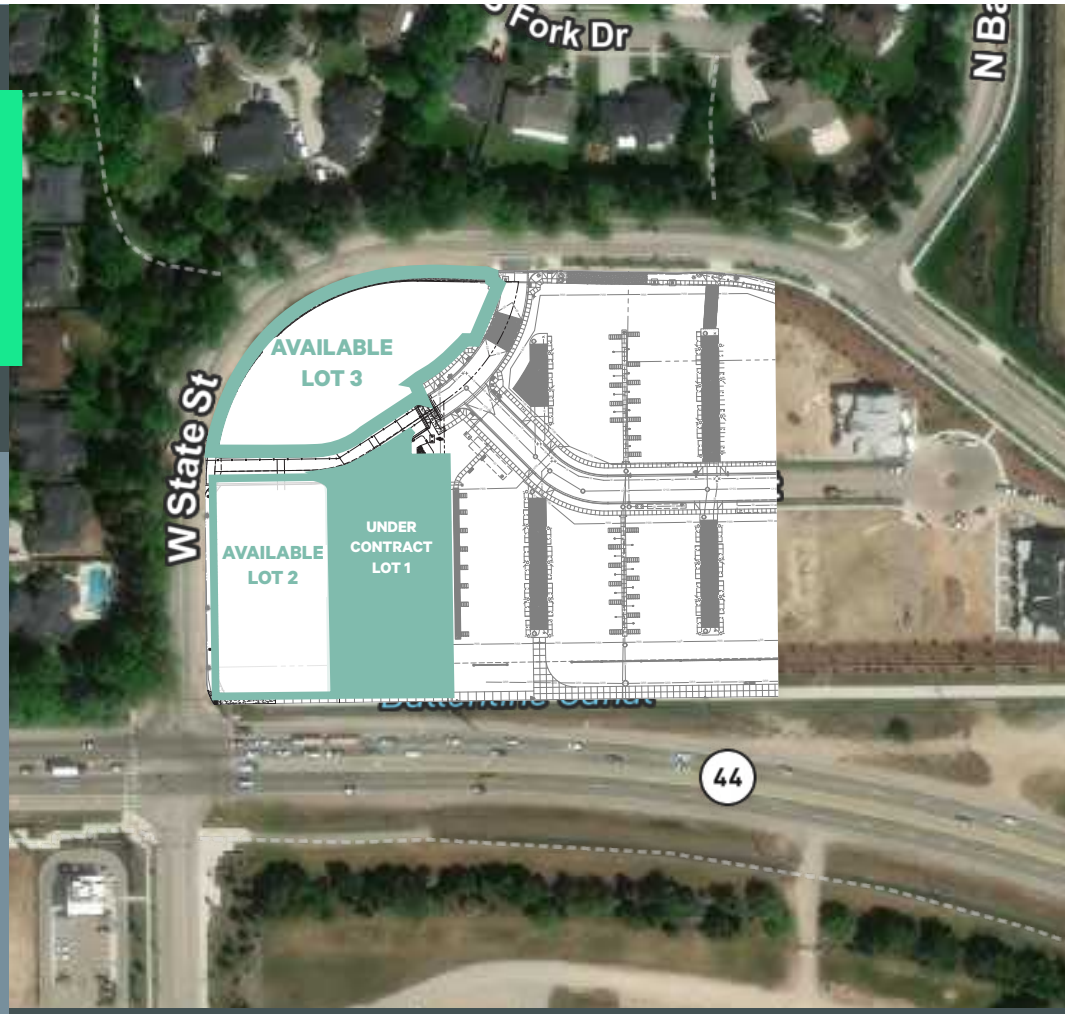
FOR SALE, LEASE OR BUILD-TO-SUIT

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 $161,263 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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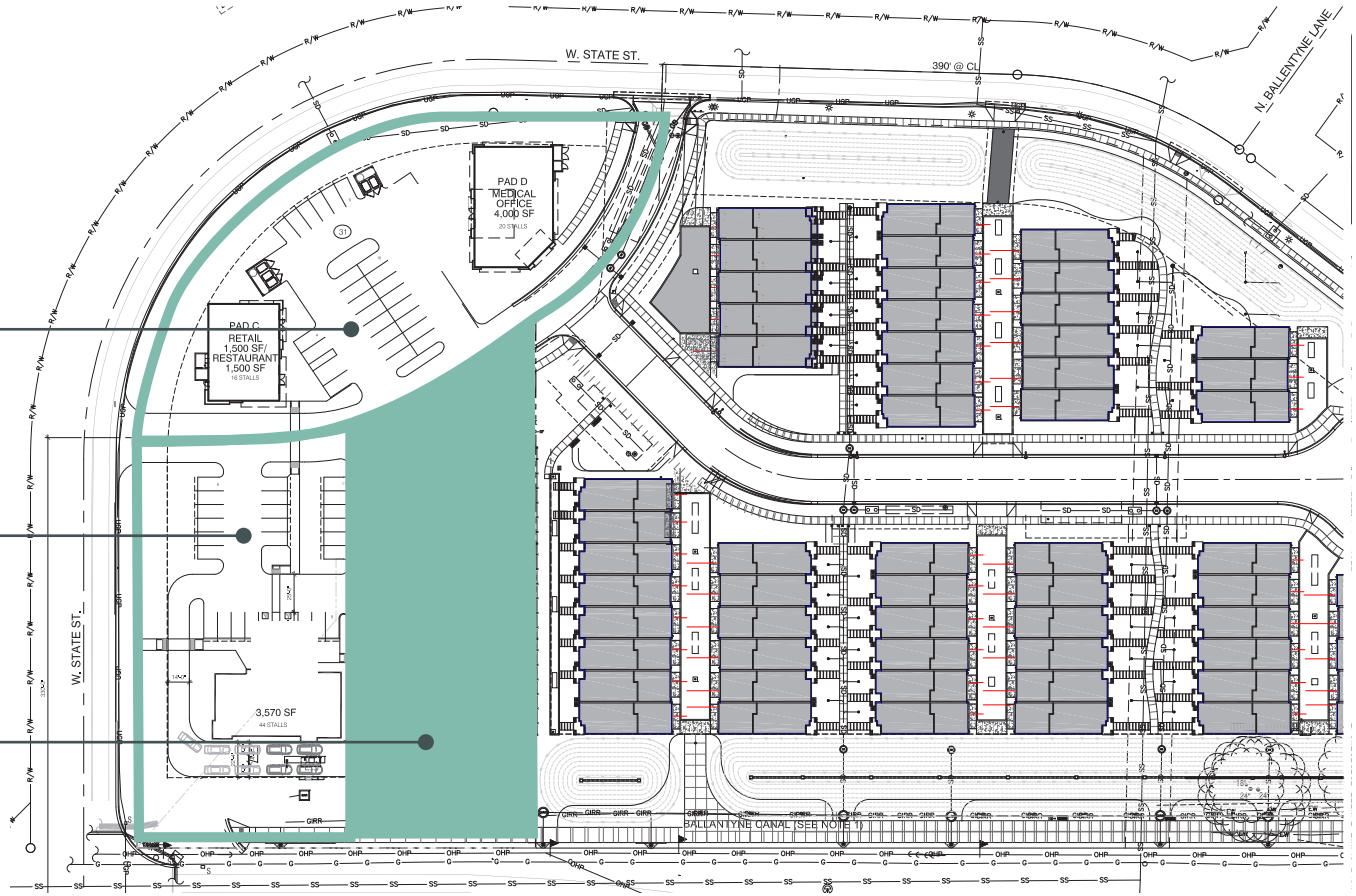
Lot Description	Acres	Square Feet	Price/SF	List Price	Status
Block 1, Lot 1	0.86	37,760	Lease/ BTS	----	Under Contract
Block 1, Lot 2	0.87	37,369	Lease/ BTS Broker	Contact	Available
Block 1, Lot 3	1.11	48,469	$31.00/SF	$1,500,000	Available

LOT 3 | 48,469 SF
AVAILABLE

LOT 2 | 37,369 SF
AVAILABLE

LOT 1 | 37,760 SF
UNDER CONTRACT



AREA AMENITIES
SITE
4,000 VPD
25,000 VPD
29,500 VPD
24,500 VPD
41,500 VPD
W State St
S Eagle Rd
N Linder Rd
N Ten Mile Rd
W Chinden Blvd
E Chinden Blvd
W McMillan Rd
44
Eagle Island State Park
BanBury Golf Course Eagle
Chevron
Sinclair
DICKEY'S BARBECUE PIT
DUTCH BROS Coffee
usbank
DOLLAR TREE
CHASE
HOMEWOOD SUITES by Hilton
Hilton Garden Inn
Panera BREAD
Chick-fil-A
PAPA MURPHY'S TAKE 'N' BAKE PIZZA
PAPA JOHN'S PIZZA
WELLS FARGO
SUBWAY
NAPA KNOW HOW
Albertsons
MARATHON
COSTCO WHOLESALE
BURGER KING
MOUNTAIN AMERICA CREDIT UNION
Cafe Rio MEXICAN GRILL
Valvoline
DEL TACO
Primary Health Medical Group
ZIONS BANK
CAR WASH
EUROPEAN WAX CENTER
FredMeyer
orangetheory FITNESS
EpicShine CAR WASH
CostaVida
Great Clips IT'S GONNA BE GREAT
COMMERCIAL TIRE
BLAZE PIZZA
ROXBERRY JUICE CO.
pbt
Public Storage
BOLDER Stella's ICE CREAM
BOISE JUICE CO.
F45 TRAINING
TAN REPUBLIC
BLACK ROCK COFFEE BAR
Tobacco Connection
Hugo's
EnVie FITNESS
DOLLAR TREE
CODE NINJAS
BRUCHE'S
FARM BUREAU INSURANCE
BUDGET BLINDS
Tires LES SCHWAB
PAPA MURPHY'S TAKE 'N' BAKE PIZZA
HOTWORX 24 HOUR INFRARED FITNESS STUDIO
Walmart
SUBWAY
AMERICA'S BEST EYECARE + EYEWEAR
Little Caesars
CHIPOTLE MEXICAN GRILL
FUZ DRINKS
meridian library district
CVS pharmacy
WinCo FOODS
STRETCH LAB
jamba
Jacksons
MO'BETTAHS HAWAIIAN STYLE FOOD
Idaho Central CREDIT UNION
KNEADERS
Olive Garden
Staples
U-HAUL
TARGET
KFC
A&W ALL AMERICAN FOOD
Jack in the box
430331

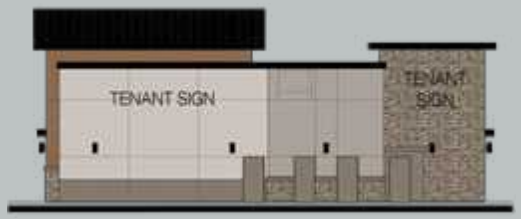
PAD B

7,000 SF Divisible

Under Contract

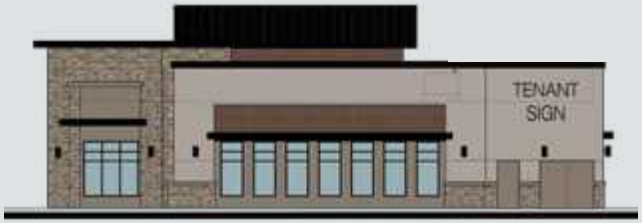
PAD C

3,000 SF Divisible



PAD D

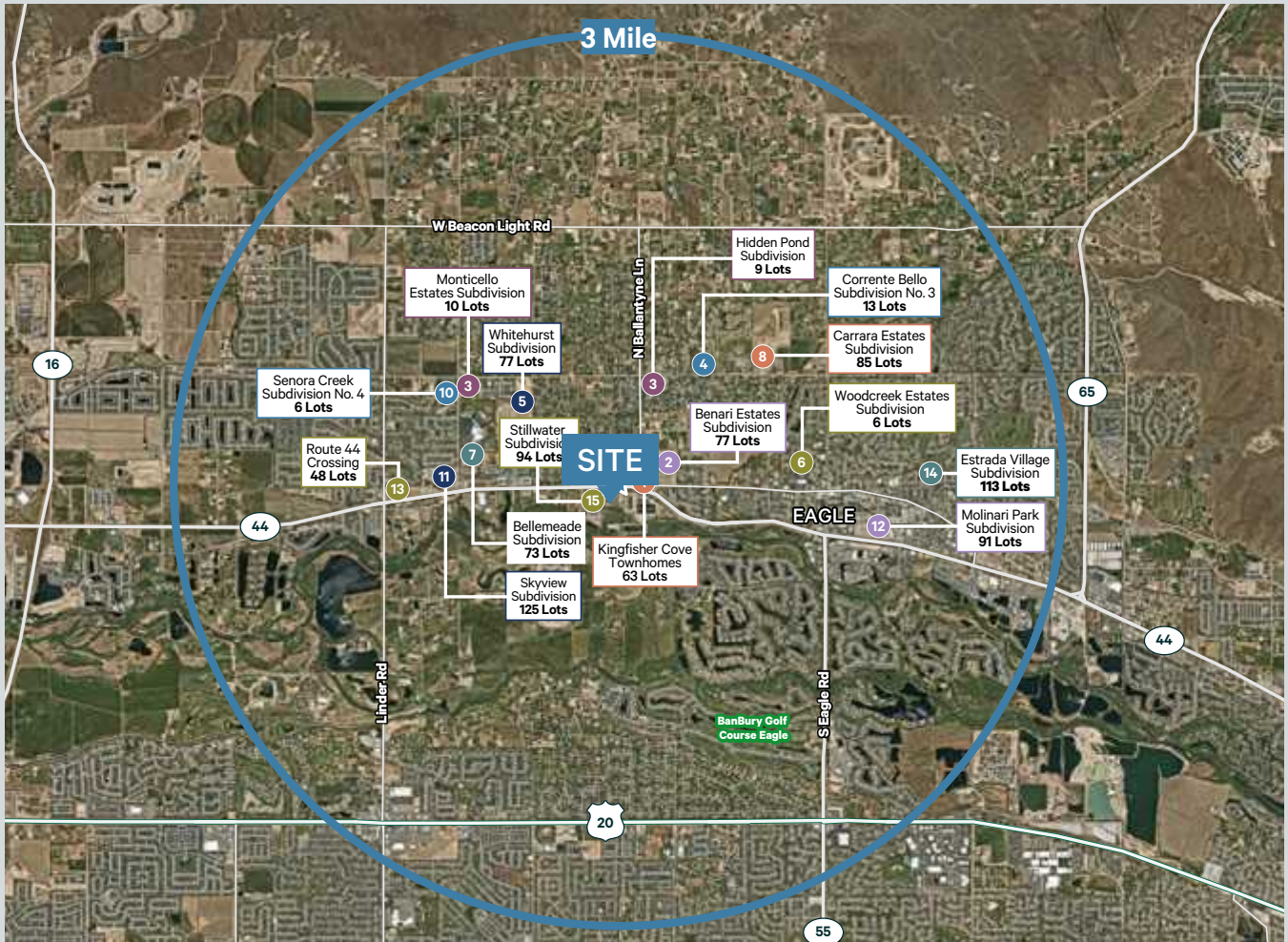
4,000 SF Divisible



DEMOGRAPHICS (2025)

DISTANCE	1 Miles	3 Miles	5 Miles
Population	3,693	42,120	130,066
Households	1,295	15,615	47,204
Avg. Household Income	$161,263	$175,468	$155,706
Housing Units	1,110	13,232	37,906
Owner Occupied Housing Units	82.7%	79.8%	76.7%
Bachelor's Degree or Higher	36.9%	36.1%	33.0%

3 MILE RADIUS RESIDENTIAL DEVELOPMENTS



Eagle Pointe Commercial Lots

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