

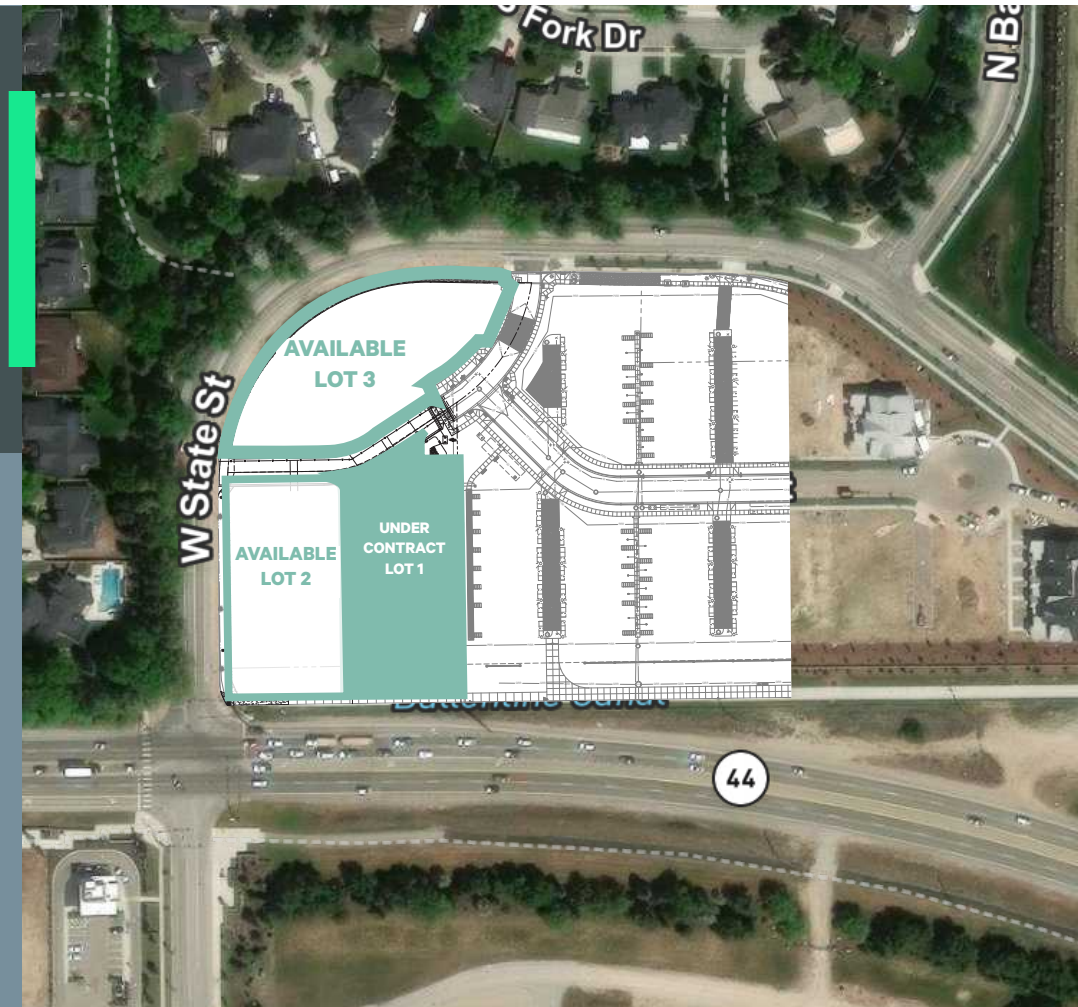
FOR SALE, LEASE OR BUILD-TO-SUIT

Eagle Pointe Commercial Lots

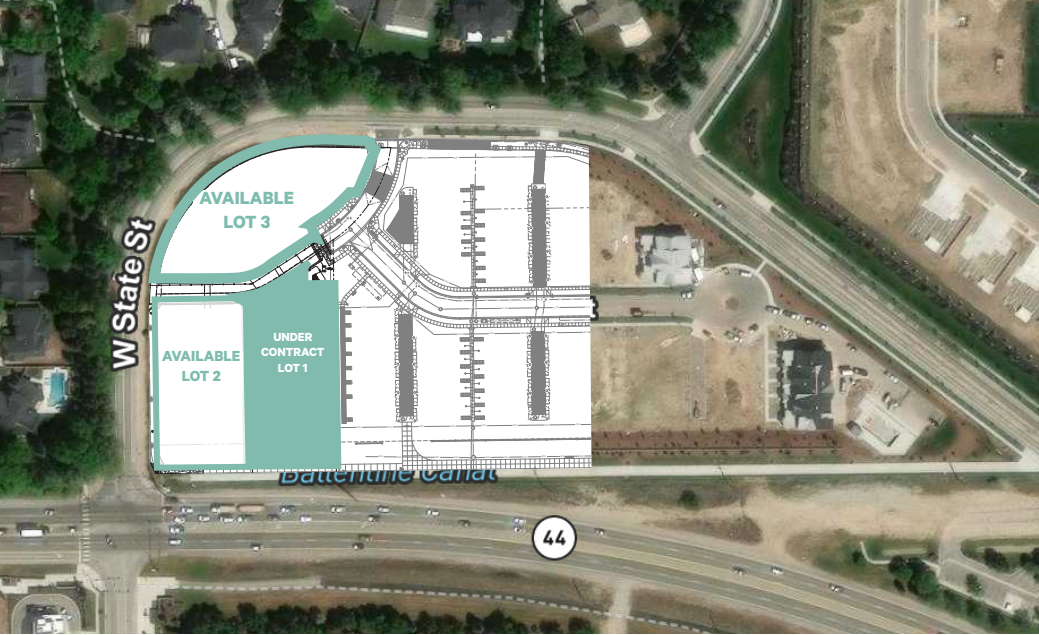
Northeast Corner of Hwy 44 & W State St | Eagle, Idaho

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.

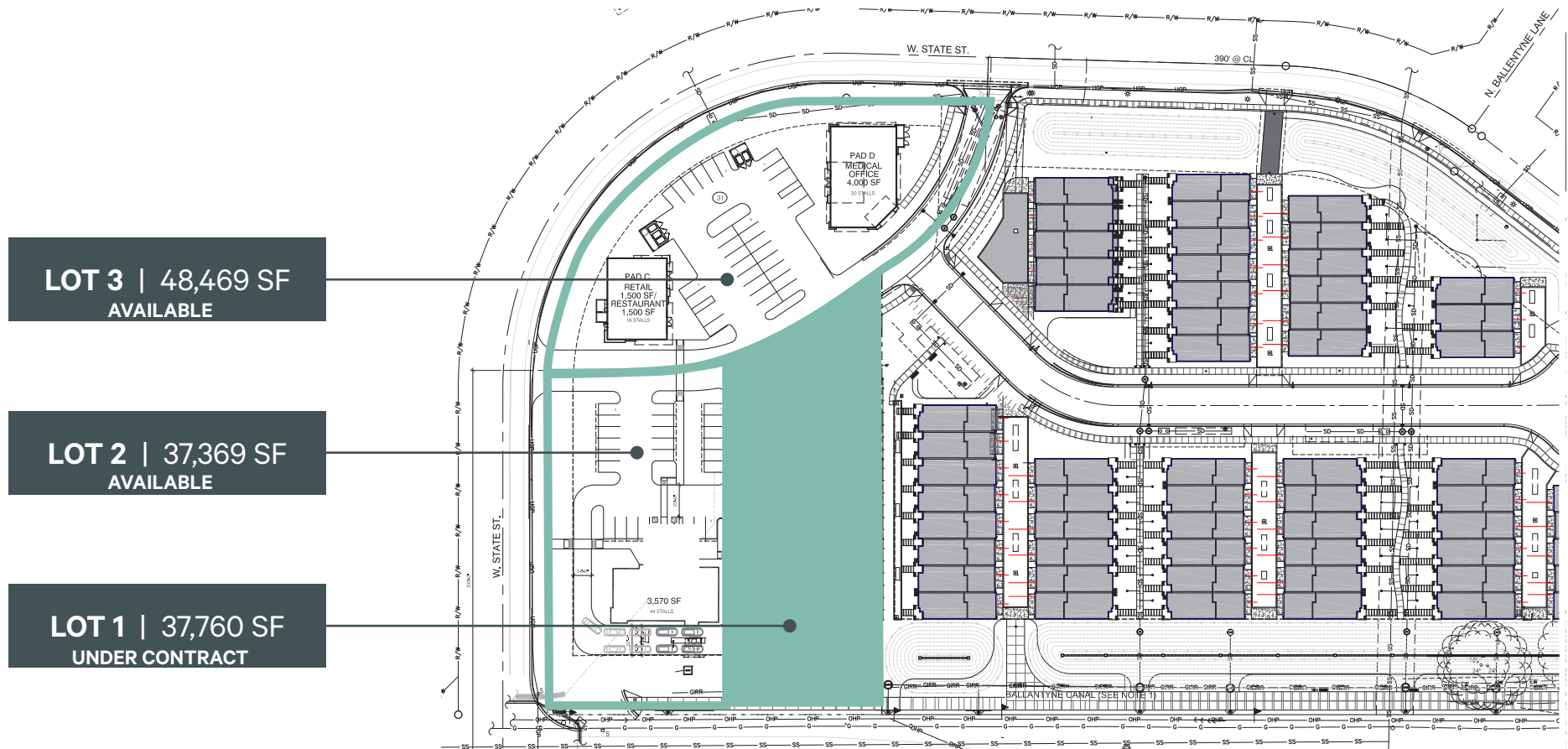


CBRE



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



AREA AMENITIES



Chevron Sinclair Dickey's Barbecue Pit

SITE

usbank DOLLAR TREE

PAPA MURPHY'S TAKE 'N BAKE PIZZA PAPA JOHN'S VIZZA
 McDonald's WELLS FARGO Starbucks Domino's
 SUBWAY NAPA KNOW HOW
 Albertsons Sinclair Shell MARATHON

Dutch Bros

25,000 VPD

29,500 VPD

W State St
 W

Chevron CHASE

Chick-fil-A

HOMESWOOD SUITES by Hilton

44

Panera Bread Chick-fil-A

Eagle Island State Park

EUROPEAN WAX CENTER Starbucks McDonald's
 Fred Meyer Orangetheory FITNESS
 Epic Shine CAR WASH Costa Vida Great Clips
 COMMERCIAL TIRE CHASE BLAZE PIZZA
 Great Harvest Bakery Baked FRY ROXBERRY JUICE CO. pbt

Banbury Golf Course Eagle

BOLDER BAKERY Scallops ICE CREAM
 CBS DUBS JUICE CO. F45 TRAINING

COSTCO WHOLESALE Dutch Bros
 BURGER KING MOUNTAIN AMERICA CAFE Rio MEXICAN GRILL
 Valvoline DELTA CO Primary Health ZIONS BANK RUCKY EXPRESS CAR WASH

Public Storage

W Chinden Blvd

E Chinden Blvd

Staples

Target KFC A&W ALL AMERICAN FOOD
 Sinclair Jack Starbucks in the box

TAN REPUBLIC BLACK ROCK COFFEE BAR
 Tobacco Hugo's EnVire FITNESS
 DOLLAR TREE CODE NINJAS
 BRUCH'S BEE'S DAIRY FARM BUREAU INSURANCE BUDGET BLINDS

Chevron Tires LES SCHWAB

PAPA MURPHY'S TAKE 'N BAKE PIZZA
 HOTWORX 24 HOUR INFRARED FITNESS STUDIO

Dutch Bros W Sinclair

AMERICA'S BEST EYECARE + EYEWEAR Little Caesars
 CLIPOTE MEDICAL SUPPLY FVZ DRINKS meridian library district
 CVS pharmacy WinCo FOODS STRETCH LAB
 Jamba JACKSONS MO'BETTER'S HAWAIIAN STYLE FOOD
 Idaho Central CREDIT UNION KNEADERS BAKERY & CAFE Olive Garden

W McMillan Rd

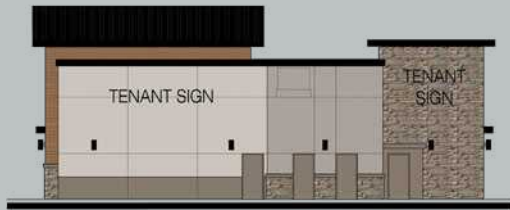
U-HAUL

SUBWAY usbank
 Albertsons WELLS FARGO Starbucks Sinclair

Walmart SUBWAY Starbucks

N Ten Mile Rd

PAD B
7,000 SF Divisible
Under Contract



PAD C
3,000 SF Divisible



PAD D
4,000 SF Divisible

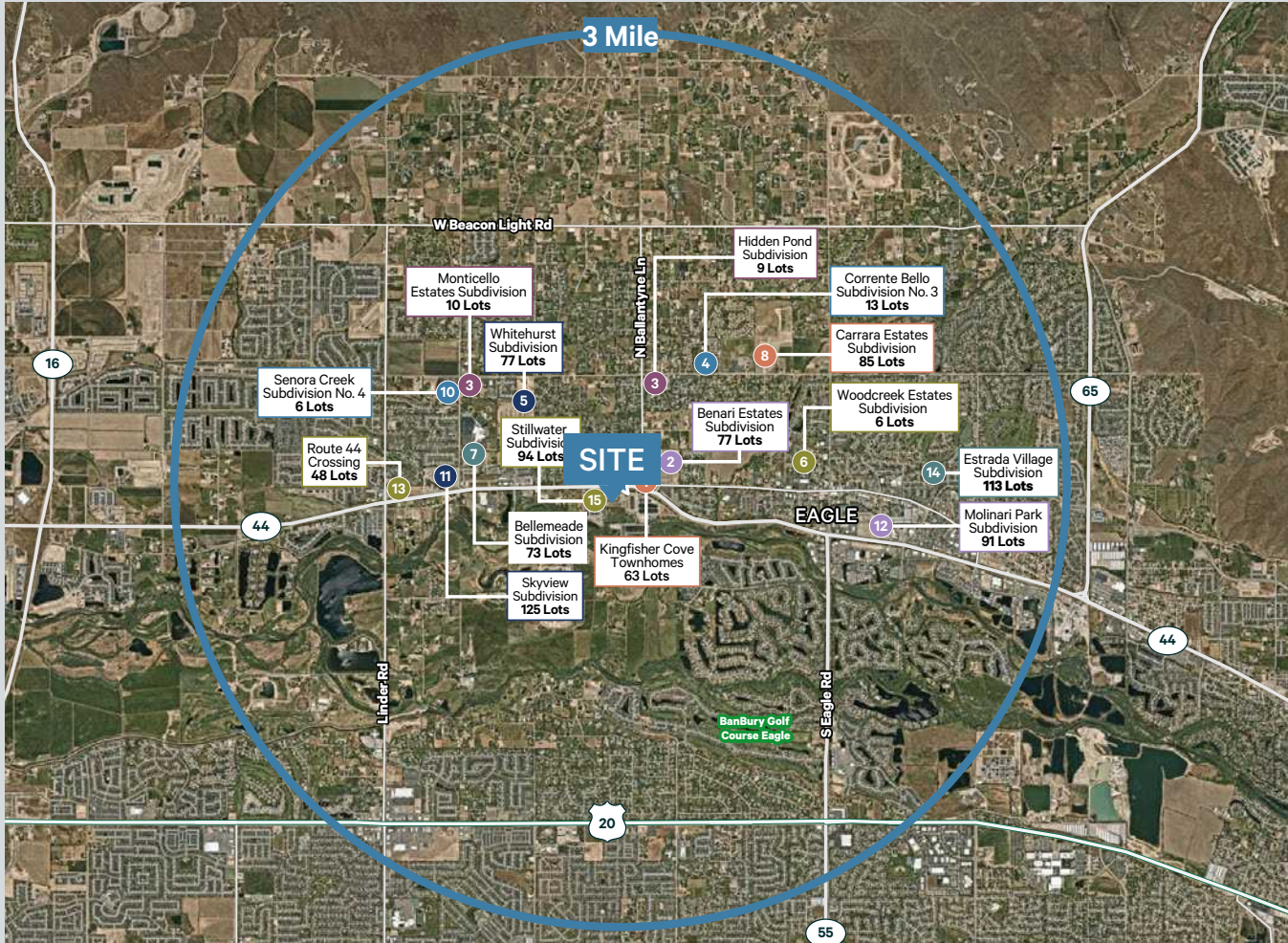


DEMOGRAPHICS (2025)

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%



3 MILE RADIUS RESIDENTIAL DEVELOPMENTS



Eagle Pointe
Commercial Lots

Please Contact:

MARK SCHLAG, CLS
Vice President
C +1 208 850 8417
mark.schlag@cbre.com

2026 CBRE, Inc. and Matter Real Estate Group. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

