

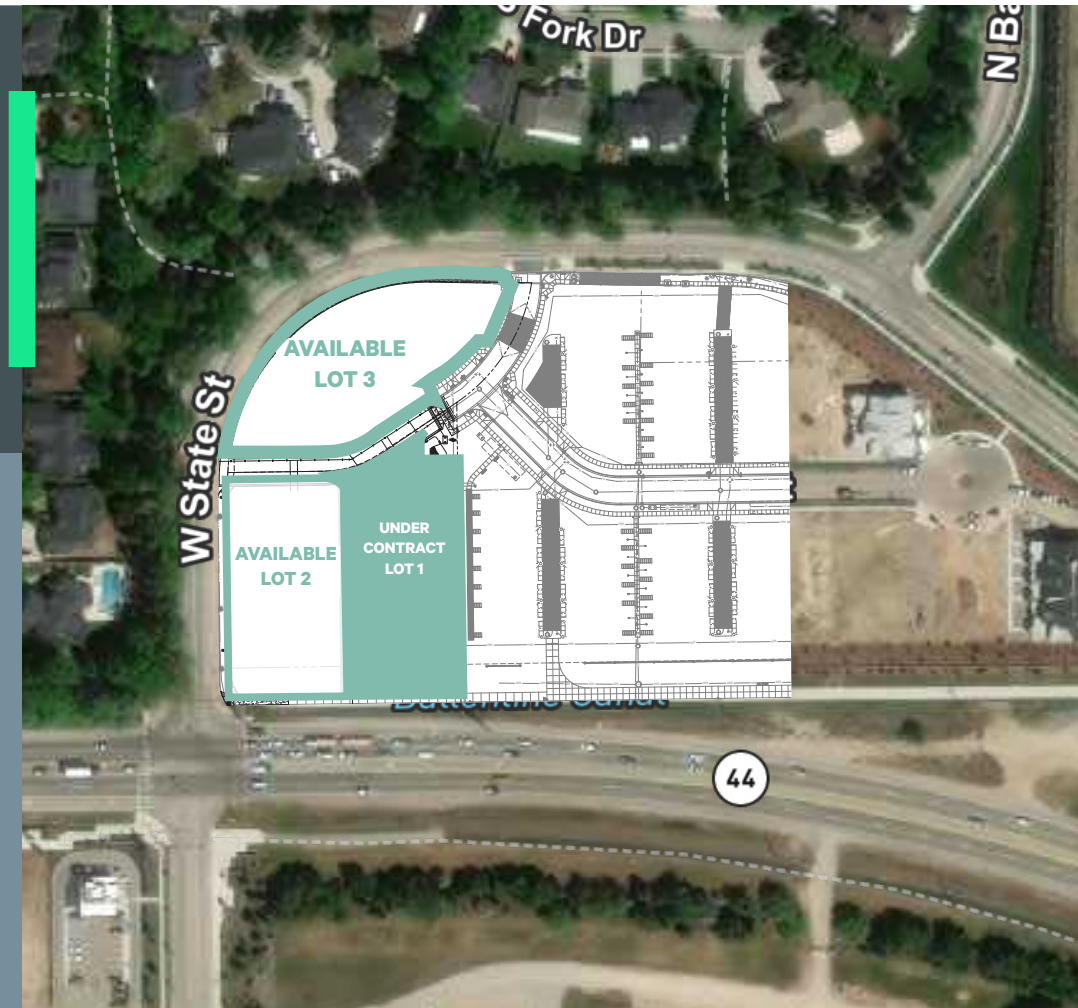
FOR SALE, LEASE OR BUILD-TO-SUIT

# 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.

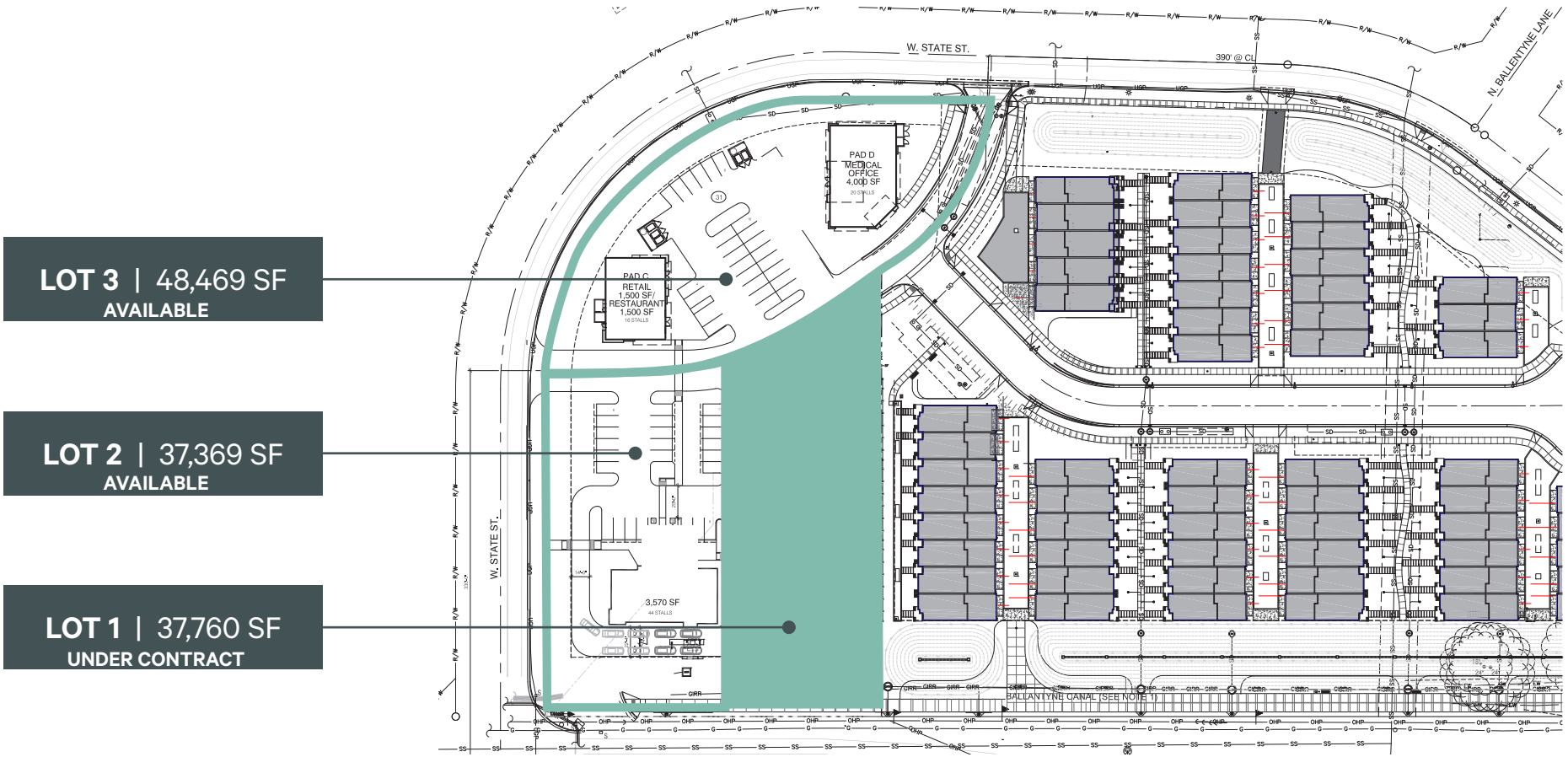


**CBRE**



**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



**SITE**

25,000 VPD

4,000 VPD

29,500 VPD

24,500 VPD

41,500 VPD

**Dutch Bros**

Eagle Island State Park

**CHASE**

HOMewood SUITES by Hilton

44

**Panera**  
Chick-fil-e

BanBury Golf Course Eagle

**BOLDER** BOUTIQUE  
Staller's ICE CREAM  
F45 TRAINING

Public Storage

W Chinden Blvd

E Chinden Blvd

**Staples**

**U-HAUL**

W McMillan Rd

N Ten Mile Rd

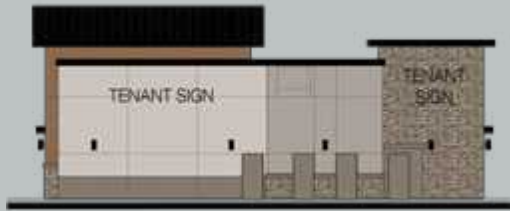
44

N Linder Rd

W State St

44

**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%     |



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Please Contact:

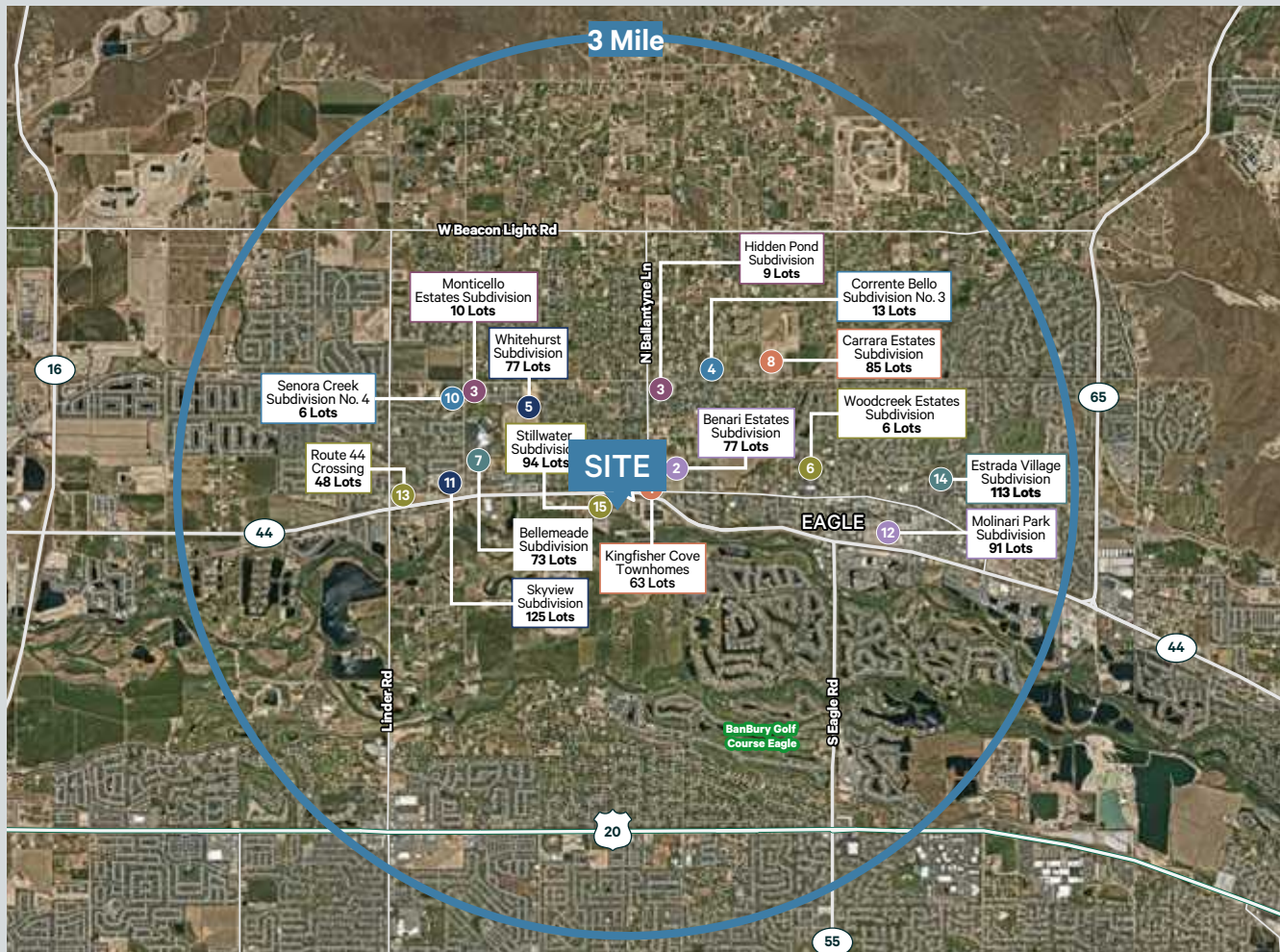
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## 3 MILE RADIUS RESIDENTIAL DEVELOPMENTS



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