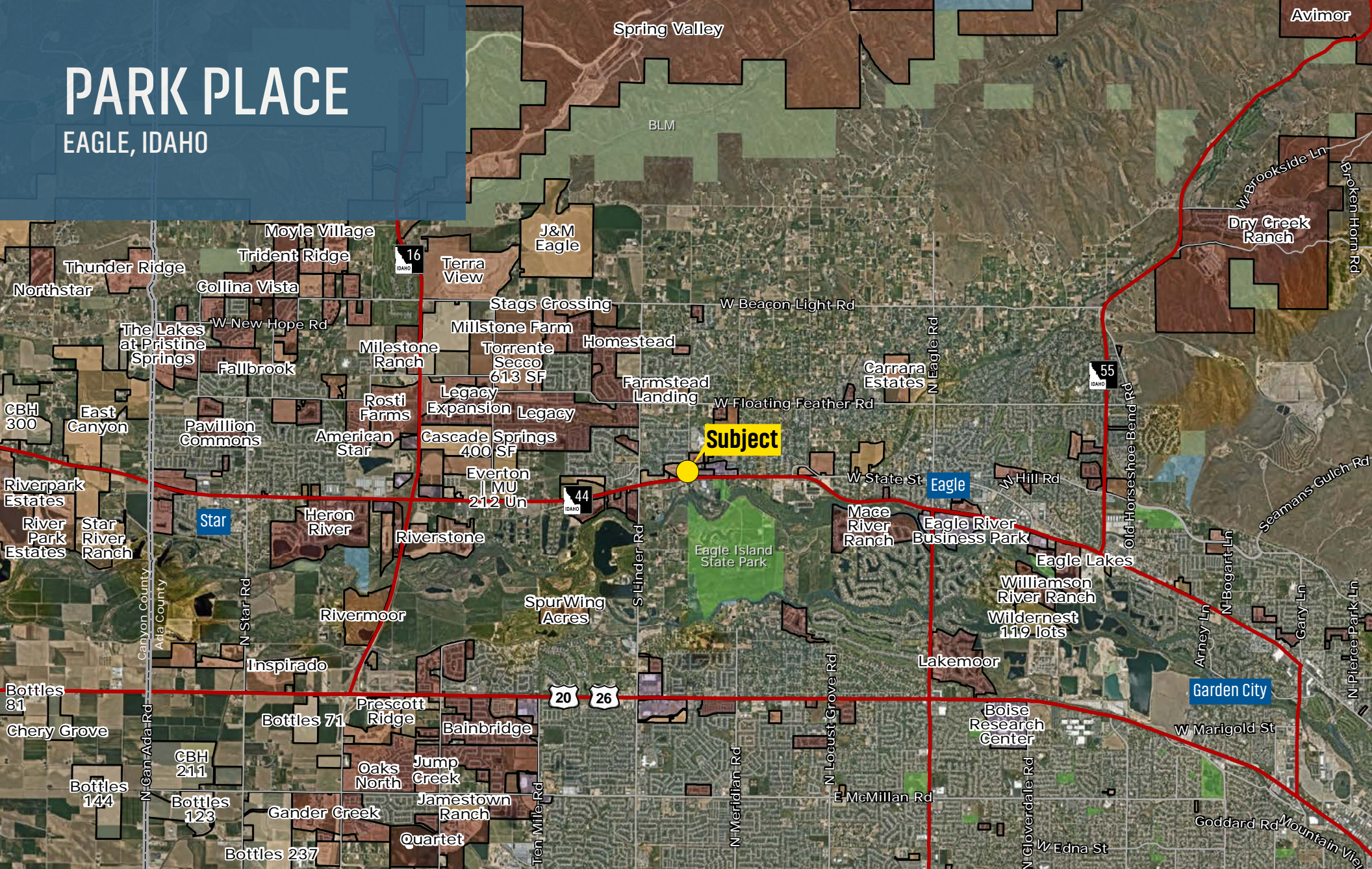


PARK PLACE

EAGLE, IDAHO



CONTACT FOR MORE INFORMATION

Tyler Johnson
tjohnson@landadvisors.com
208.866.3579

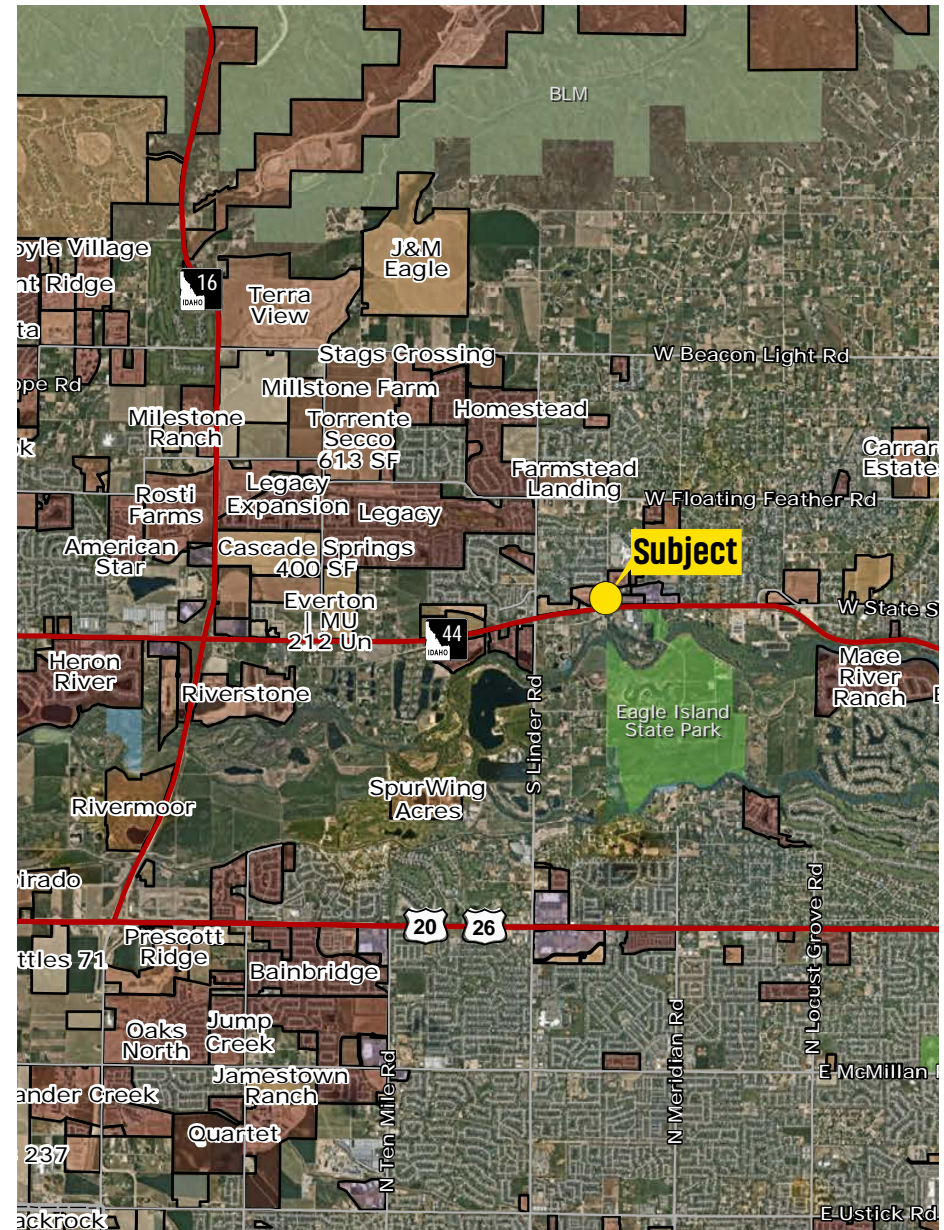
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EXECUTIVE SUMMARY

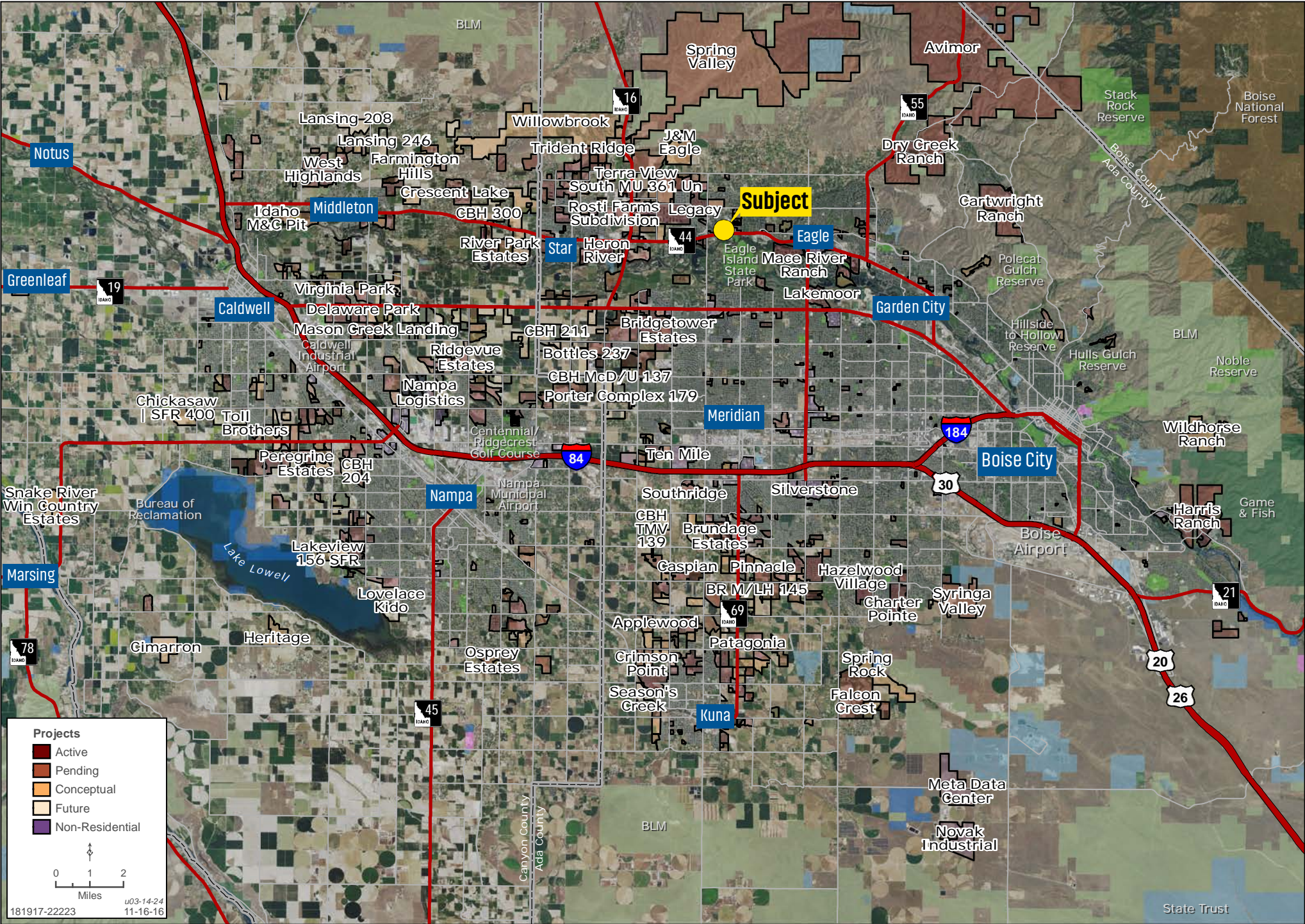


LOCATION	NWC of Park Lane & State Street (Highway 44)
ADDRESS	101 N Park LN, Eagle, ID 83616
PARCELS	S0412314950
SIZE	Total Lots: 6 Lots Buildable Area: +/-2,.98 Acres Total Buildings: 6 Buildings Building Area: 20,048 SF
PARKING	Total Parking Spaces: 117 Spaces ADA Parking 12 Spaces Standard Parking 105 Spaces
PRICING	Call for Pricing
TRAFFIC COUNT	State Street 32,000 Avg Trips Per Day Park Lane: 6,914 Avg Trips Per Day
COMPREHENSIVE PLAN	Mixed-Use (MU)
OVERVIEW	<ul style="list-style-type: none"> • Hard corner on the going home side of Highway 44 • Within 1/4 mile of Eagle High School • Located in one of the fastest growing submarkets



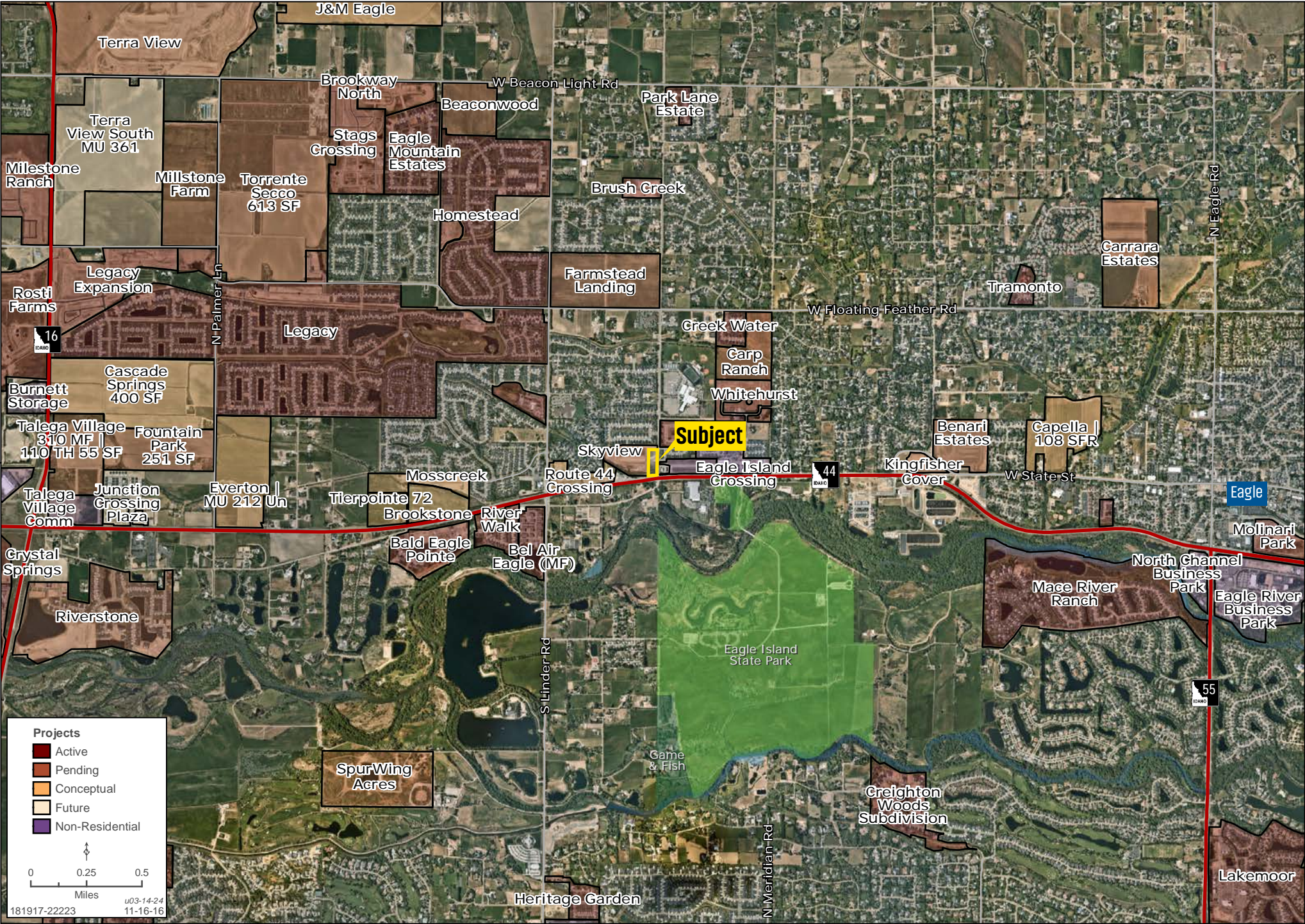
REGIONAL MAP

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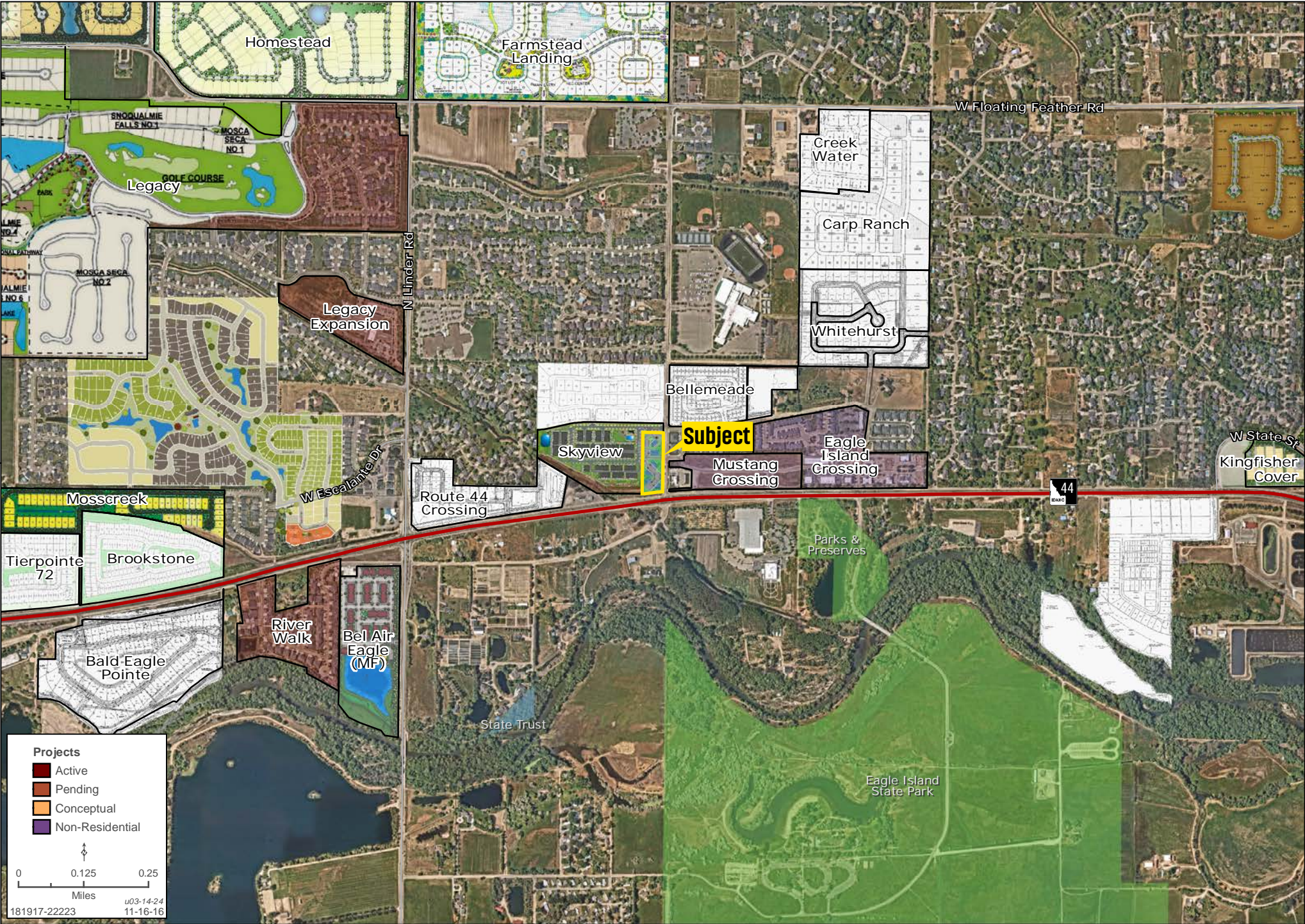
AREA MAP

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SURROUNDING DEVELOPMENT SITE PLANS

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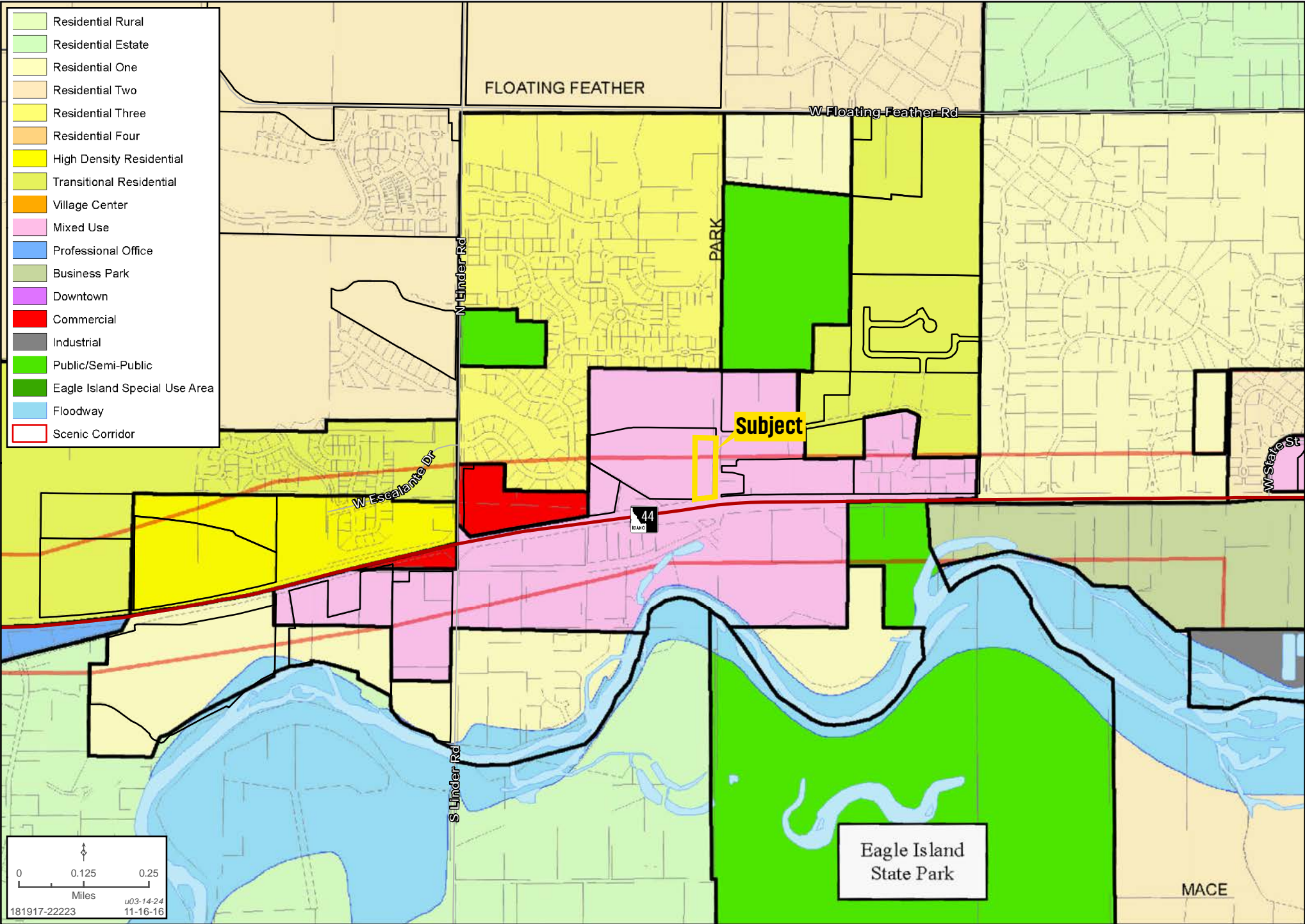
DETAIL MAP

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FUTURE LANDUSE MAP

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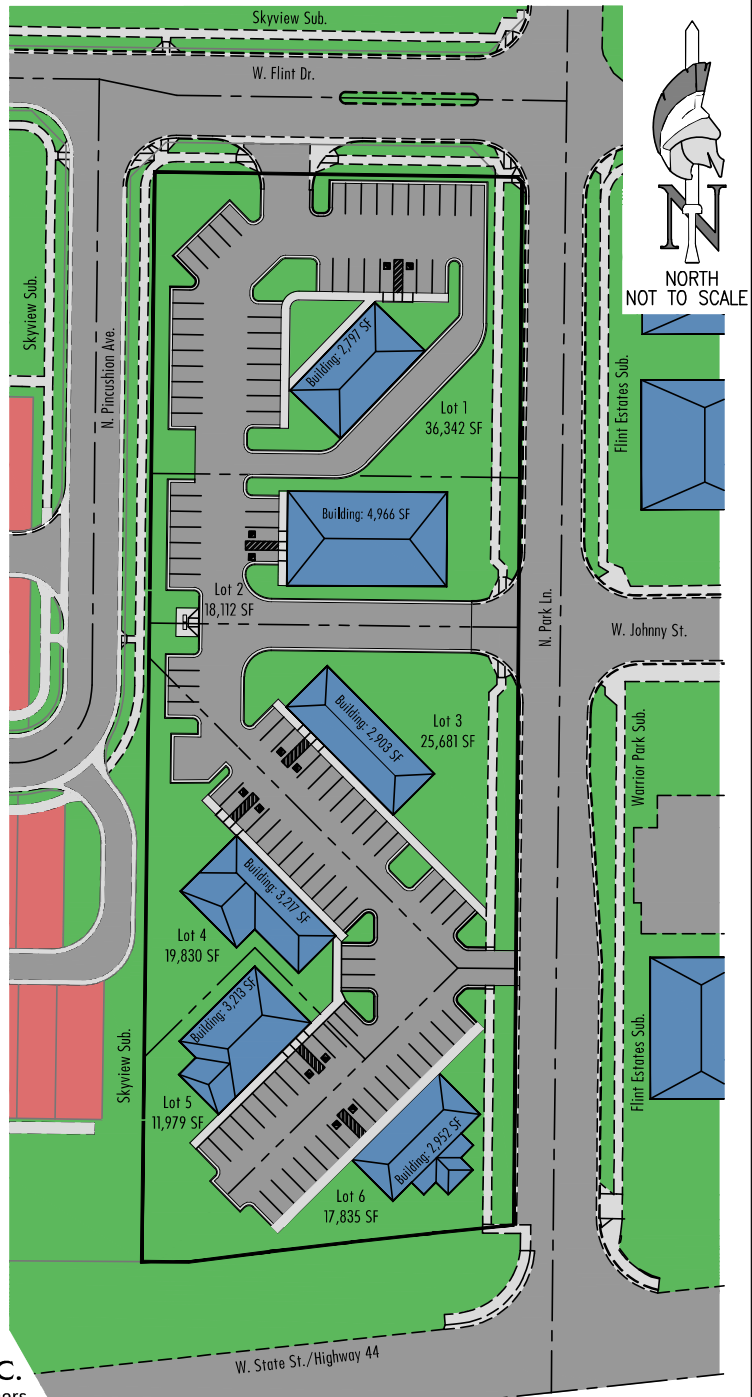
PROPERTY PLAN

PARK PLACE

Property Information

Total Lots	6 Lots
Buildable Area	2.98 Acres
Total Buildings	6 Buildings
Building Area	20,048 SF
Total Parking Spaces	117 Spaces
ADA Parking	12 Spaces
Standard Parking	105 Spaces

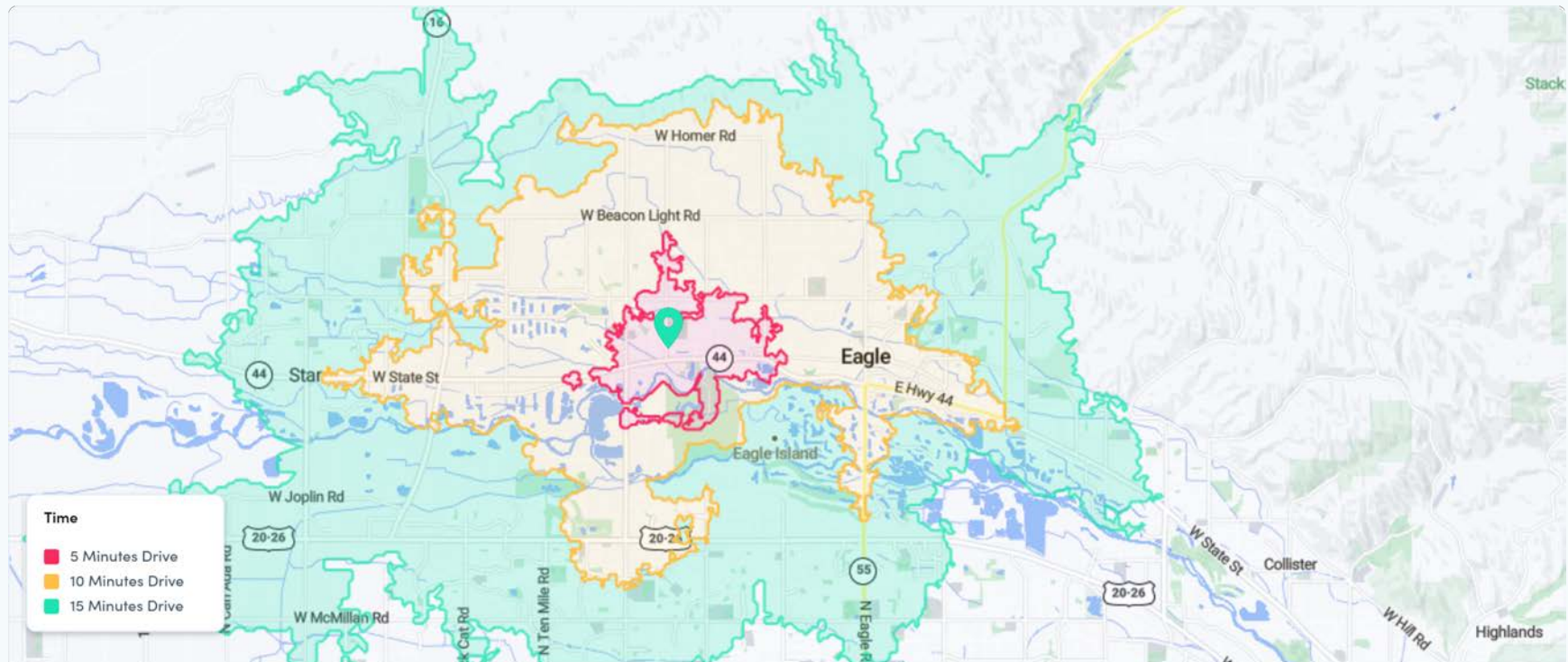
Vicinity Map



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DRIVE TIME TRADE AREA



Time

- 5 Minutes Drive
- 10 Minutes Drive
- 15 Minutes Drive

Travel Mode

- ☒ Driving
- ☐ Walking
- ☐ Public Transport

Drive Time

- ☒ 5 Minutes
- ☐ 10 Minutes
- ☐ 15 Minutes

Time

Mon 03 PM

Direction

- ☐ Inbound
- ☒ Outbound

Radius Rings

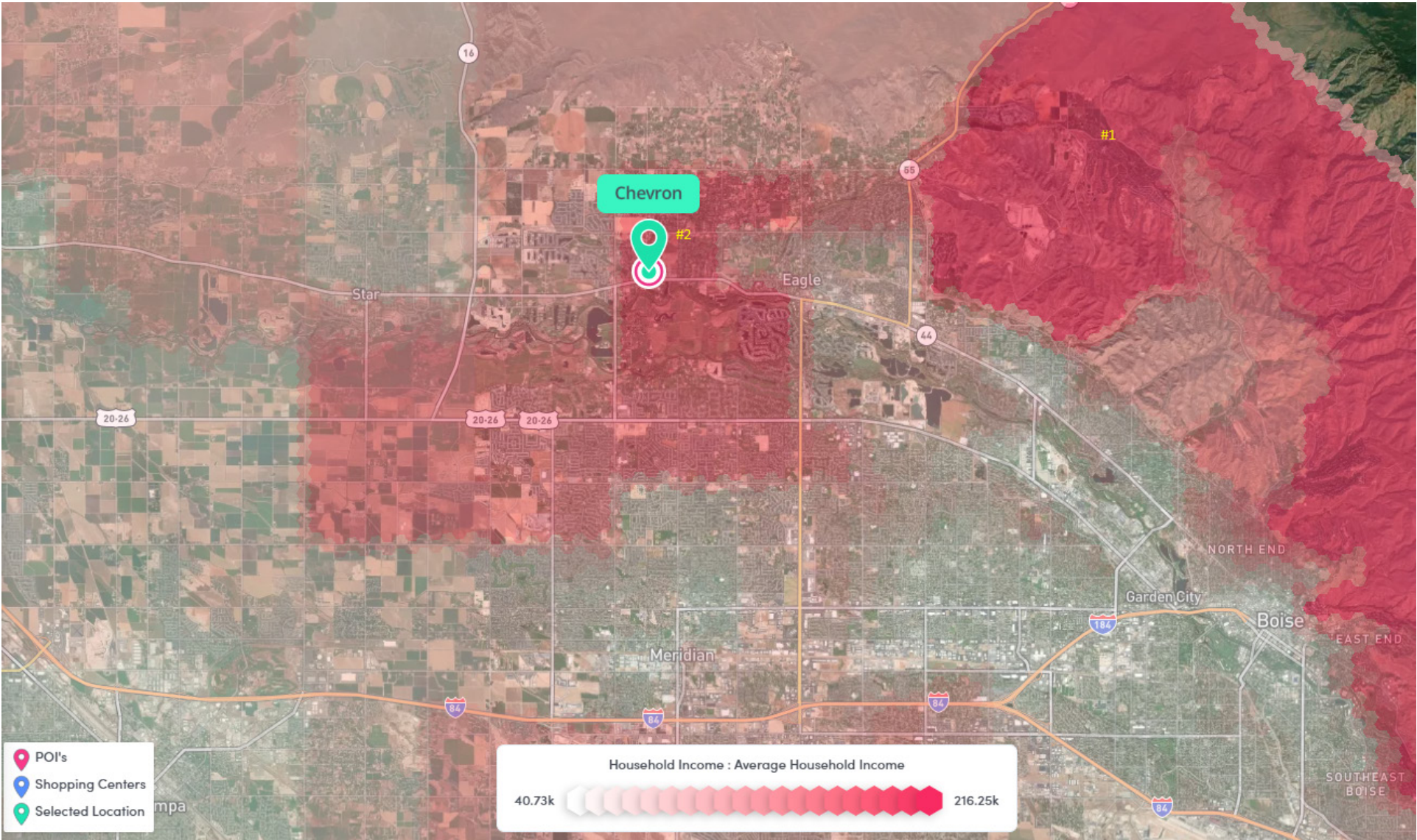
+ Add

5 Minute Drive

10 Minute Drive

15 Minute Drive

AVERAGE HOUSEHOLD INCOME



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