

# TOK

# STATE & HIGHWAY 55

COMMERCIAL

MIXED-USE LAND FOR SALE | EAGLE, ID 83716

EAGLE  
PROMENADE

ST. LUKE'S EAGLE  
MEDICAL PLAZA

~420 FT. LINEAR FRONTAGE

STATE STREET / HWY 44

IDAHO MATERIAL  
& CONSTRUCTION

Strategically located between the Eagle core to the west, Boise's North End and Downtown to the east and major north bound arterial to McCall to the north of the property.

High growth area with over 23,000 rooftops in a 3 mile radius.

Highest income demographic in the Treasure Valley.

Adjacent to St. Luke's Eagle, Eagle Tennis Club, and major area retailers at Eagle Promenade.

Excellent exposure with over 420 ft. of frontage on State St/Hwy 44.

Mixed-use zoning provides versatile use options.

**PROPERTY TYPE:** Commercial Land

**LOT SIZE:** 6.24 Acres

**SALE PRICE:** \$2,800,000

**ZONING:** City of Eagle | Mixed-Use

**UTILITIES:** All to Site

CONTACT

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HIGHLIGHTS

DETAILS

UPDATED: 4.18.2024

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MUD

## CITY OF EAGLE | MIXED USE DISTRICT

To provide for a variety and mixture of uses such as limited office, limited commercial, and residential. This district is intended to ensure compatibility of new development with existing and future development. It is also intended to ensure assemblage of properties in a unified plan with coordinated and harmonious development which shall promote outstanding design without unsightly and unsafe strip commercial development.

Uses should complement the uses allowed within the CBD zoning district. Residential densities shall not exceed twenty (20) dwelling units per gross acre.

Source: [City of Eagle Zoning Districts](#)

 [CLICK FOR MORE INFORMATION](#)

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**DIRECT CONNECTION NORTH TO**  
SHADOW VALLEY GOLF COURSE,  
AVIMOR & HIDDEN SPRINGS COMMUNITIES,  
DONNELLY & MCCALL

**TOK**  
COMMERCIAL

EAGLE PROMENADE

39,031 VPD

HWY 55

STATE STREET / HWY 44

**DIRECT CONNECTION EAST TO**  
GARDEN CITY, BOISE'S NORTH END,  
AND DOWNTOWN BOISE

St Luke's



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MERIDIAN



EAGLE

THE LAKES AT EAGLE

IDAHO MATERIAL & CONSTRUCTION

39,031 VPD



HWY 55

STATE STREET / HWY 44



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## AREA DEMOGRAPHICS

2024 ESTIMATES



	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES
<b>POPULATION:</b>	6,353	58,139	165,850	<b>HOUSEHOLDS:</b>	2,496	23,016	64,733
<b>AVG HH INCOME:</b>	\$94,970	\$151,972	\$130,721	<b>MEDIAN AGE:</b>	46.3	44.7	40.9
<b>PER CAPITA INCOME:</b>	\$37,452	\$60,294	\$51,131	<b>TOTAL EMPLOYEES:</b>	2,477	19,139	45,464

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