



MARK BOTTLES
REAL ESTATE SERVICES

LAND
FOR SALE



112 E RIVERSEDR DR | EAGLE, ID 83616

OFFICE DEVELOPMENT LAND



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PROPERTY DESCRIPTION

Discover an exceptional development opportunity with this prime property located in the Eagle area. Zoned MU-DA, this versatile parcel offers a wide range of potential uses, making it an ideal prospect for a variety of development projects. Its coveted location in the vibrant Eagle area ensures proximity to a thriving community and a wealth of amenities.

PROPERTY HIGHLIGHTS

- Zoned MU-DA for versatile development opportunities
- Prime location in the vibrant Eagle area
- Ideal for office building, mixed-use, or other commercial ventures

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	1.512 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	138	532	1,989
Total Population	309	1,196	4,769
Average HH Income	\$215,126	\$190,648	\$185,578

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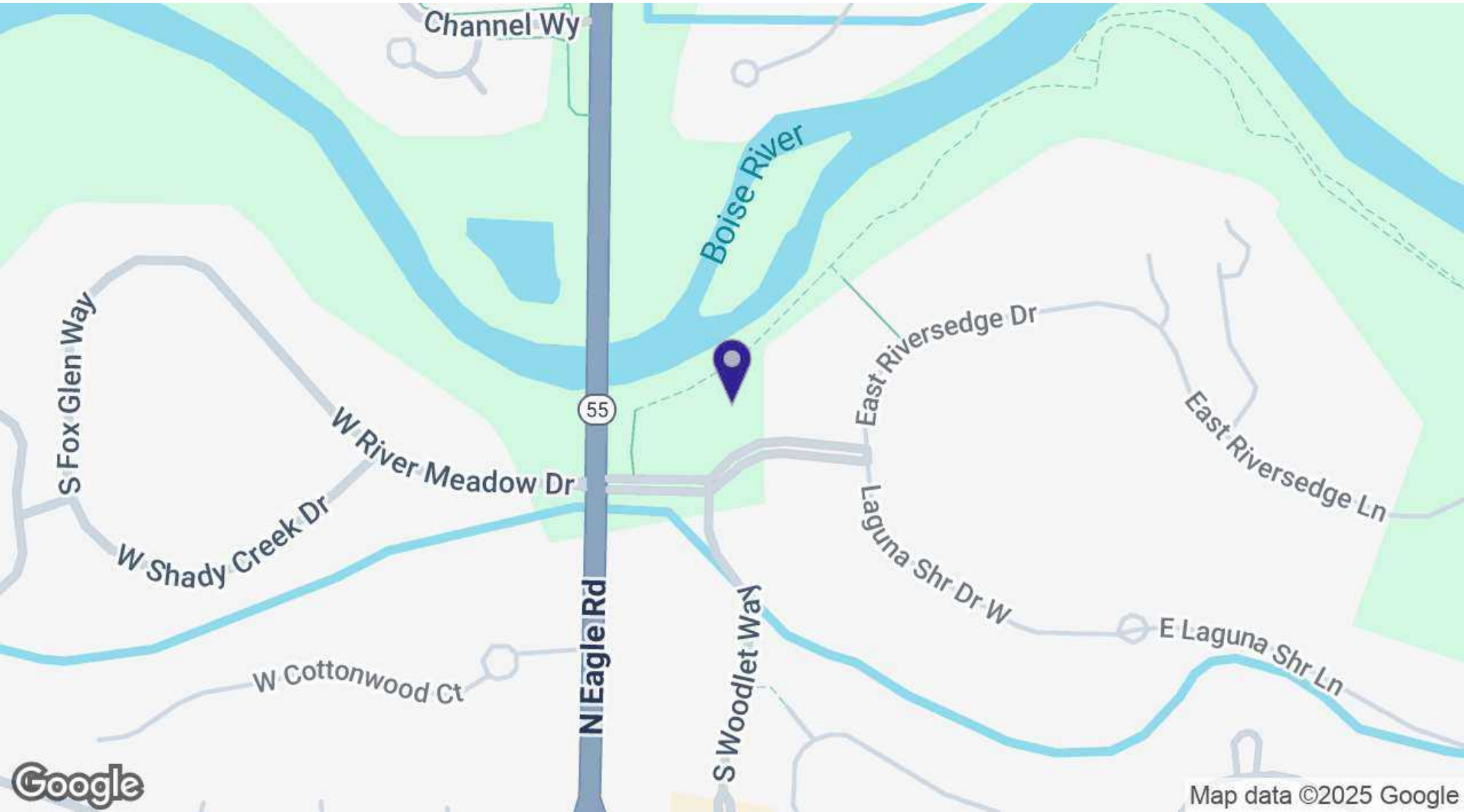


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Map data ©2025 Google

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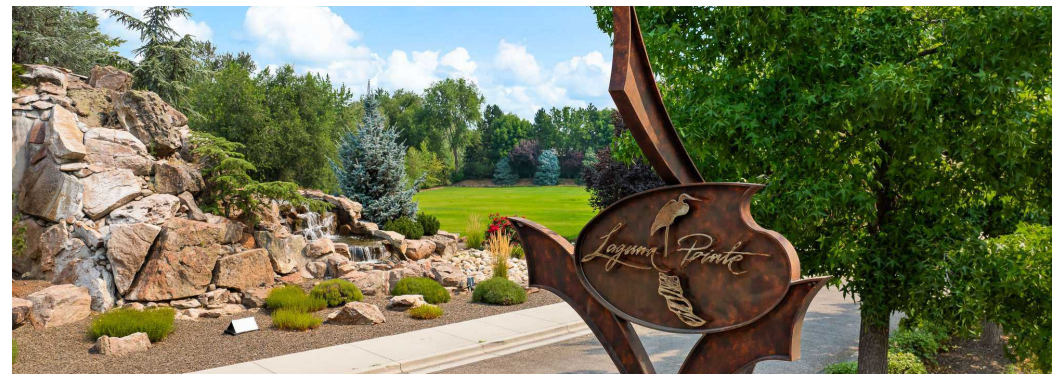
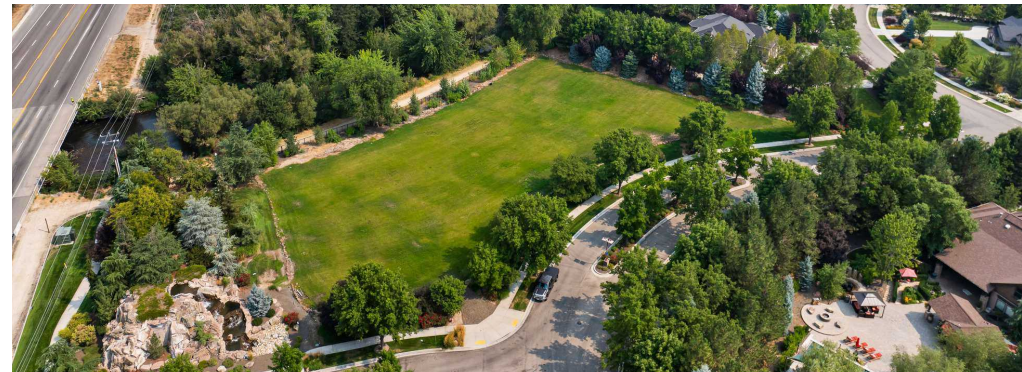


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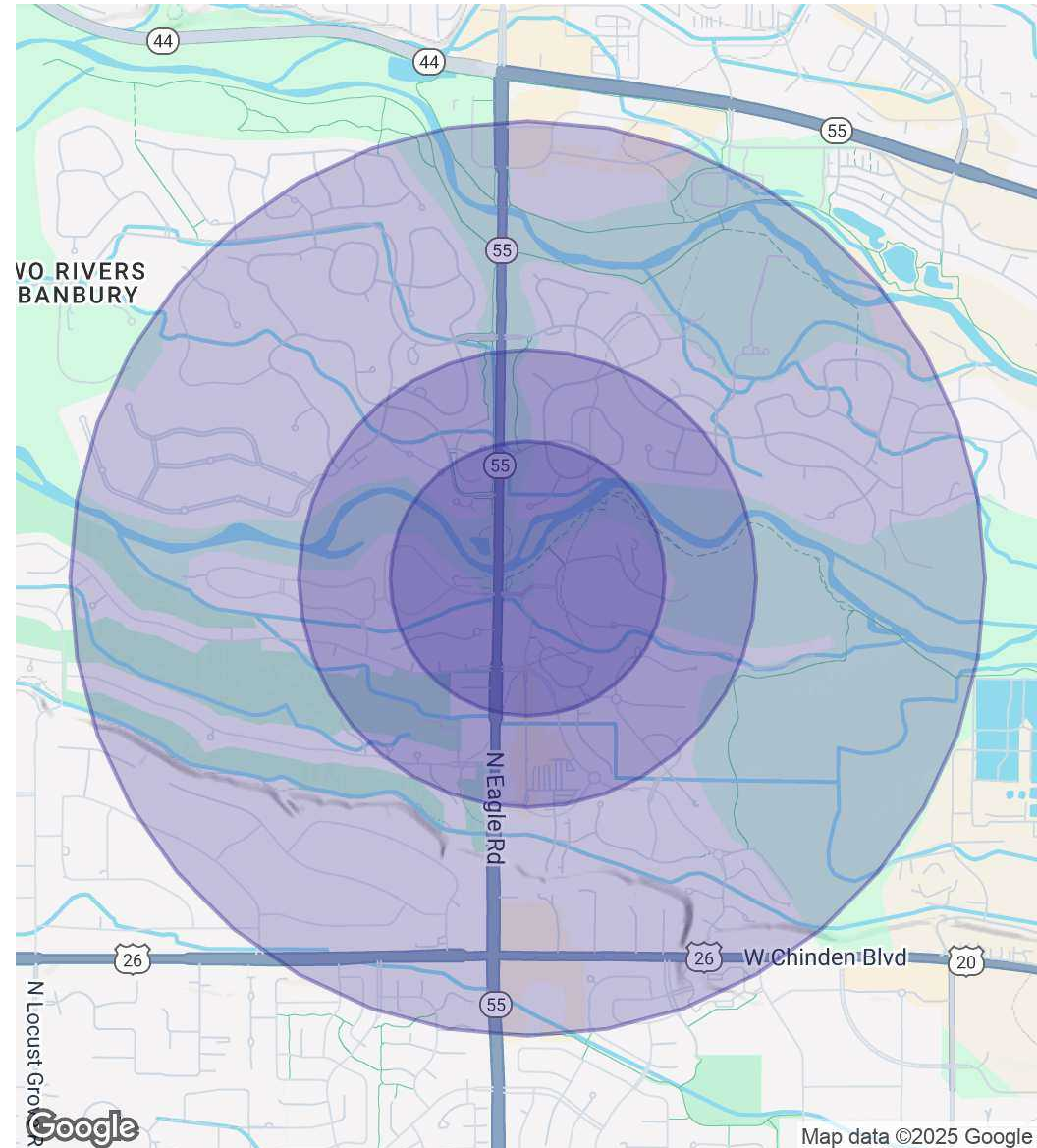
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	309	1,196	4,769
Average Age	51	50	48
Average Age (Male)	51	50	47
Average Age (Female)	52	51	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	138	532	1,989
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$215,126	\$190,648	\$185,578
Average House Value	\$1,093,600	\$1,063,025	\$1,024,386

Demographics data derived from AlphaMap



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