

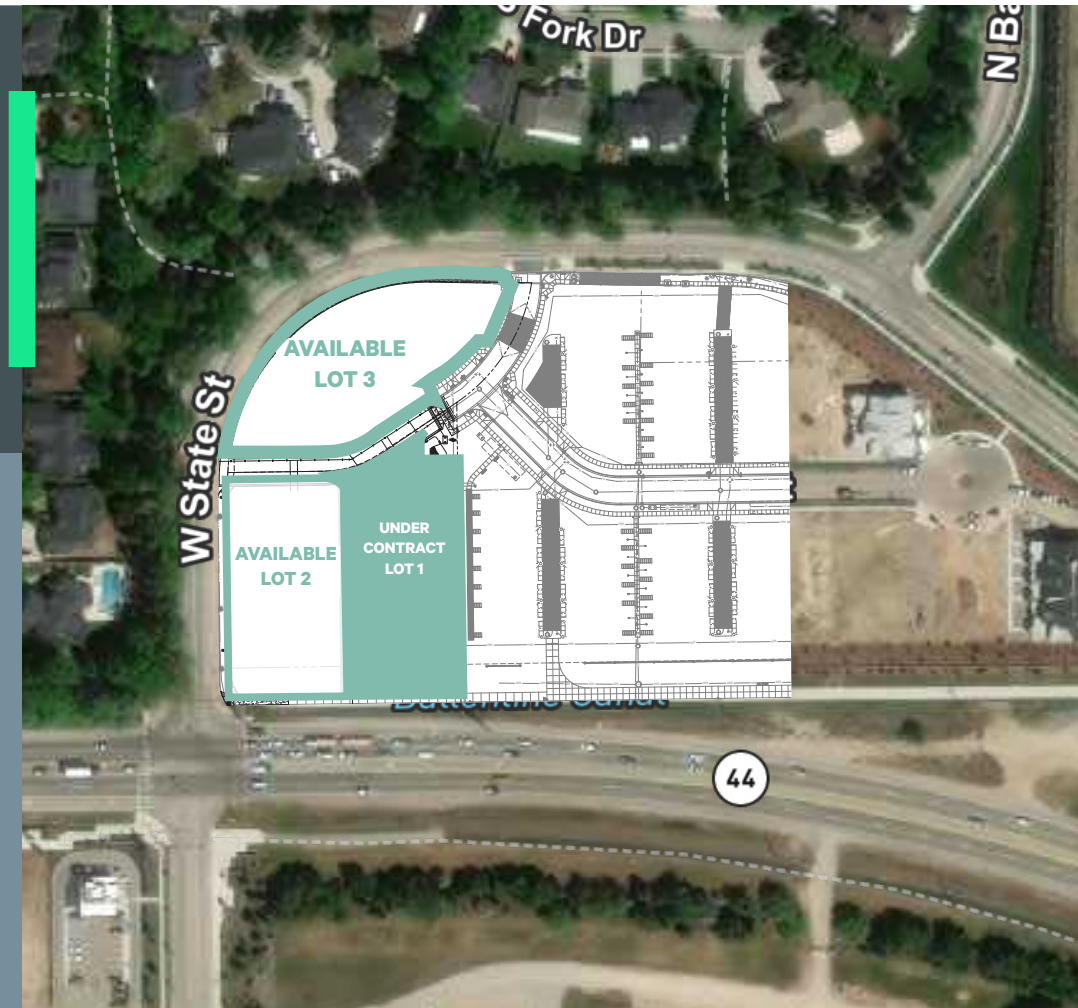
FOR SALE, LEASE OR BUILD-TO-SUIT

Eagle Pointe Commercial Lots

Northeast Corner of Hwy 44 & W State St | Eagle, Idaho

PROPERTY HIGHLIGHTS

- New mixed-use development by Eagle at the signalized corner of Hwy 44 and West State Street.
- Prime signage and visibility on the homeward side of Hwy 44.
- Located in Idaho's 2nd highest income demographic, with an average of \$161,263 within a 1-mile radius.
- Offers flexible pad and building configurations.
- Strategic location for attracting high-income residents and businesses.

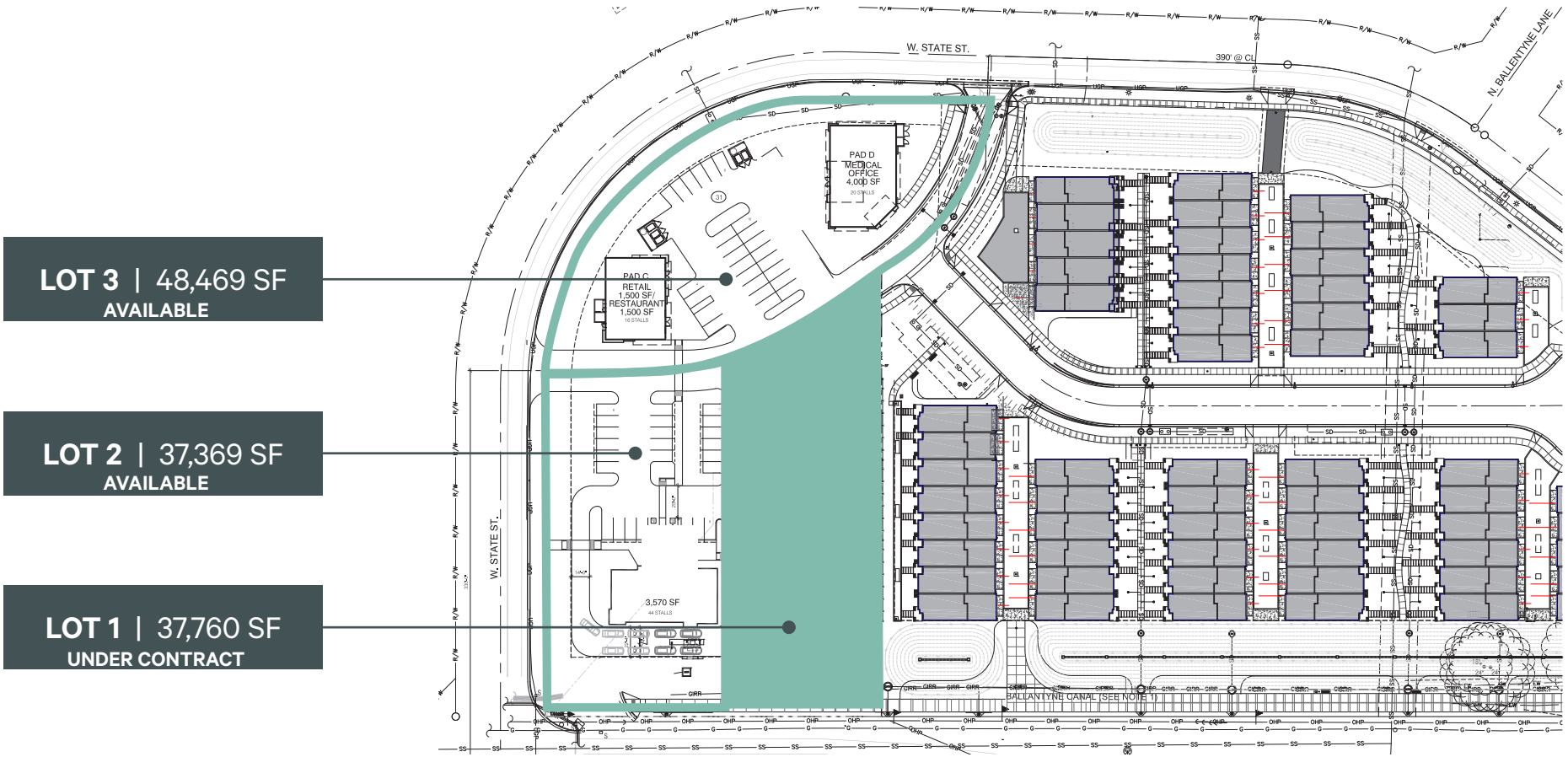


CBRE



FOR SALE, LEASE OR BUILD-TO-SUIT

Lot Description	Acres	Square Feet	Price/SF	List Price	Status
Block 1, Lot 1	0.86	37,760	Lease/ BTS	---	Under Contract
Block 1, Lot 2	0.87	37,369	Lease/ BTS Broker	Contact	Available
Block 1, Lot 3	1.11	48,469	\$31.00/SF	\$1,500,000	Available



**LOT 3 | 48,469 SF
AVAILABLE**

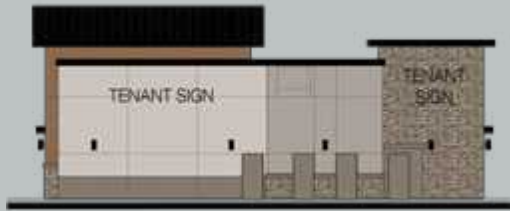
**LOT 2 | 37,369 SF
AVAILABLE**

**LOT 1 | 37,760 SF
UNDER CONTRACT**

AREA AMENITIES



PAD B
7,000 SF Divisible
Under Contract



PAD C
3,000 SF Divisible



PAD D
4,000 SF Divisible



DEMOGRAPHICS (2025)

DISTANCE	1 Miles	3 Miles	5 Miles
Population	3,693	42,120	130,066
Households	1,295	15,615	47,204
Avg. Household Income	\$161,263	\$175,468	\$155,706
Housing Units	1,110	13,232	37,906
Owner Occupied Housing Units	82.7%	79.8%	76.7%
Bachelor's Degree or Higher	36.9%	36.1%	33.0%



Eagle Pointe Commercial Lots

Please Contact:

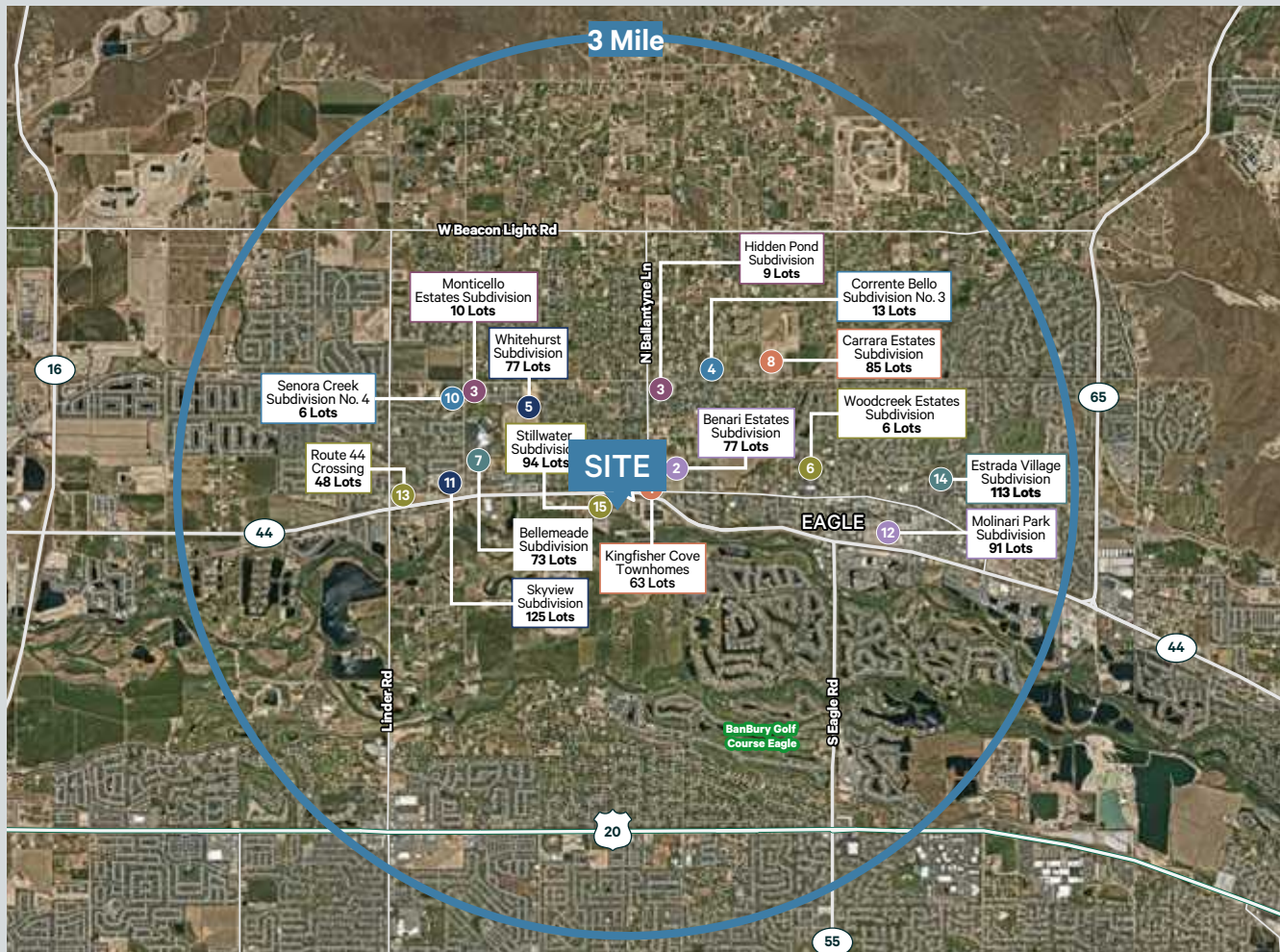
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3 MILE RADIUS RESIDENTIAL DEVELOPMENTS



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