



COMMERCIAL

LAND BROKERAGE SERVICES  
**SAM MCCASKILL CCIM**  
(208) 947-0804 | sam@tokcommercial.com

### EXPERIENCE

Sam McCaskill joined TOK Commercial in 2018, having since become a key member of the firm’s Land brokerage team. His goal is to bring positive change to the Valley through property investment and development, ultimately to provide opportunity to the local community and businesses.

Sam assists buyers and sellers as they navigate a market sector that requires astute pricing strategies, strong relationships across private and public sectors, nimble negotiation techniques, and patience through the typically complicated and challenging land development process. His primary area of focus is land development, property investment and property redevelopment.

By working closely with each municipality, contractor, and cooperating broker, Sam efficiently guides his clients and represents their interests through the entire sales process. To better serve with active representation for his investor clients, Sam received his CCIM designation in 2023. This designation signals his proven capability to minimize client risk, maximize client ROI, and optimize the value of real estate assets he represents.

<b>\$188.5M</b> TOTAL SALES	<b>1.6K</b> ACRES SOLD	<b>136+</b> TRANSACTIONS
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### PROFESSIONAL & COMMUNITY INVOLVEMENT

Sam is a committed community member and leader. He currently serves as the President of Boise State’s Varsity B program, sits on the Board of Directors for Children’s Home Society of Idaho, and the Bronco Athletic Association. In addition, Sam recently graduated from the Boise Metro Chamber’s Leadership Boise program (class of 2022) and is an active participant in the Urban Land Institute and Boise Metro Chamber of Commerce.

### NOTEWORTHY CLIENTELE



### PERSONAL

Sam and his wife live in Boise and enjoy snow skiing, golfing, fishing, hunting, mountain biking, hiking and playing pickle ball.

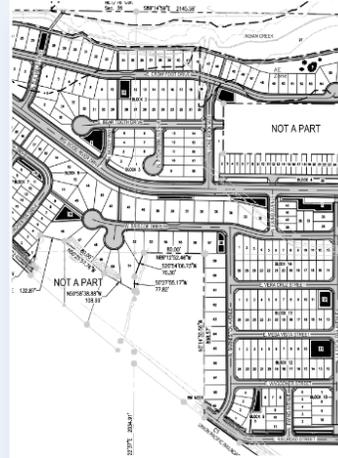
**LAND DEVELOPMENT**



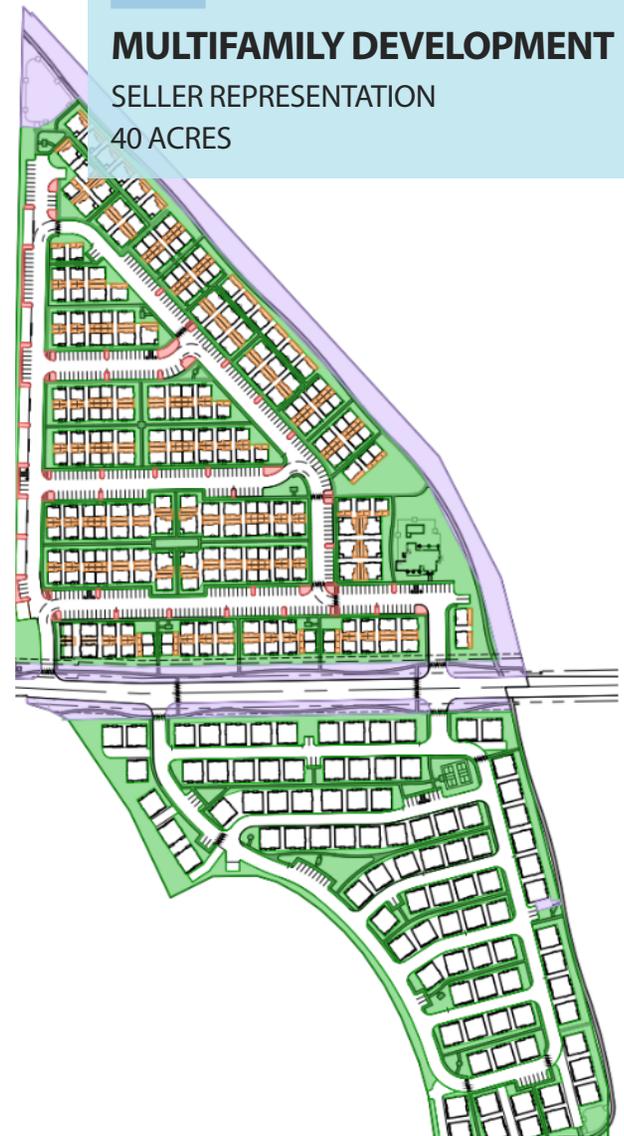
**INDUSTRIAL DEVELOPMENT ASSEMBLAGE**  
BUYER/SELLER REPRESENTATION  
215 ACRES



**MIXED-USE DEVELOPMENT**  
BUYER/SELLER REPRESENTATION  
14 ACRES



**SINGLE FAMILY RESIDENTIAL**  
SELLER REPRESENTATION  
100 ACRES



**MULTIFAMILY DEVELOPMENT**  
SELLER REPRESENTATION  
40 ACRES



**SINGLE FAMILY RESIDENTIAL**  
BUYER/SELLER REPRESENTATION  
249 RESIDENTIAL LOTS

**LAND DEVELOPMENT**

HOSPITALITY DEVELOPMENT SITE  
**124 KEY HOTEL**  
Seller Representation

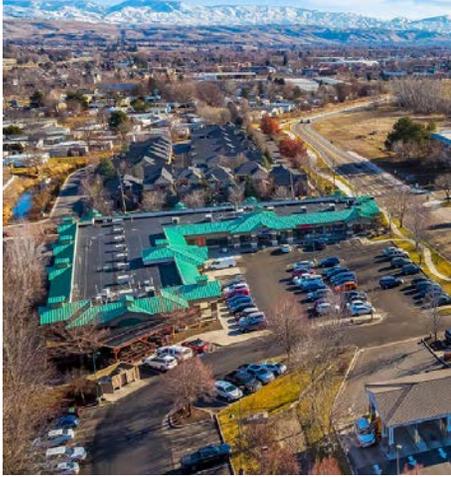


OWNER-USER FLEX DEVELOPMENT  
**30,000 SQ. FT.**  
Buyer Representation

STORAGE DEVELOPMENT  
**70,000 SQ. FT.**  
Buyer Representation



**INVESTMENT SALES**



**26,000 SF RETAIL CENTER**  
BUYER REPRESENTATION



**60,000 SF INDUSTRIAL SALE**  
SELLER REPRESENTATION / OWNER-USER SALE



**20,000 SF OFFICE INVESTMENT  
SALE LEASEBACK**  
BUYER/SELLER REPRESENTATION



**NNN RETAIL SALE**  
BUYER REPRESENTATION



**13,590 SF OFFICE INVESTMENT  
SALE LEASE-BACK**  
BUYER/SELLER REPRESENTATION



**NNN RETAIL SALE**  
BUYER REPRESENTATION

# SPECIALTY CONVERSIONS



OWNER-USER CHARTER  
SCHOOL SALE  
**26,343 SQ. FT.**  
Buyer/Seller Representation

CHARTER SCHOOL REDEVELOPMENT  
**38,169 SQ. FT.**  
Buyer Representation



FORMER FIRE STATION  
REDEVELOPMENT  
**9,000 SQ. FT.**  
Seller Representation

