

FOR SALE, LEASE OR BUILD-TO-SUIT

# Eagle Pointe Commercial Lots

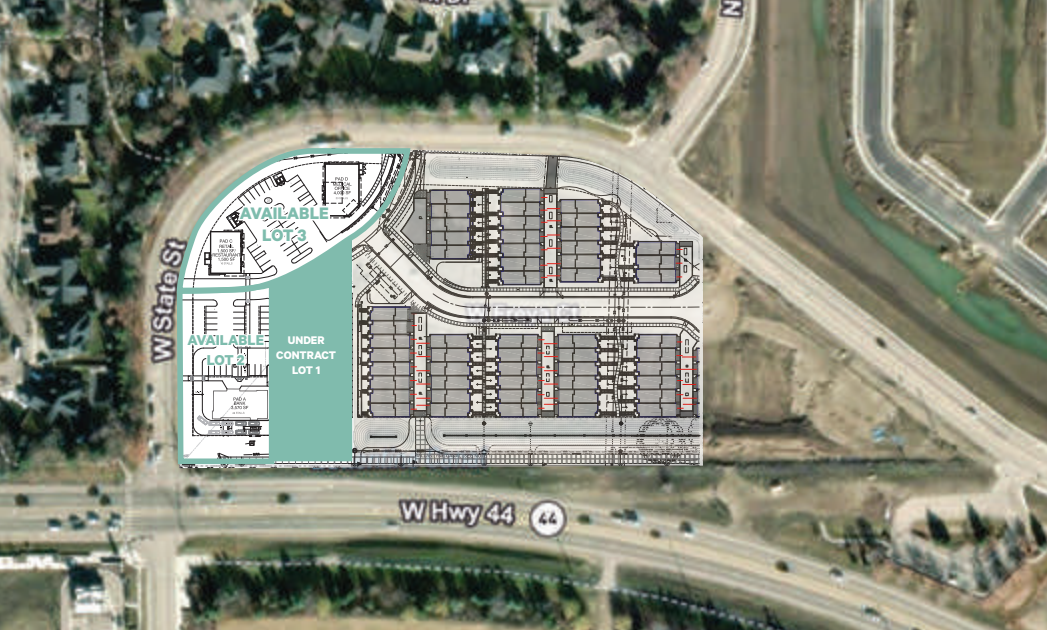
Northeast Corner of Hwy 44 & W State St | Eagle, Idaho

## 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 \$156,000 within a 1-mile radius.
- Offers flexible pad and building configurations.
- Strategic location for attracting high-income residents and businesses.

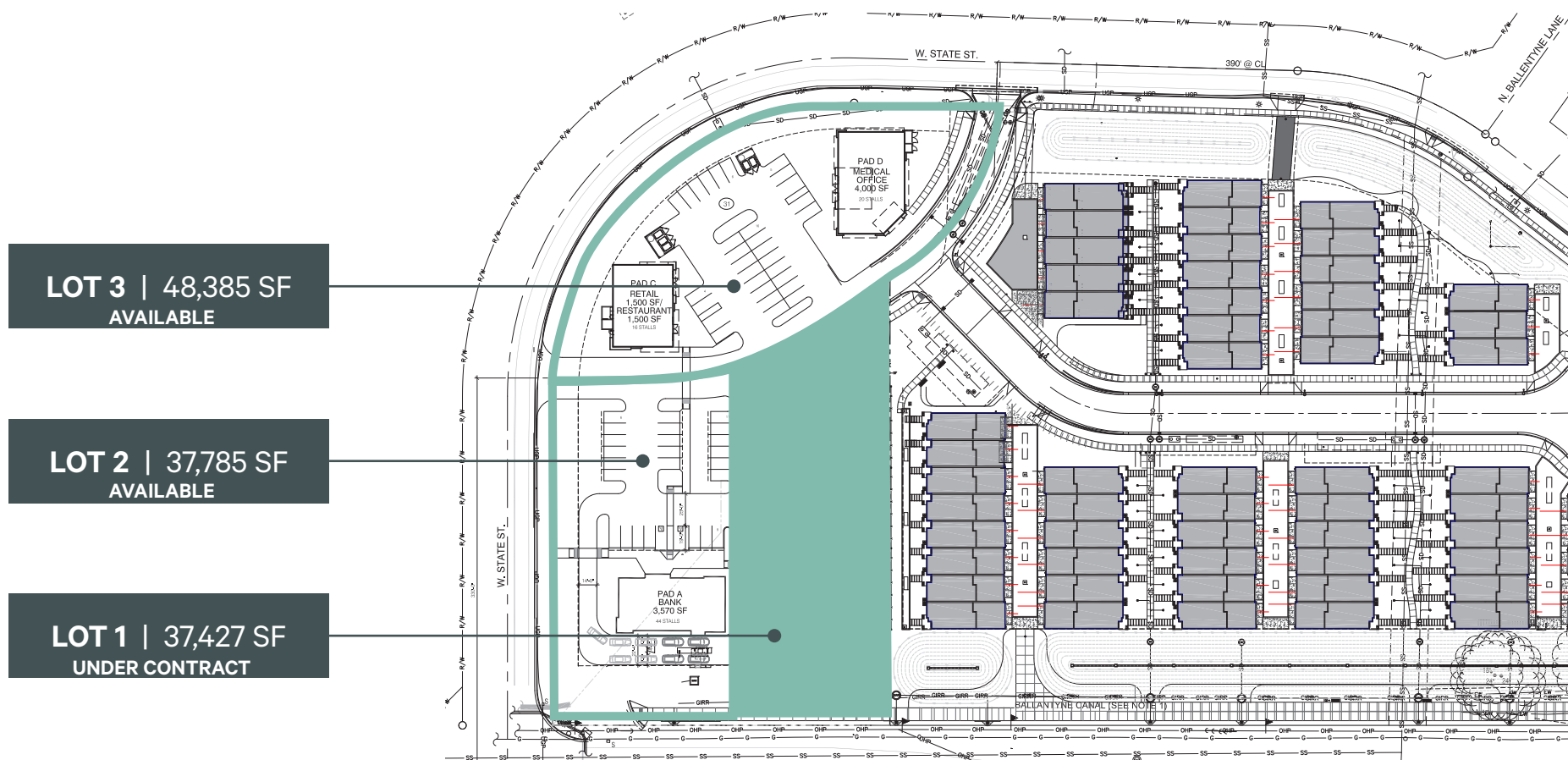


**CBRE**



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Lot Description	Acres	Square Feet	Price/SF	List Price	Status
Block 1, Lot 1	0.86	37,427	Lease/ BTS	----	Under Contract
Block 1, Lot 2	0.87	37,785	Lease/ BTS Broker	Contact	Available
Block 1, Lot 3	1.11	48,385	\$31.00/SF	\$1,500,000	Available



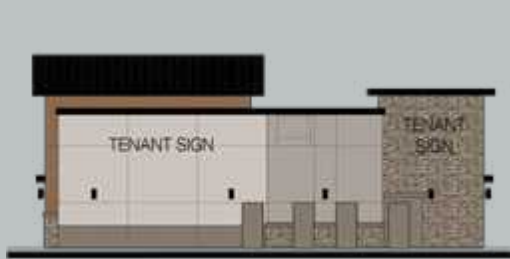


# AREA AMENITIES





**PAD B**  
7,000 SF Divisible  
Under Contract



**PAD C**  
3,000 SF Divisible



**PAD D**  
4,000 SF Divisible



DEMOGRAPHICS (2024)

DISTANCE	1 Miles	3 Miles	5 Miles
Population	3,647	41,880	129,049
Households	1,261	15,315	45,996
Avg. Household Income	\$167,899	\$176,359	\$149,702
Housing Units	1,313	16,297	48,355
Owner Occupied Housing Units	81.9%	79.5%	76.7%
Bachelor's Degree or Higher	49.5%	54.6%	52.0%



3 MILE RADIUS RESIDENTIAL DEVELOPMENTS



Eagle Pointe Commercial Lots

Please Contact:

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