the fastest growing cities in the nation, the charming nature of this small town is sure to benefit as a luxury recluse from city life.

Emmett Area Demographics	Emmett City	Gem County	Boise City
POPULATION			
2017 Estimated Population	6,583	16,848	693,703
2022 Projected Population	6,746	17,131	756,671
2010 Census Population	6,542	16,719	616,561
Historic Annual Growth 2000 to 2010	0.6%	1.0%	3.3%
Projected Annual Growth 2017 to 2022	0.5%	0.3%	1.8%
HOUSEHOLD			
2017 Estimated Households	2,724	6,784	256,531
2022 Projected Households	2,830	6,999	279,654
2010 Census Households	2,611	6,495	225,594
Average Household Size	2.38	2.46	2.65

INCOME			
2016 Est. Average Household Income	\$54,835	\$52,042	\$68,606
2016 Est. Median Household Income	\$34,849	\$42,945	\$55,112

MISC.			
2016 Est. Median Home Value	\$122,200	\$146,988	\$194,224
2016 Est. Median Rent	\$588	\$594	\$729
2016 Est. Labor Pop. Over 16 Years	5,224	13,530	537,185
2016 Est. Total Housing Units	2,886	7,136	266,927
2016 Est. Total Household Expenditure	\$111 M	\$303 M	\$14.2 B

HomeSnacks Most Affordable Places in Idaho — #4 —

Safest Places to Live in Idaho 2017 – #14 – NICHE®

HomeSnacks

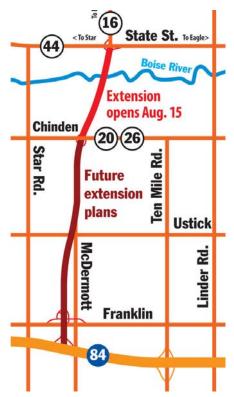
Best Places in Idaho to Retire — #10 —



HIGHWAY 16 EXPANSION

The river section of the Emmett Highway is now open, as the first section of a \$500 Million long term project lovingly dubbed the "Central Valley Expressway". The newly constructed section offers an additional path across the Boise River alleviating the other bridges and improving circulation in the Star/Meridian/Eagle sector. The Central Valley Expressway (CVE) will soon connect to Interstate 84 creating a 65 MPH north/south artery that connects the scenic mountain regions of McCall and Emmett to the farming and wine regions of Canyon County. The CVE has completed the first section and is in the funding stages for the final 4-mile section that would connect Chinden-Hwy20/26 to I-84.

Proponents of the CVE believe the new highway will have the similar effect of the economic and population growth experienced by the City of Meridian when Eagle Road was expanded 20 years ago. Dr. John Church, an economist with Idaho Economics, estimates that the CVE will create over \$1.9B of new revenue to the state of Idaho over a 30 year period; 16,800 construction jobs, and 18,524 permanent jobs.







101-140 W MAIN ST | EMMETT, ID



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