1400 E RIVERSIDE DR, EAGLE, ID 83616

# DEVELOPMENT LAND FOR SALE

**MARK BOTTLES** | mark@markbottles.com

839 S. Bridgeway Place Eagle, ID 83616-6097 | 208.377.5700 | markbottles.com

MARK BOTTLES
REAL ESTATE SERVICES

This information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior to sale or complete withdrawal. Maps are provided for location purposes only. The pictures cannot be reproduced in whole or in part without prior written consent.

MARK BOTTLES
REAL ESTATE SERVICES

# EAGLE RIVER DEVELOPMENT LAND

1400 E RIVERSIDE DR | EAGLE, ID 83616

## 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 |

**MARK BOTTLES**
208.866.2222
mark@markbottles.com

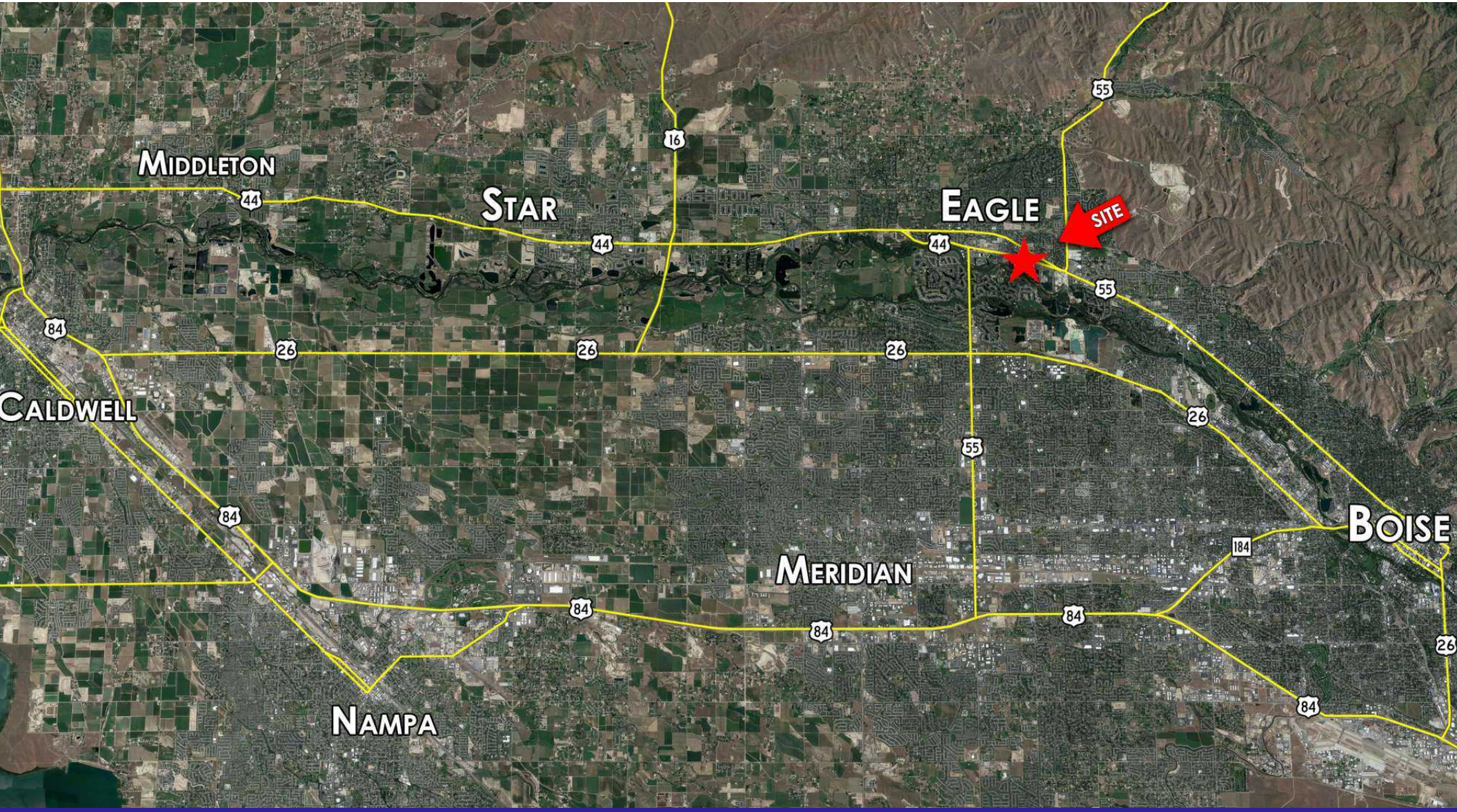
**MARK BOTTLES REAL ESTATE SERVICES**
839 S. Bridgeway Place, Eagle, ID 83616-6097
208.377.5700 | markbottles.com

This information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior to sale or complete withdrawal. Maps are provided for location purposes only. The pictures cannot be reproduced in whole or in part without prior written consent.

MARK BOTTLES
REAL ESTATE SERVICES

# EAGLE RIVER DEVELOPMENT LAND

1400 E RIVERSIDE DR | EAGLE, ID 83616




**MARK BOTTLES**
208.866.2222
mark@markbottles.com

**MARK BOTTLES REAL ESTATE SERVICES**
839 S. Bridgeway Place, Eagle, ID 83616-6097
208.377.5700 | markbottles.com

This information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior to sale or complete withdrawal. Maps are provided for location purposes only. The pictures cannot be reproduced in whole or in part without prior written consent.

MARK BOTTLES
REAL ESTATE SERVICES

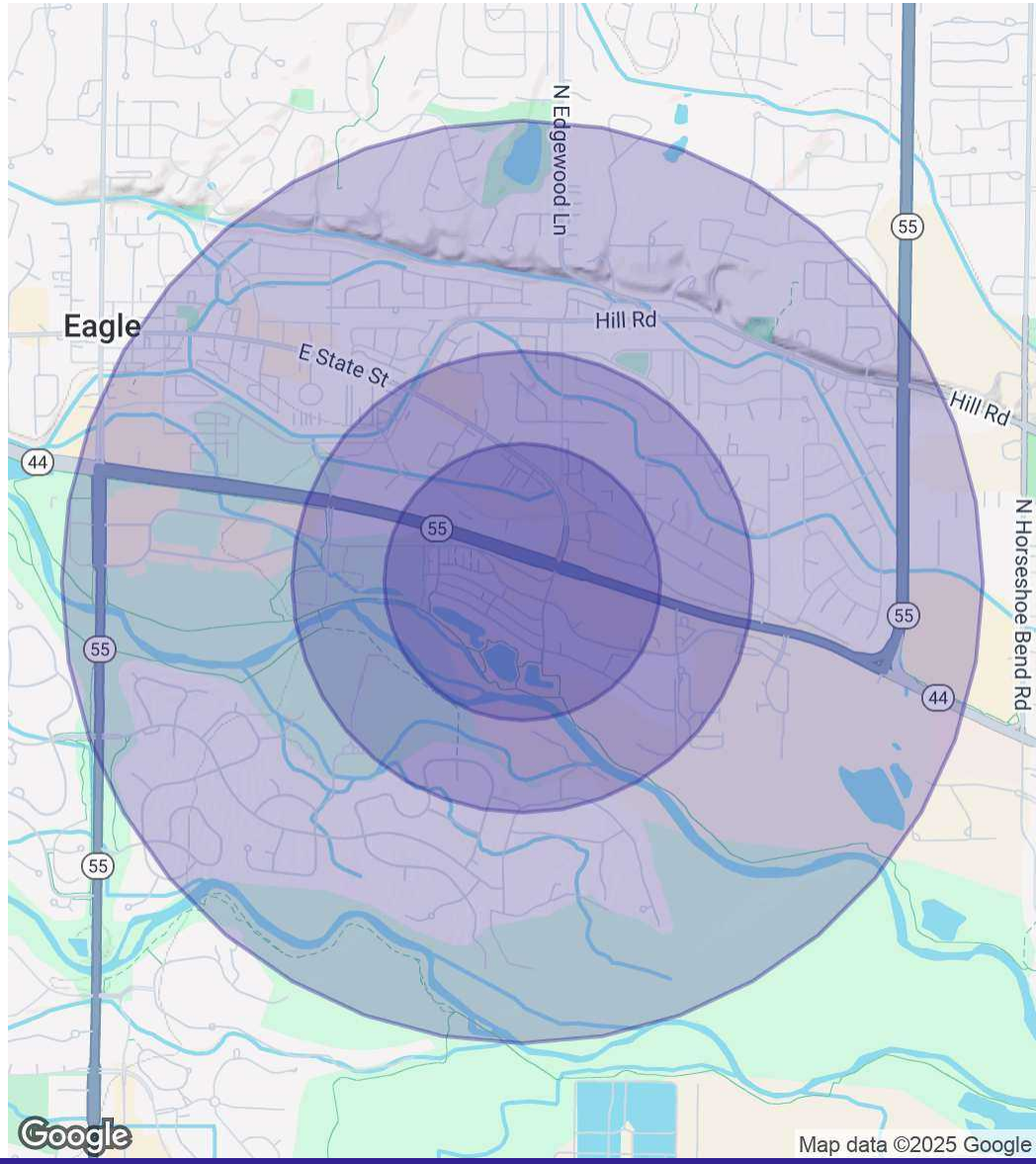
# EAGLE RIVER DEVELOPMENT LAND

1400 E RIVERSIDE DR | EAGLE, ID 83616

| 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*




**MARK BOTTLES**
208.866.2222
mark@markbottles.com

**MARK BOTTLES REAL ESTATE SERVICES**
839 S. Bridgeway Place, Eagle, ID 83616-6097
208.377.5700 | markbottles.com

This information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior to sale or complete withdrawal. Maps are provided for location purposes only. The pictures cannot be reproduced in whole or in part without prior written consent.