

CONTACT

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208.947.0831 mjb@tokcommercial.com 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

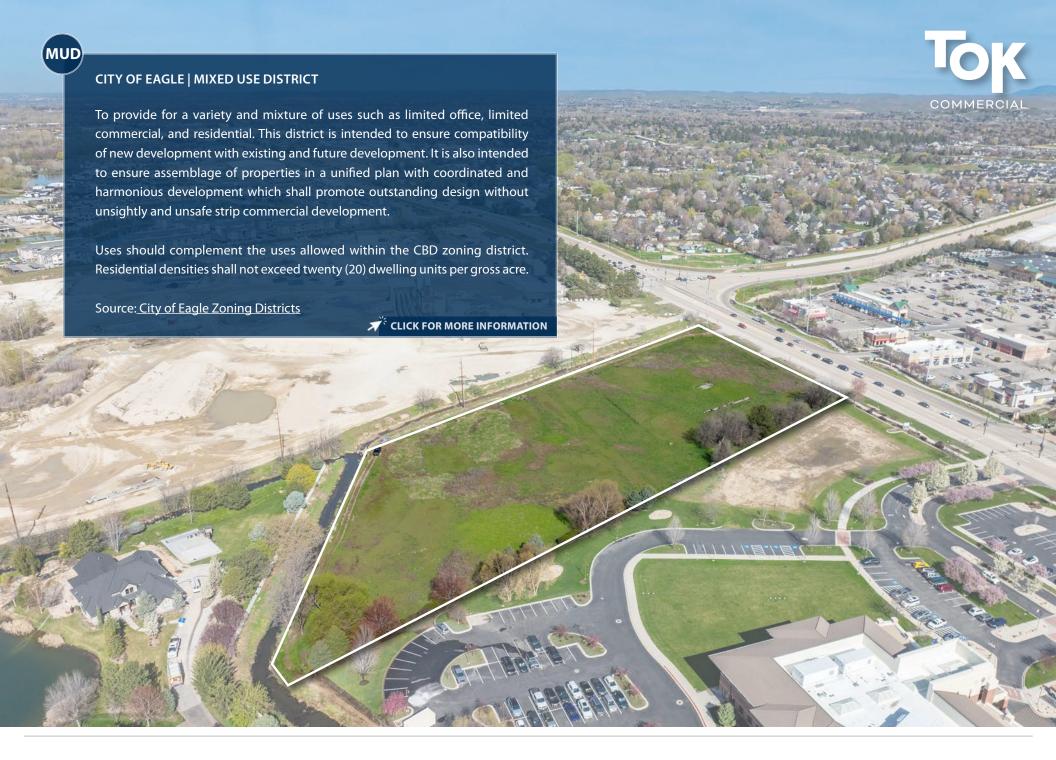


UTILITIES: All to Site

UPDATED: 4.18.2024



HIGHLIGHT

















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

