



Eagle  
10.6 mi away

Star  
14.8 mi away

E Aerie Lane

DEVELOPMENT OPPORTUNITY | OFFERING MEMORANDUM

# Sage Hill Subdivision

1600 E. Aerie Lane & North Pearl Rd. &  
North Willow Creek Rd. | Eagle, ID



See Virtual Tour

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**SAGE HILL SUBDIVISION**

**Property Overview**

*Quality will not be sacrificed with this development. The site is surrounded by Avimor on 3 sides – on the north, west and east sides of the Sage Hill site. Along the southern border are properties owned by private landowners.*

**SAGE HILL**

Sage Hill encompasses approximately 737.5 acres along Aerie Lane in Ada County, Idaho. The site is located less than two miles west of Highway 55 and is bordered by the Avimor community to the north, west, and east, with private landowners to the south.

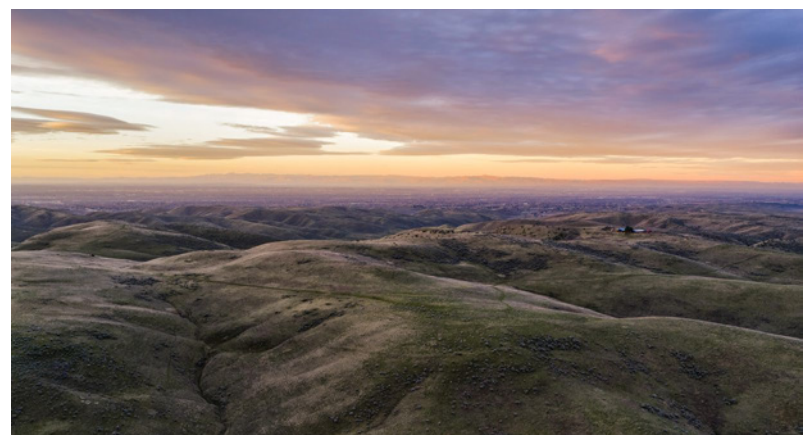
The vision for Sage Hill is to create a high-end, luxury estate home community in the Eagle Foothills that is compatible with the surrounding Avimor development, emphasizing quality design and preservation of the natural setting. Sage Hill is an approved 200 lot estate subdivision in the desirable Eagle foothills.

**ASKING PRICE**

**\$28,500,000**

**PRICE PER ENTITLED LOT**

**\$142,500**



## SAGE HILL SUBDIVISION

# Property Overview

### PROPERTY DETAILS

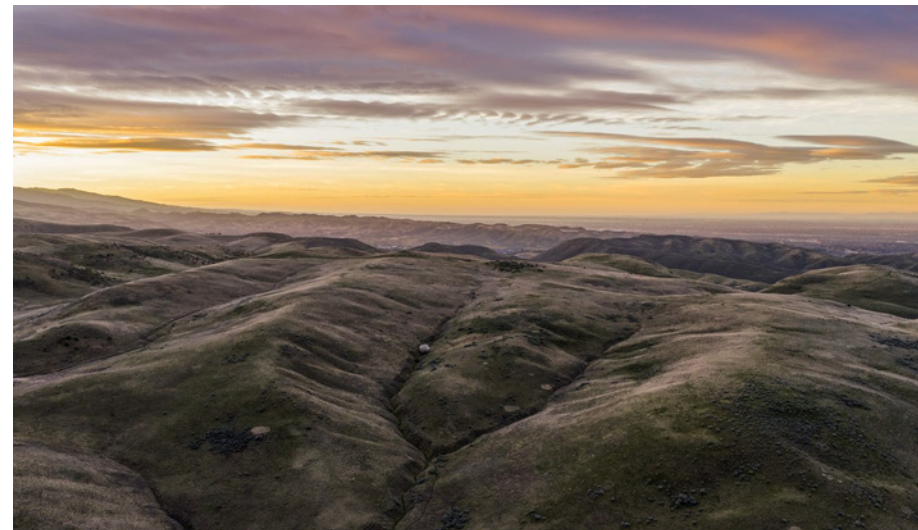
<b>Address</b>	1600 E. Aerie Lane & North Pearl Rd. & North Willow Creek Rd., Eagle Idaho
<b>Property Type</b>	Residential development land
<b>Entitlements</b>	200 approved residential lots

### AVAILABLE PARCELS

<b>Parcel #</b>	<b>Size</b>
S0211449200	537.5 Acres
S0211346600	40 Acres
S0214110599	160 Acres
<b>Total</b>	+/- 737.5 Acres

### PROPERTY HIGHLIGHTS

- 57 lots less than 0.85 acres in size
- 82 lots between 0.85 acres and 1.5 acres
- 61 lots are over 1.5 acres in size.

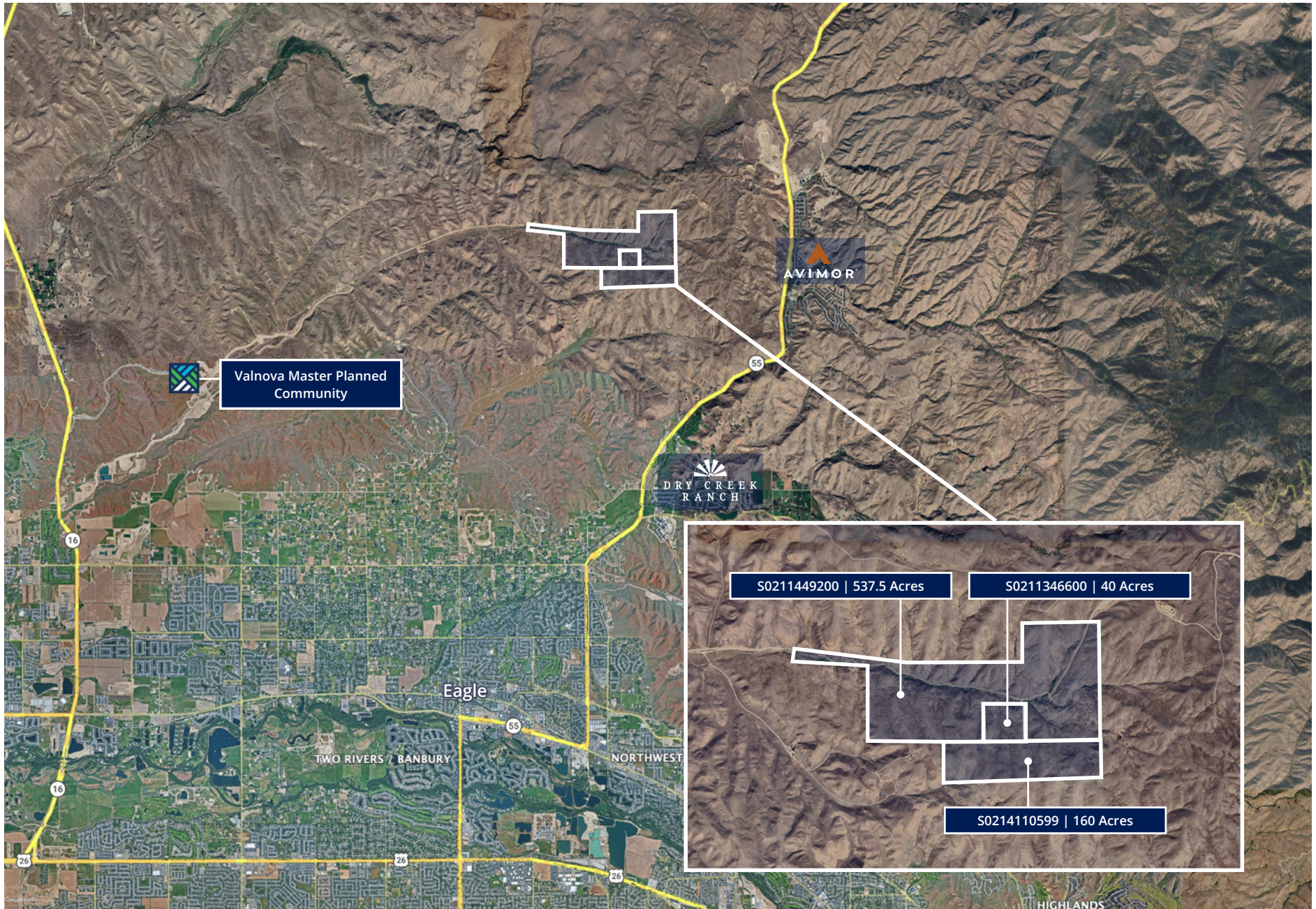


See Interactive  
Virtual Tour

# AREA MAP

 [Google Map](#)

 [Street View](#)



# CONCEPTUAL SITE PLAN

## SAGE HILL



**Site Layout Key**

- Off leash dog area
- Gazebo lookout location
- Open space with potential observation point, gazebo location
- Bench location
- Conceptual pedestrian trail route
- Vehicular road route
- Regional multi use 10' path
- Lots less than .85 acres- 57 lots
- Lots between .85 - 1.5 acres- 82 lots
- Lots over 1.5 acres-61 lots

**SAGE HILL SUBDIVISION CONCEPTUAL HOMES**



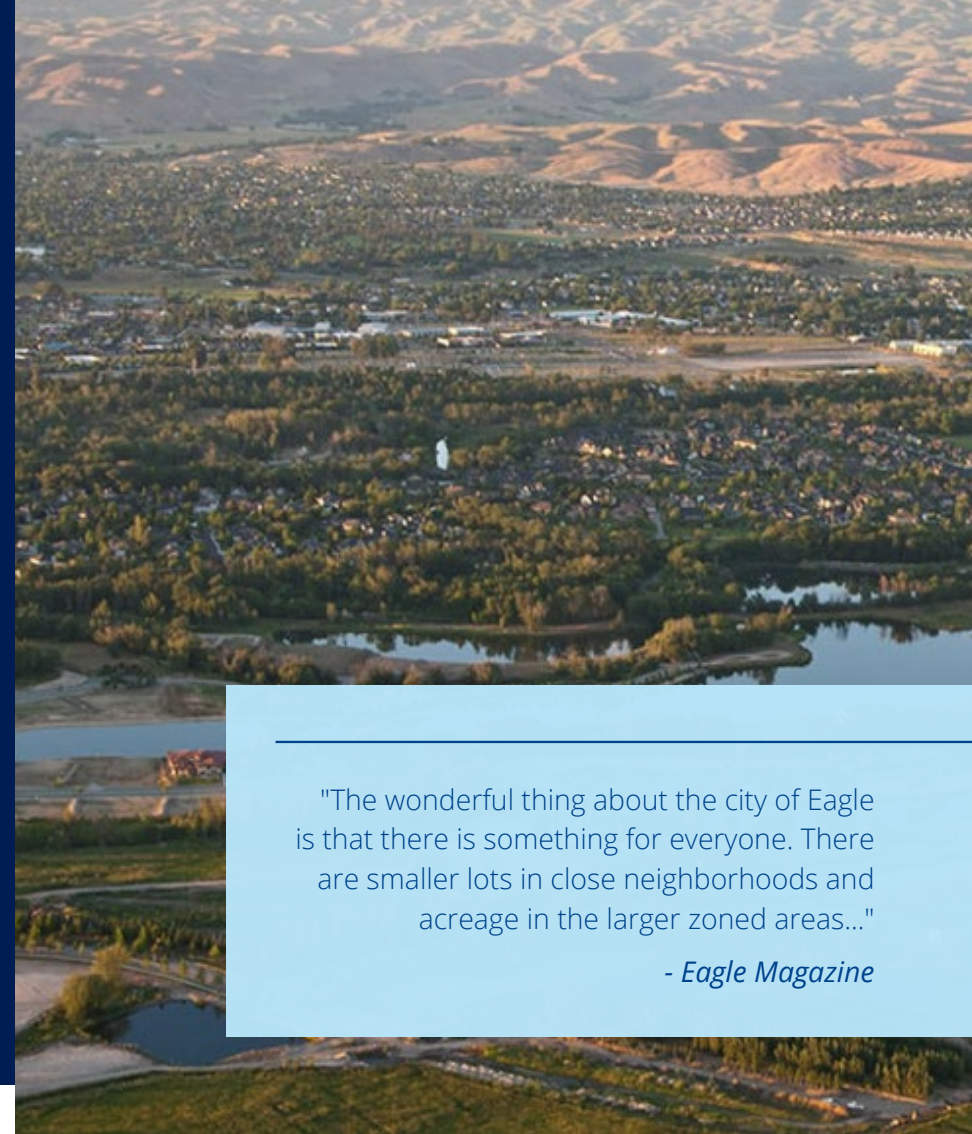
## Local Overview | Eagle, ID

The city of Eagle was incorporated in 1971; at the time the population totaled 359 residents. Today Eagle's population has risen to over 36,000 people. Resting along the upper end of the Boise Greenbelt, residents enjoy access to riverfront beaches and extensive outdoor recreation.

Residents benefit from a variety of local amenities, including wineries, golf courses, and parks. One of the most notable attractions is the Ada/Eagle Sports Complex. Spanning over 200 acres, the complex encompasses bike trails, mountain cross racecourses, BMX tracks, a 12,500 square foot skate park, a hockey rink, and basketball courts. The city's continued investment in parks and recreation, including recent upgrades to Heritage Park, supports Eagle's high quality of life.

### Sources:

Ada\Eagle Sports Complex & Bike Park, Facilities • Ada/Eagle Sports Complex, Eagle Museum - Eagle Magazine, Heritage Park's Transformation: A New Chapter for Eagle's, Downtown - Eagle Magazine



"The wonderful thing about the city of Eagle is that there is something for everyone. There are smaller lots in close neighborhoods and acreage in the larger zoned areas..."

- Eagle Magazine



2025 Population

36,399



Median Age

46.9



2025 Median Household Income

\$127,851



Median Home Value

\$753,801

#2

Places with the Best Public Schools in Idaho - Eagle

2025



#2

Fastest Growing State - Idaho

2026



#3

Best State Overall - Idaho

2026





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Development Opportunity | Offering Memorandum

# Sage Hill Subdivision

## Eagle, ID

