



DESERT EDGE
COMMERCIAL

771 N HWY 16
EAGLE, IDAHO

1031 OPPORTUNITY

EAGLE LUXE STORAGE



TRAFFIC COUNTS & ACCESS



STATE HWY 16 (FRONTAGE & PROPERTY)

- Direct frontage on SH-16, giving high visibility and signalized access
- SH-16 is slated for improvements to reduce driveway/side street conflicts and improve flow



HWY EXTENSION & REGIONAL GROWTH

- The SH-16 extension project (to I-84) is in planning/construction phases — this will elevate SH-16's importance and traffic volumes in the coming years

ABOUT THE PROPERTY

Eagle Luxe Storage presents a rare opportunity to own luxury, customizable storage condominiums in the high-demand Eagle, ID market. With 100 units already completed, the project is rapidly scaling toward a total of 279. Strategically located at 771 N Highway 16, the facility combines strong local demand, prime visibility, and future expansion, making it a compelling option for 1031 exchange buyers seeking both security and long-term value. For investors exploring a 1031 opportunity, our on-site property manager can assist with leasing and management to generate consistent cash flow from your units. Stop by or schedule a chat to learn how your investment can work for you from day one.



SITE COMPONENTS



28 ACRES

- ±279 Luxury Storage Condominiums
- Phase 2 to start Summer 2026
- Five Unit Sizes: 375–1,500 SF
- Conditioned & Non-Conditioned Options

GET IN TOUCH

NATALIE JONSSON

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3100 N Lakeharbor Lane
STE 150, Boise, ID 83703

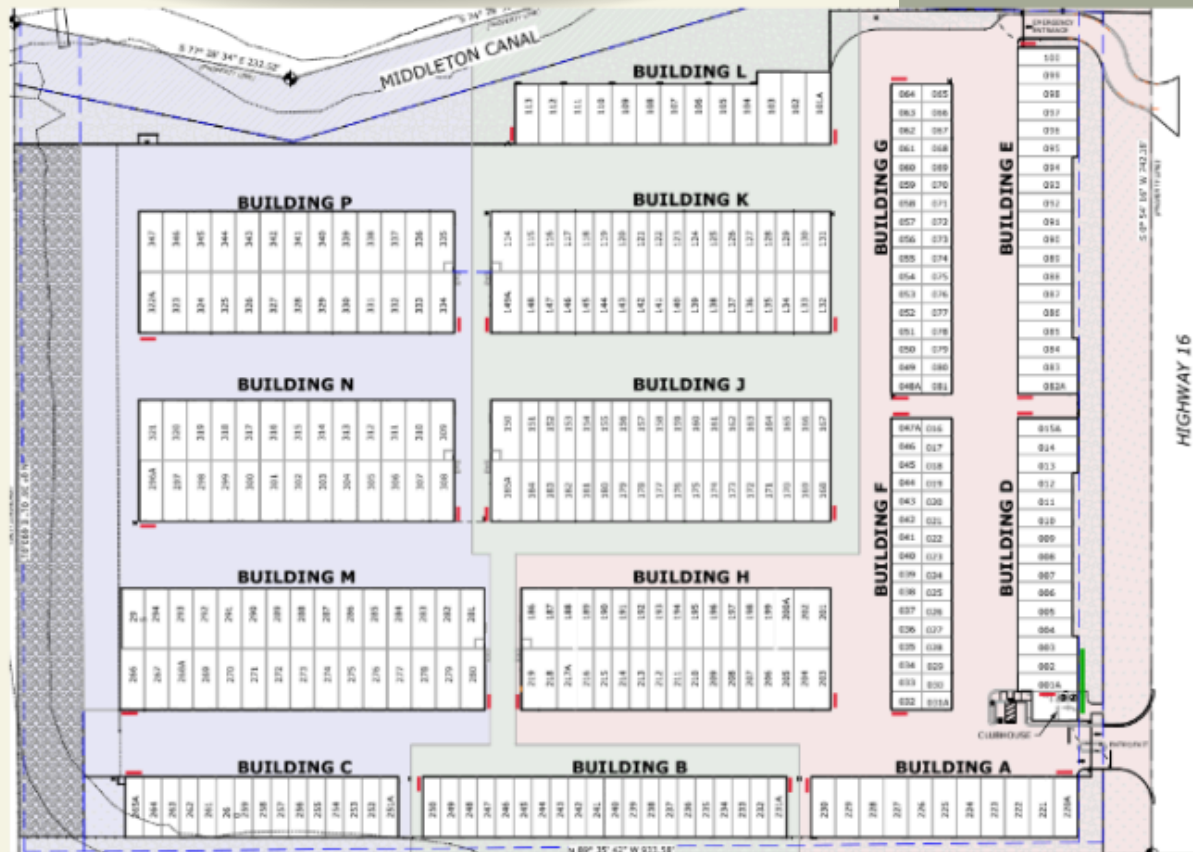
SITE PLAN



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SURROUNDING TENANTS / AREA HIGHLIGHTS – EAGLE, IDAHO

ANCHORED & GROWING RETAIL PRESENCE

In Star, new businesses confirmed at the SH-44 / SH-16 node include Taco Bell, Cobblestone, Verizon, and more, signaling retail momentum in the immediate area.

UPSCALE DEMOGRAPHICS & AFFLUENCE

Eagle's median household income in 2023: ~\$118,037, with continuing growth year over year.

LIFESTYLE ASSETS & RECREATION

Eagle Island State Park (545 acres, with trails, swimming, equestrian access) sits nearby, enhancing the lifestyle appeal of the region.





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