

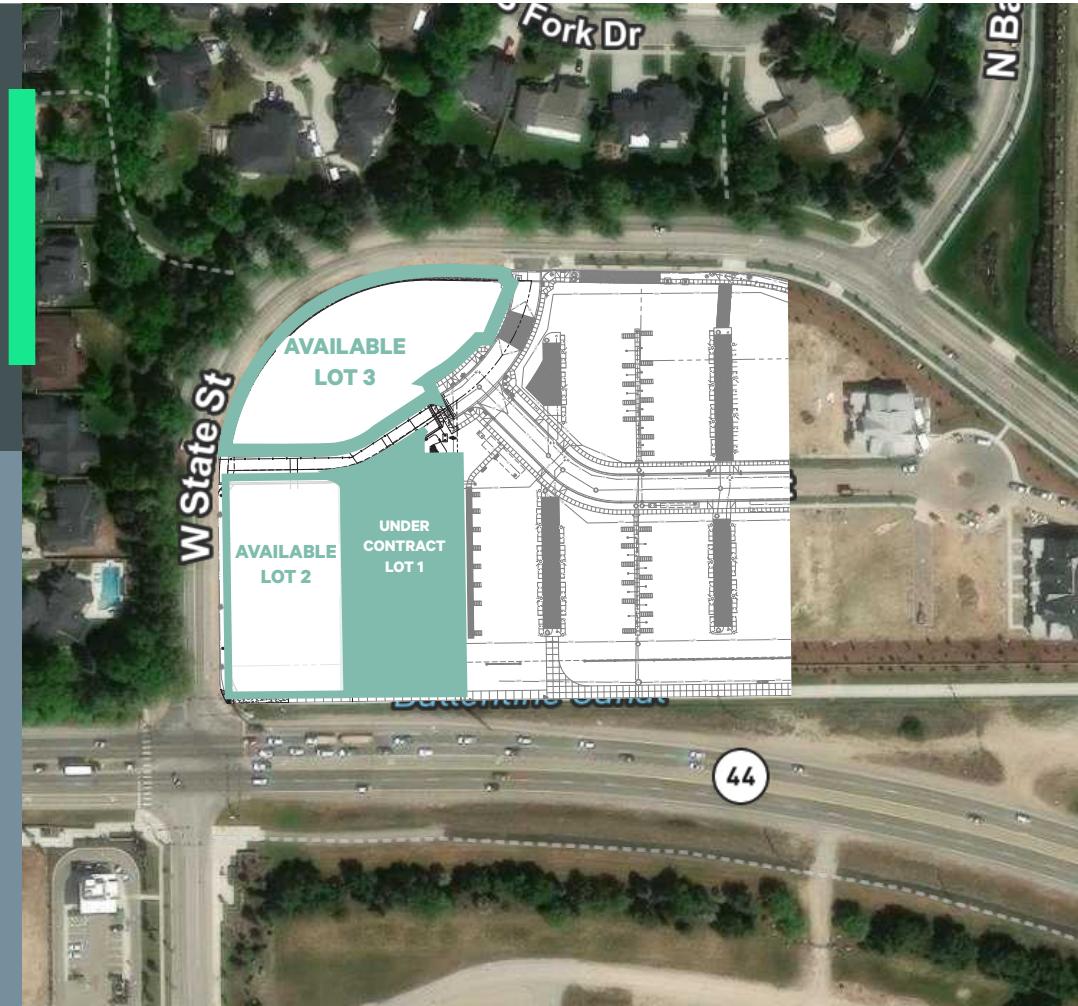
FOR SALE, LEASE OR BUILD-TO-SUIT

Eagle Pointe Commercial Lots

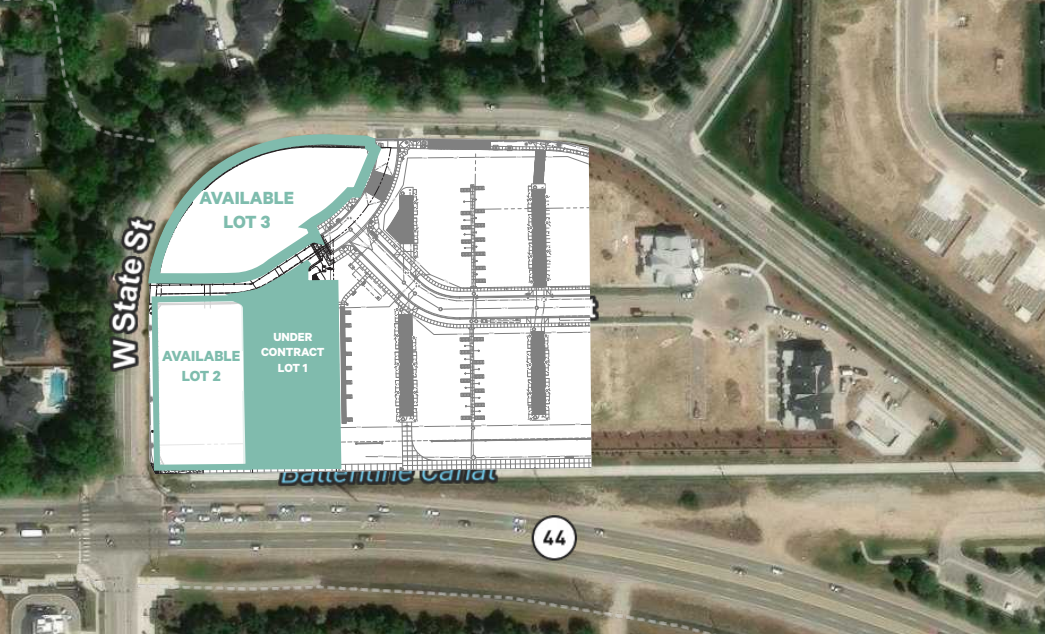
Northeast Corner of Hwy 44 & W State St | Eagle, Idaho

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.

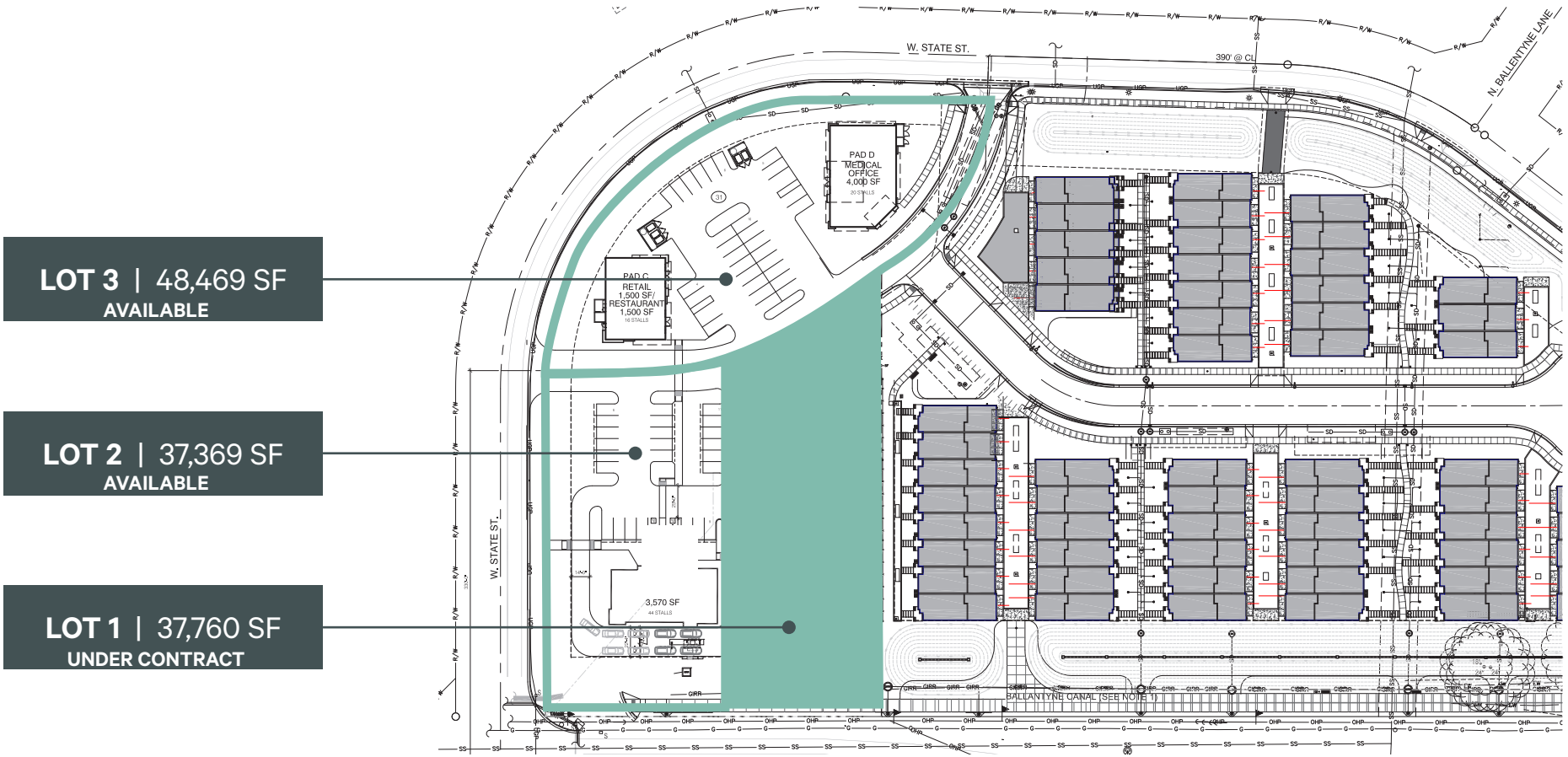


CBRE



FOR SALE, LEASE OR BUILD-TO-SUIT

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**

PAD C
RETAIL
1,500 SF
RESTAURANT
1,500 SF
3,570 SF
STALLS

PAD D
MEDICAL
OFFICE
4,000 SF

BATTLEMENT CANAL (SEE NOTE 1)

AREA AMENITIES

SITE

4,000 VPD

25,000 VPD

29,500 VPD

24,500 VPD

41,500 VPD

44

44

N Linder Rd

S Eagle Rd

W Chinden Blvd

E Chinden Blvd

W McMillan Rd

N Ten Mile Rd

Chevron Sinclair DICKEY'S BARBECUE PIT

usbank DOLLAR TREE

PAPA MURPHY'S TAKE 'N BAKE PIZZA PAPA JOHN'S VIZZA WELLS FARGO Starbucks Domino's SUBWAY NAPA KNOW HOW Albertsons Sinclair Shell MARATHON

Dutch Bros

W Wells Fargo

HOMESWOOD SUITES by Hilton

Eagle Island State Park

Chevron CHASE

Red Lobster

Hilton Garden Inn

Panera Bread Chick-fil-A

EUROPEAN WAX CENTER Starbucks McDonald's Fred Meyer Orangetheory FITNESS Epic Shine CAR WASH Costa Vida Great Clips COMMERCIAL TIRE CHASE BLAZE PIZZA BanBury Golf Course Eagle Great Harvest Baked FRY ROXBERRY JUICE CO. pbt

BOLDER RESTAURANT Scallops ICE CREAM CBS BUBBLES JUICE CO. F45 TRAINING

COSTCO WHOLESALE Dutch Bros BURGER KING MOUNTAIN AMERICA CAFE Rio Primary Health Medical Group ZIONS BANK DELTA CAR WASH

Public Storage

BURGER KING

TAN REPUBLIC BLACK ROCK COFFEE BAR Tobacco Hugo's EnVire DOLLAR TREE CODENINJAS BRUCH'S Farm Bureau INSURANCE BUDGET BLINDS

W Chinden Blvd

Staples

Target KFC ALL AMERICAN FOOD Sinclair Jack Starbucks

Chevron Tires LES SCHWAB

AMERICA'S BEST EYECARE + EYEWEAR Little Caesars CHIROPOE MEDICAL ARTS FVZ DRINKS meridian library district CVS WinCo pharmacy FOODS STRETCH LAB Jamba JACKSONS MO'BETTER'S HAWAIIAN STYLE FOOD Idaho Central CREDIT UNION KNEADERS Olive Garden

U-HAUL

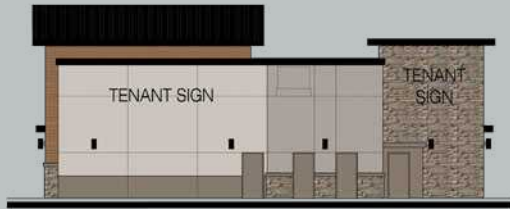
Walmart SUBWAY Starbucks

PAPA MURPHY'S TAKE 'N BAKE PIZZA HOTWORX 24 HOUR INFRARED FITNESS STUDIO

Dutch Bros W Sinclair

SUBWAY usbank Albertsons WELLS FARGO Starbucks Sinclair

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%



Eagle Pointe Commercial Lots

Please Contact:

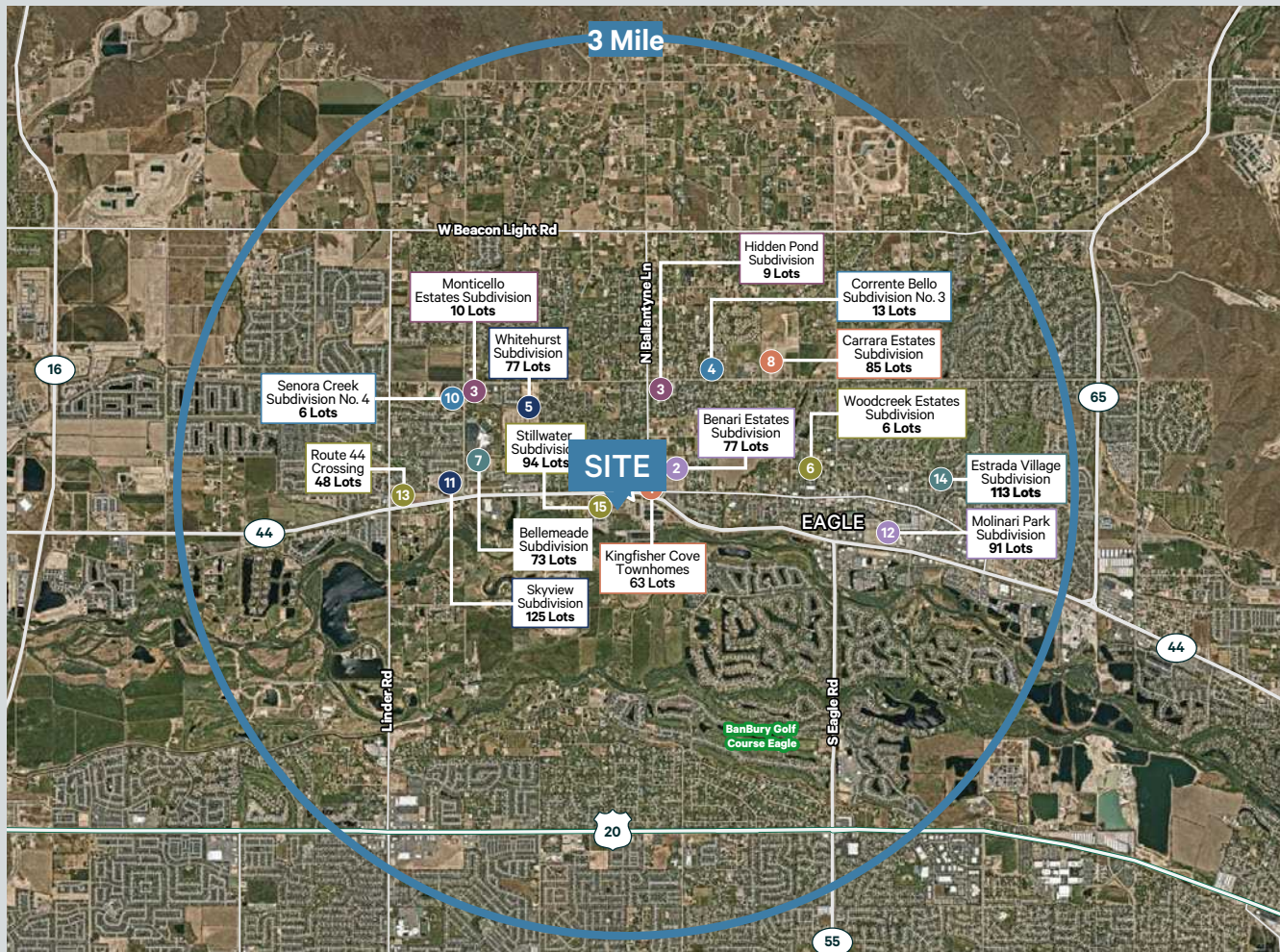
MARK SCHLAG, CLS

Vice President

C +1 208 850 8417

mark.schlag@cbre.com

3 MILE RADIUS RESIDENTIAL DEVELOPMENTS



2026 CBRE, Inc. and Matter Real Estate Group. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE