

**150.29 ACRES    MIXED USE COUNTY**

2719 Highway 52

Emmett Idaho

**For Sale**

**\$5,195,000**



Contact Information

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Investment | Industrial | Land | Office | Retail

Coldwell Banker  
Tomlinson Group

**Over 2600' of Highway 52 Frontage**

**Property Comments**

- **Located contiguous to Emmett/Gem County Airport**
- **Gas, City Water and Sewer available**
- **Zoned Mixed Use County 1 acre minimum lots**
- **Located next to Shadow Mountain Industrial Park**
- **Rail Service adjacent to property**
- **Over 400 shares of water rights in place**

**Directions: From Boise, Take Highway 16 to Emmett, continue west on Highway 52 to property**



**\$5,195,000**

Two separate parcels totaling 150.29 acres with gravel extraction potential

This area of Gem County has multiple Gravel Extraction Operations

Mixed Use Zoning allows for several Industrial uses

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# 150.29 ACRES MIXED USE

**10 acre parcels with highway frontage available**



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