

1400 E RIVERSIDE DR, EAGLE, ID 83616

DEVELOPMENT LAND FOR SALE



MARK BOTTLES | mark@markbottles.com

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PROPERTY DESCRIPTION

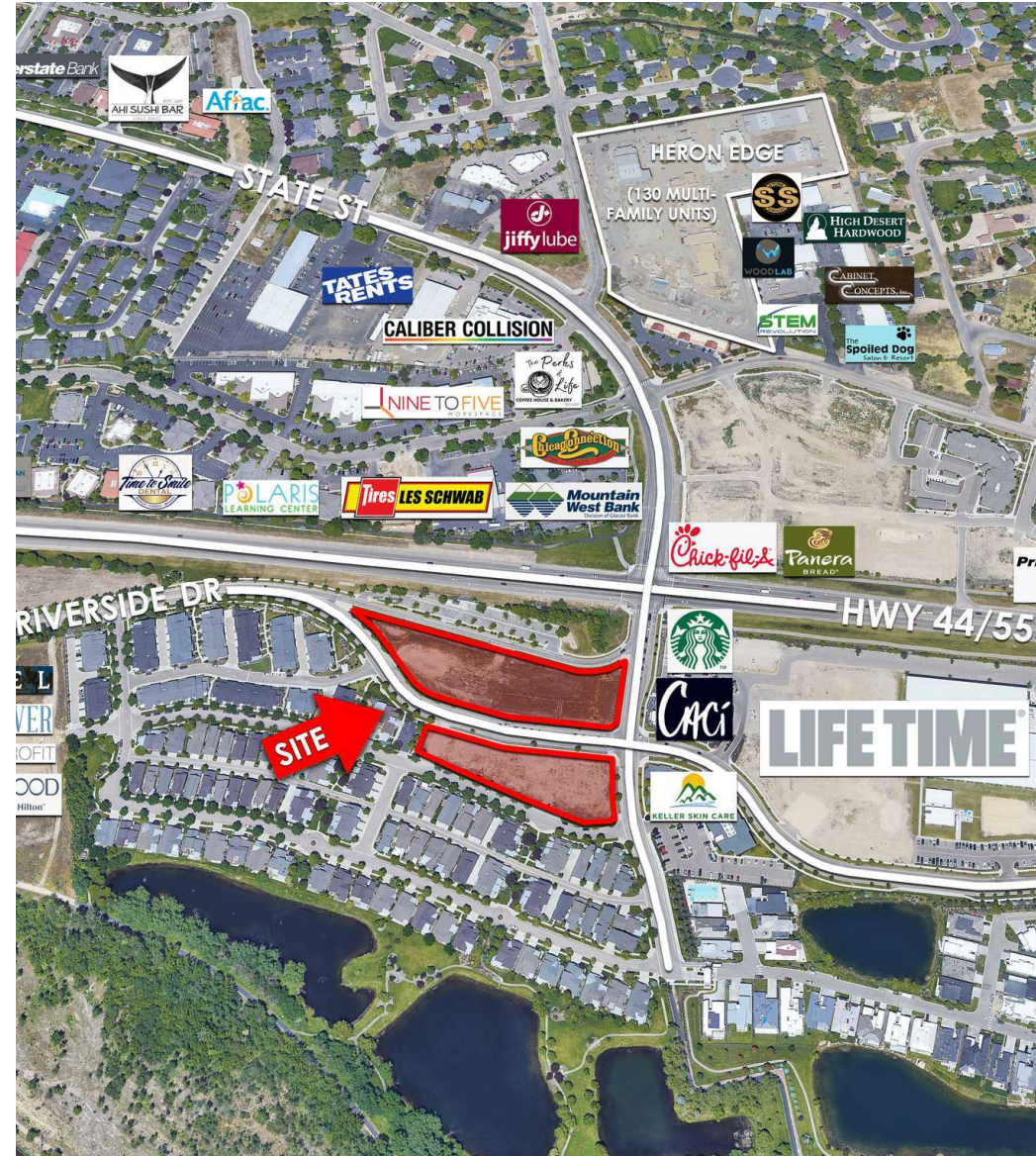
Located in Eagle River Business Park, this ready-to-build site is a well located, exceptional commercial or retail opportunity. Strategically located in a mature, high-end business park just off of State St (Hwy 44) and east of Eagle, this property benefits from an abundance of surrounding amenities, including easy access to the Boise Greenbelt directly south of the property and the Lifetime Fitness Center to the east. It is also surrounded by a large variety of retailers and restaurants, namely Starbucks and Caci. The mixed-use zoning allows for a variety and mixture of uses such as limited office, limited commercial, and residential.

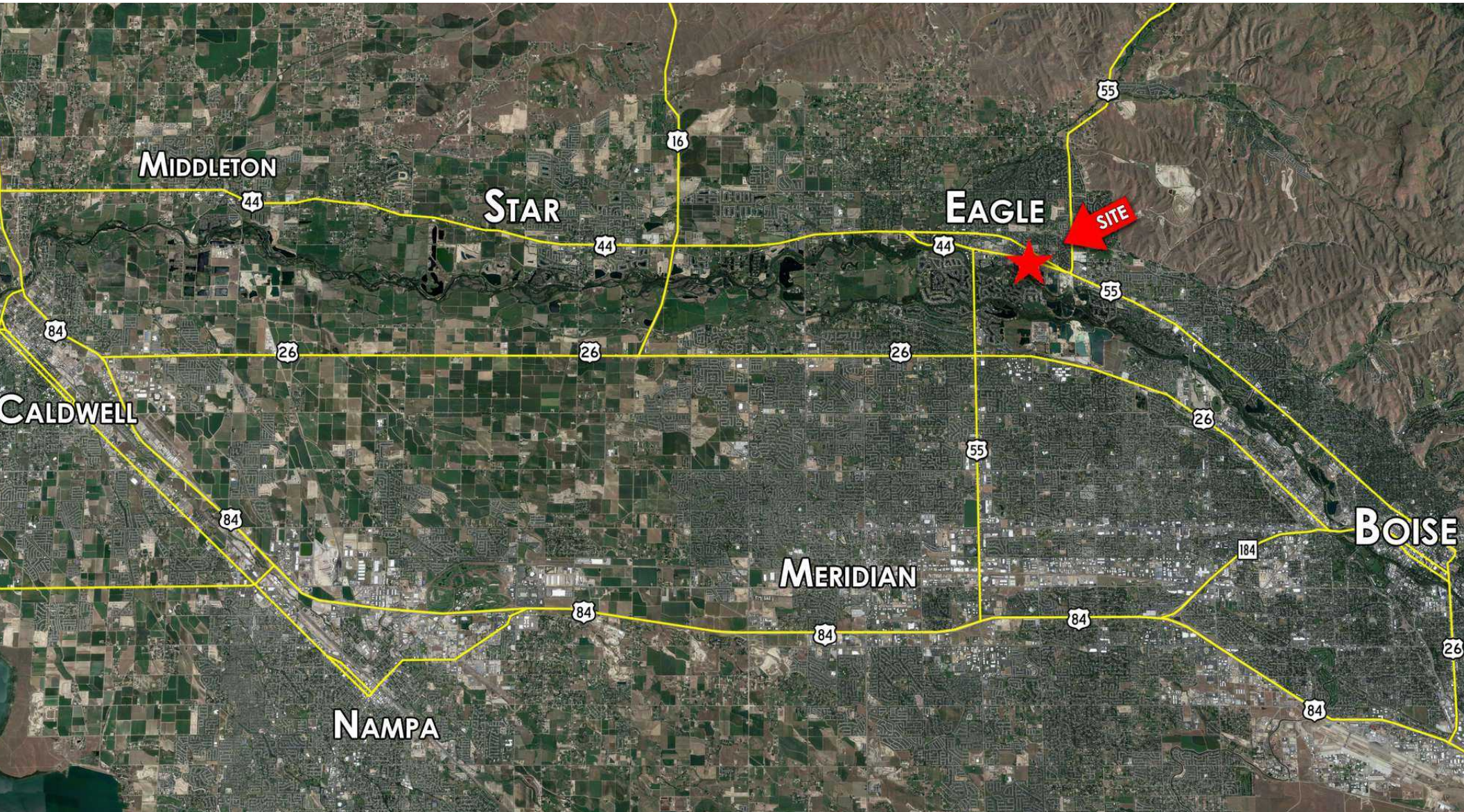
PROPERTY HIGHLIGHTS

- Ready to build site with utilities, curb, gutter, sidewalk already in place
- Great access to State St and Eagle Rd
- Located in the heart of Eagle’s employment population
- Surrounded by office, retail, and residential uses making for a vibrant submarket

OFFERING SUMMARY

Parcel #1 Sale Price:	\$35/SF
Parcel #2 Sale Price:	\$30/SF
Parcel #1 Lot Size:	2.3 Acres
Parcel #2 Lot Size:	1.5 Acres
Combined Lot Size:	3.8 Acres





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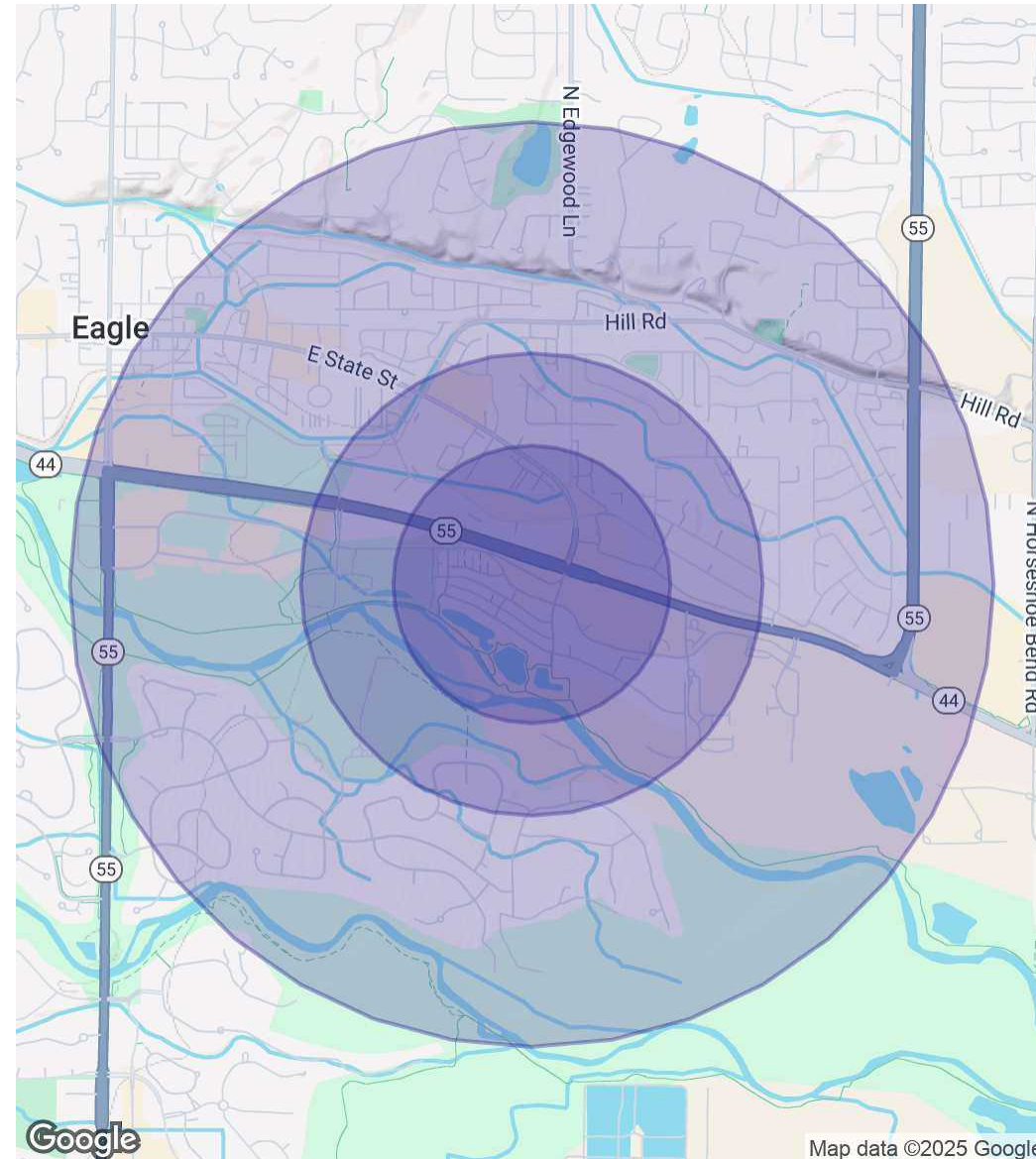
EAGLE RIVER DEVELOPMENT LAND

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	465	1,636	6,266
Average Age	48	46	45
Average Age (Male)	47	45	43
Average Age (Female)	49	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	221	749	2,737
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$103,540	\$101,280	\$109,366
Average House Value	\$815,978	\$714,109	\$692,596

Demographics data derived from AlphaMap



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