



Property Description

Well located 1.67 acres of commercial land between Cloverdale and Eagle Roads with 663 lineal feet of Overland frontage. The property is in front of over 400 new residential homes and next door to 173 new apartments. A new storage facility is under construction next door as well. There is easy access to I84, St. Lukes Meridian Medical Center, restaurants and many other commercial businesses. Silverstone Corporate Center and the El Dorado Business Center are located at the corners of Eagle and Overland Roads with the new Eagle View Landing complex across Overland Road. Note the zoning is MX-2/DA.

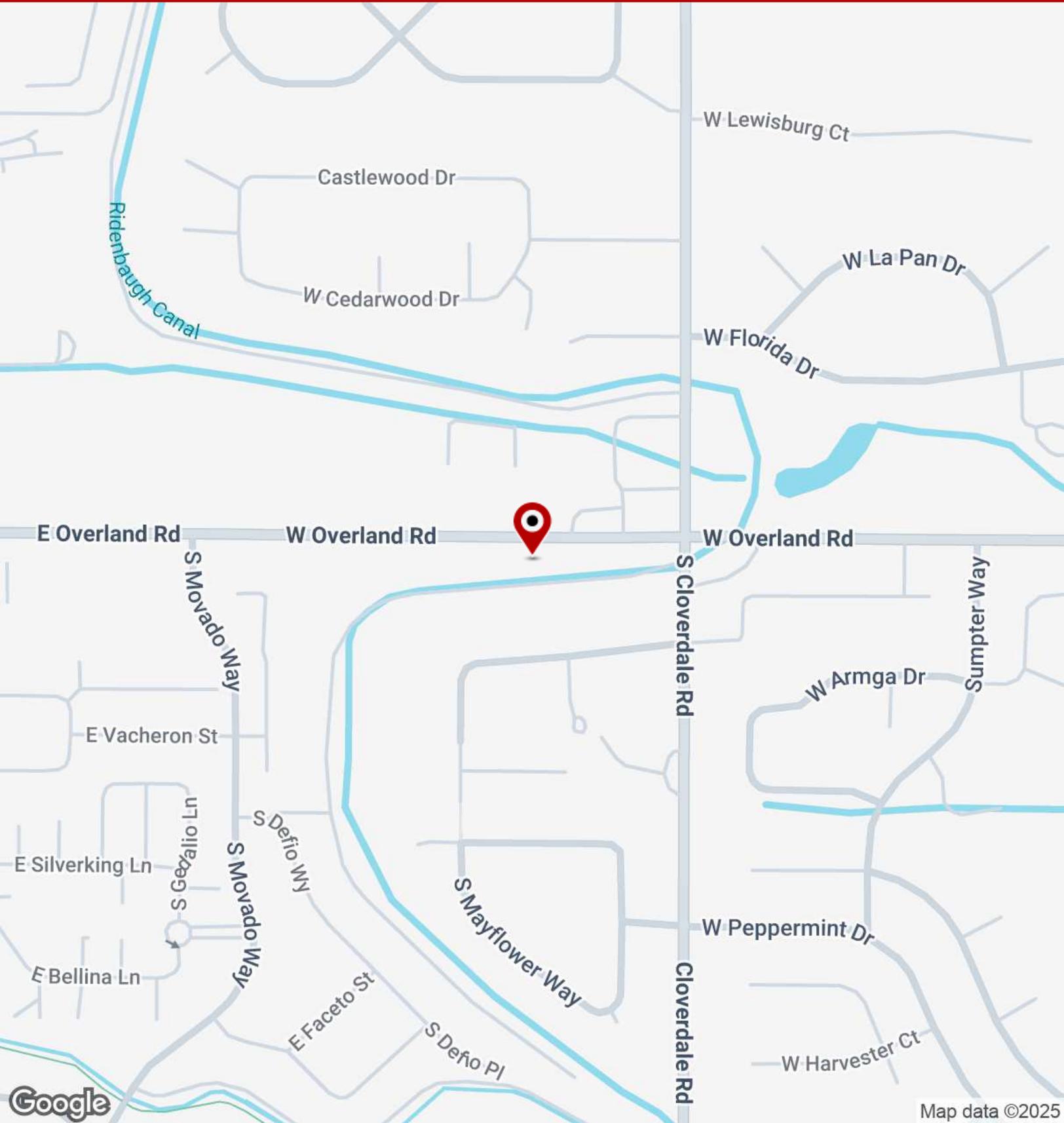
Offering Summary

Sale Price:	\$1,525,000
Lot Size:	1.67 Acres
	MX-2/DA

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	74	477	2,862
Total Population	213	1,262	7,539
Average HH Income	\$105,494	\$105,767	\$101,083

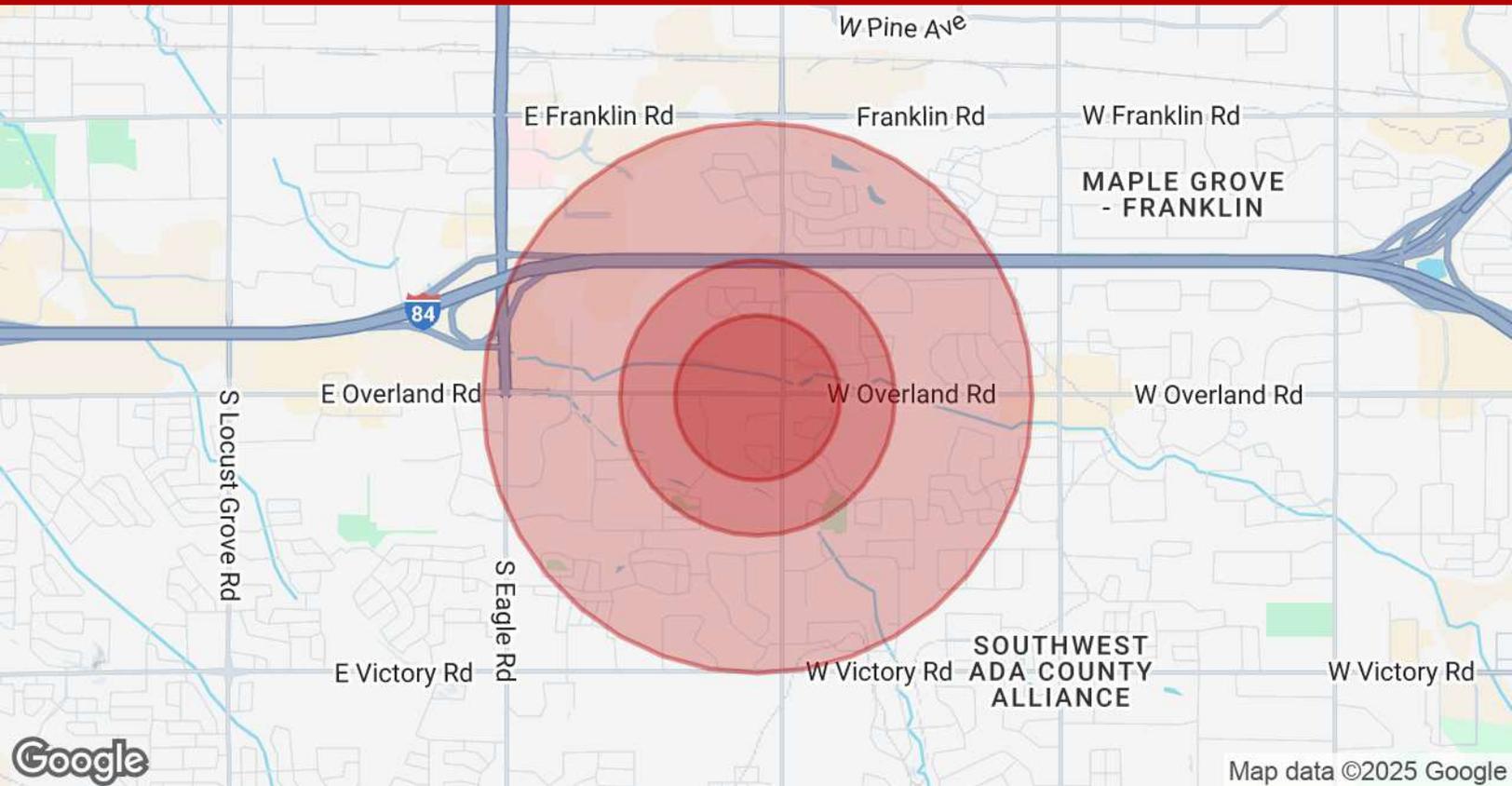


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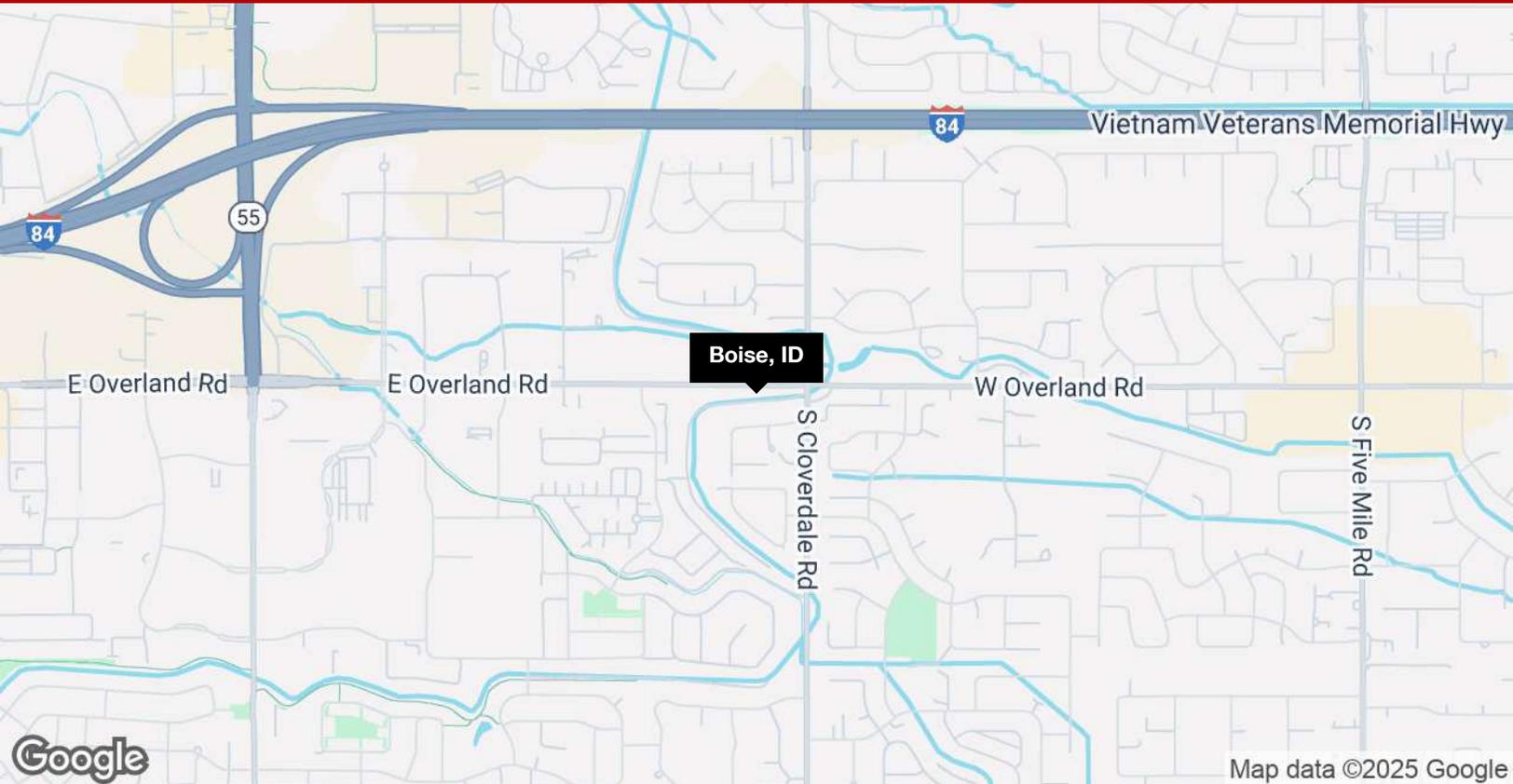


Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	213	1,262	7,539
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	40	40	40
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	74	477	2,862
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$105,494	\$105,767	\$101,083
Average House Value	\$575,349	\$552,813	\$501,147

Demographics data derived from AlphaMap



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Living In The Treasure Valley

Backed by beautiful mountains, blessed with over 200 days of sunny weather and an unemployment rate of 2.8% the Treasure Valley is earning national acclaim like no other mid-sized city in America. It is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work. Our unbelievable quality of life has attracted a thriving mix of agribusiness, high tech and manufacturing industries along with a young, educated workforce to support them. The Boise Foothills provide over 135 miles of unmatched mountain biking and hiking trails expanding to Bogus Basin Ski Area. A beautiful greenbelt system runs from Lucky Peak Reservoir through Boise, 25 miles, along the Boise River and ending in Eagle, ID.

Location Details

County	Ada
Signal Intersection	No



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