

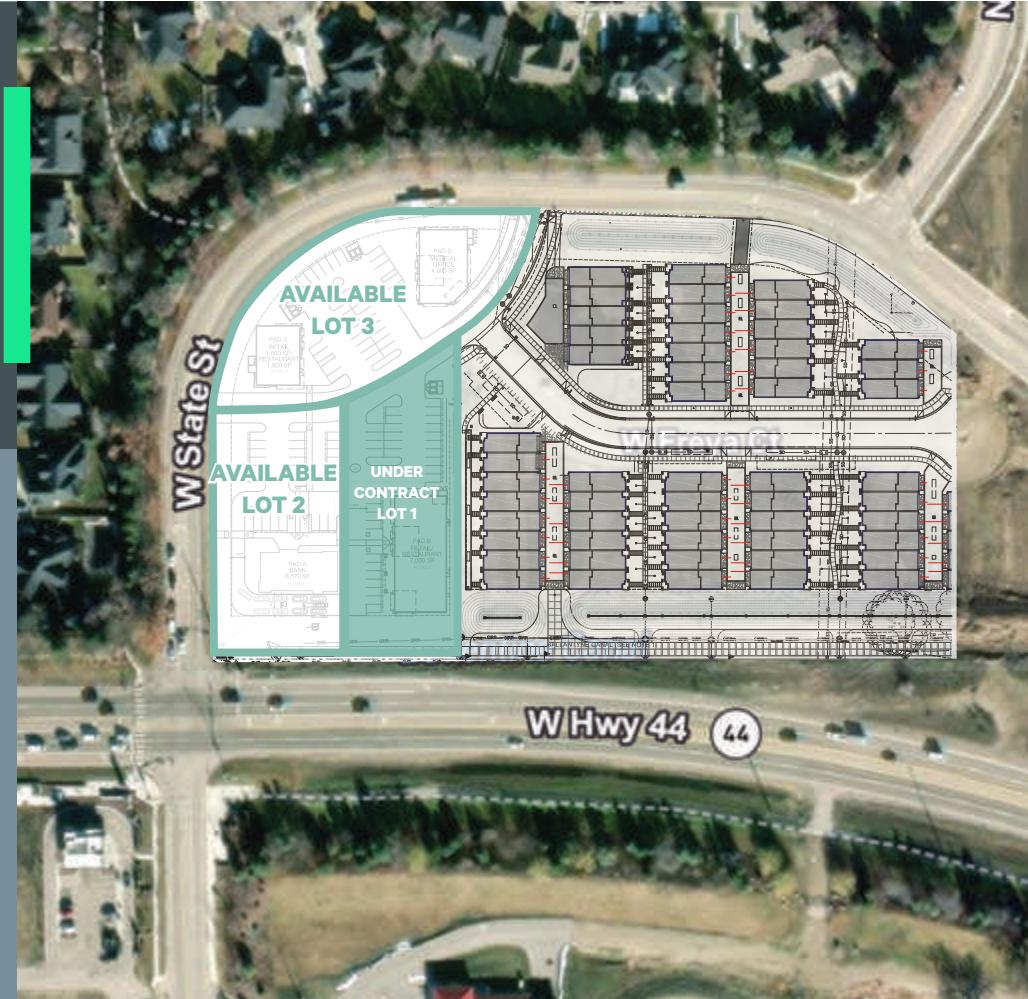
FOR SALE, LEASE OR BUILD-TO-SUIT

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



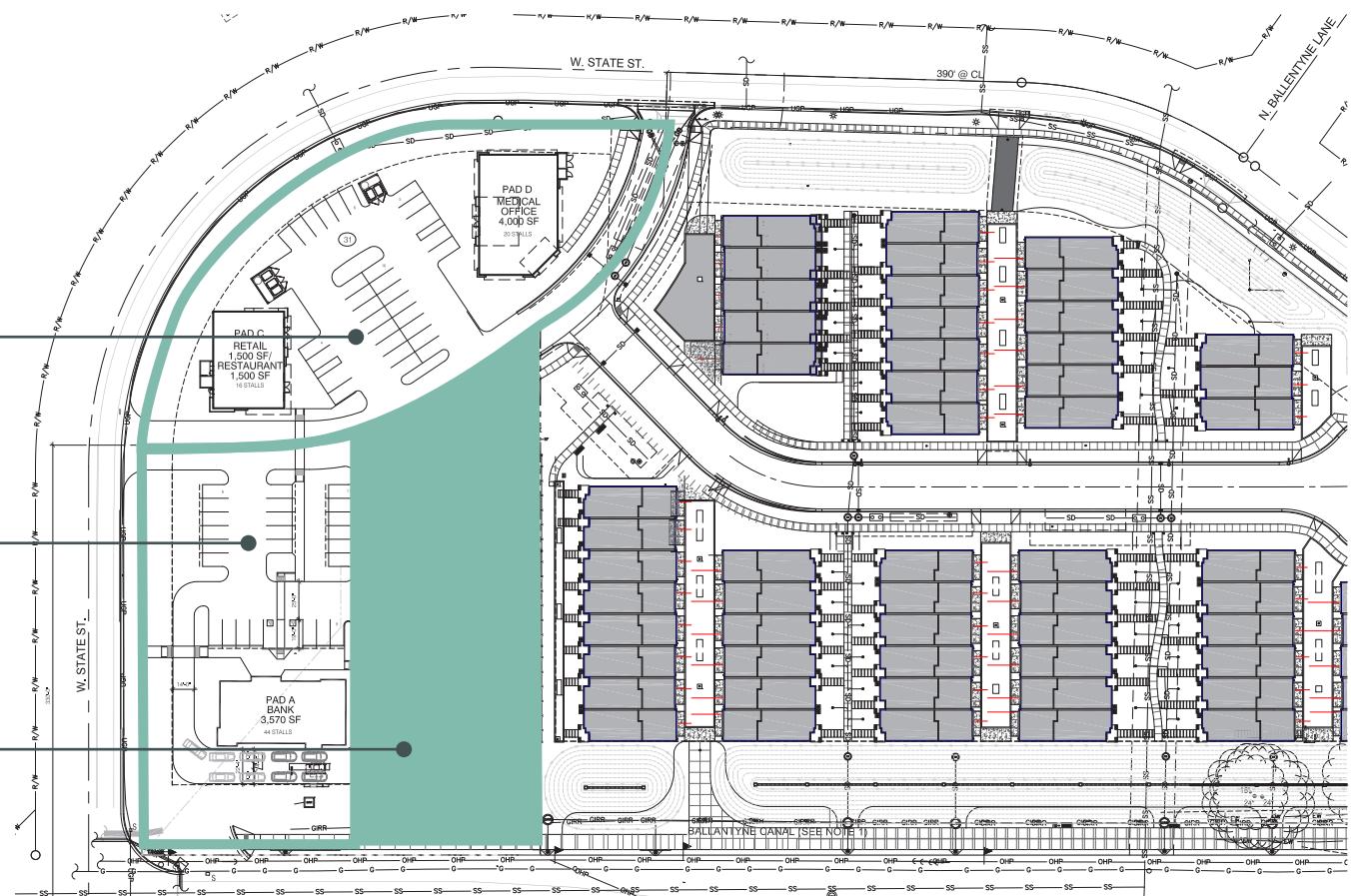
FOR SALE, LEASE OR BUILD-TO-SUIT

| 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 |

**LOT 3 | 48,385 SF
AVAILABLE**

**LOT 2 | 37,785 SF
AVAILABLE**

**LOT 1 | 37,427 SF
UNDER CONTRACT**



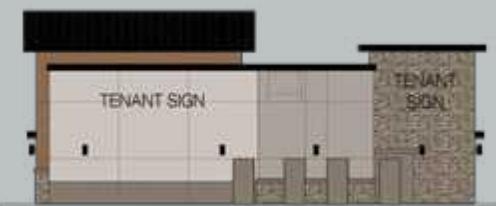
AREA AMENITIES



PAD B

7,000 SF Divisible

Under Contract



PAD C

3,000 SF Divisible



PAD D

4,000 SF Divisible

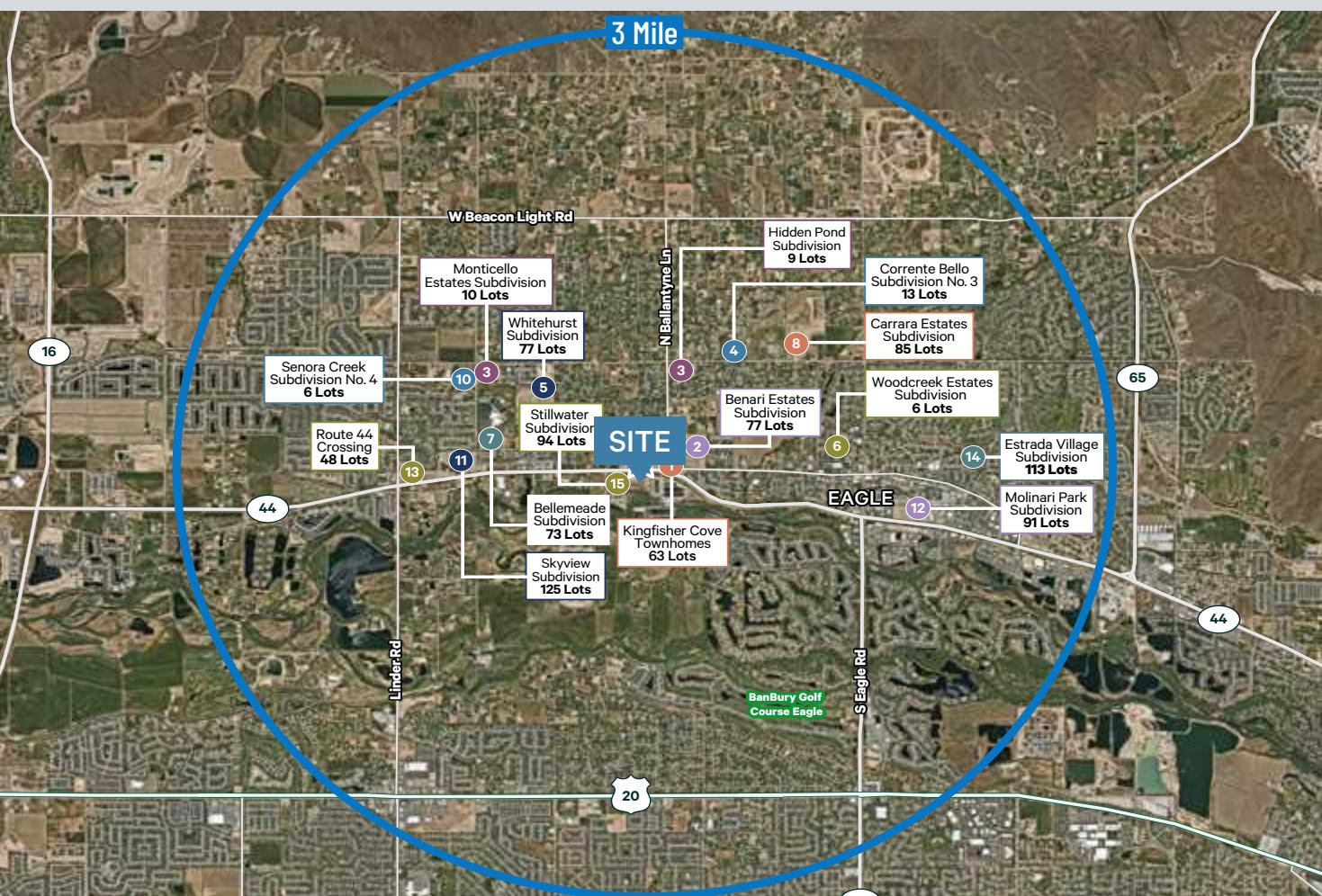


DEMOCRAPHICS (2024)

| 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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