

73.91 ACRES OF DESIRABLE EAGLE RESIDENTIAL LAND FOR SALE

3251 N. LINDER ROAD & 3622 N. FRY HOMESTEAD

EAGLE, IDAHO 83616

TOK COMMERCIAL
REAL ESTATE

MICHAEL BALLANTYNE, SIOR, CCIM / 208.947.0831 / mjb@tokcommercial.com



SAM MCCASKILL, CCIM / 208.947.0804 / sam@tokcommercial.com

\$19,250,000 / OFFERING PRICE
\$260,451/ACRE

This property is exclusively marketed by TOK Boise LLC dba TOK Commercial. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



PROPERTY DETAILS

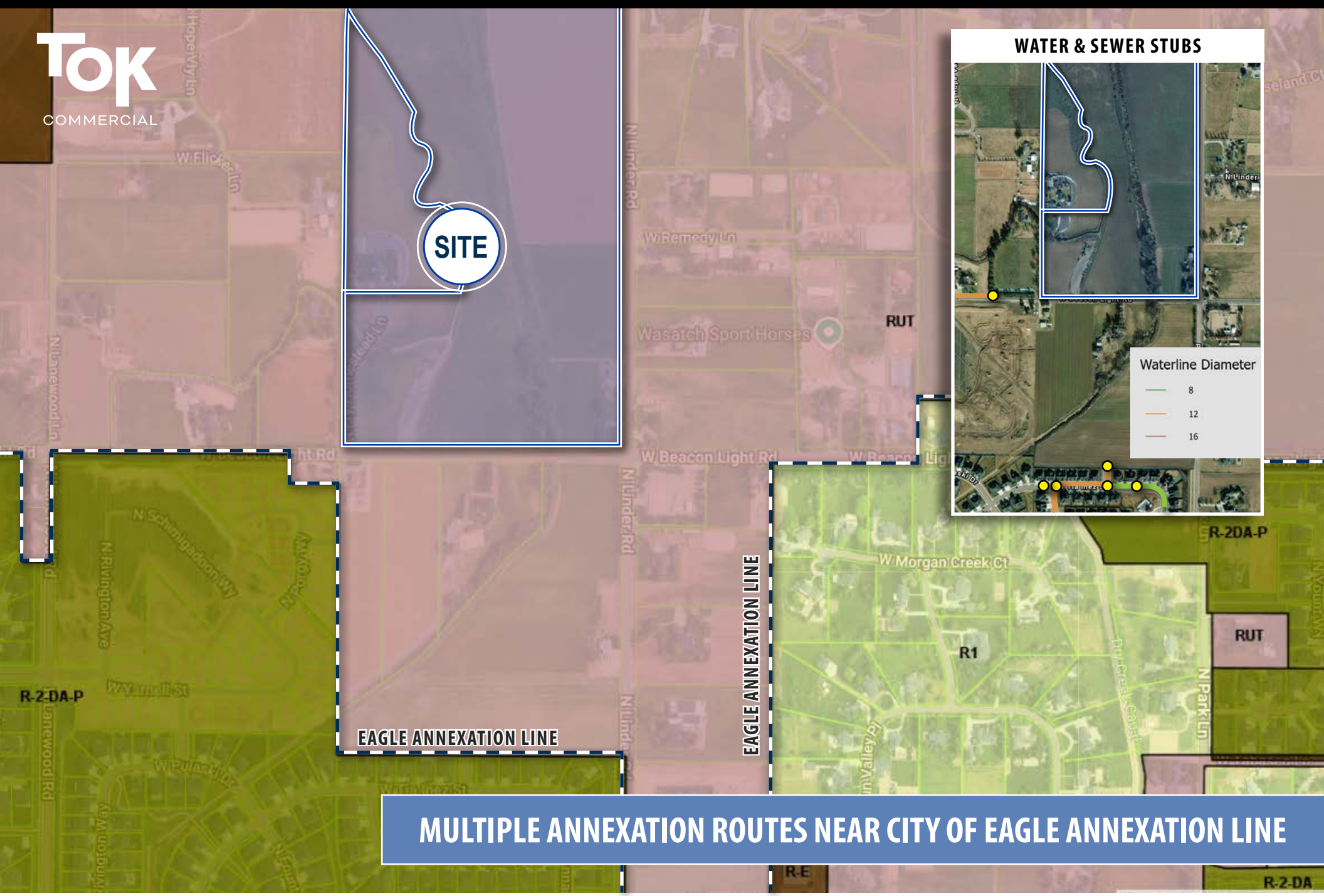
Property Address	3251 N. Linder Road & 3622 N. Fry Homestead Eagle, Idaho 83616
Property Type	Residential Land
Parcel Numbers	S0335417300, S0335417500
Lot Size	73.91 Acres Total
3251 N. Linder Rd.	63.91 Acres
3622 N. Fry Homestead Rd.	10 Acres
Zoning	RUT Rural Urban
	Large Lot Allows Density Upon Annexation from 1DU/Acre to 1DU/2 Acres

OFFERING DETAILS

Sale Price	\$19,250,000 (Total)
3251 N. Linder Rd.	\$16,500,000
3622 N. Fry Homestead Rd.	\$2,750,000
Price / Acre	\$260,452 (Total)
3251 N. Linder Rd.	\$258,176
3622 N. Fry Homestead Rd.	\$275,000



- HIGHLY COVETED HIGH-END EAGLE RESIDENTIAL DEVELOPMENT OPPORTUNITY**
 Situated in one of Eagle's most desirable growth areas, the property offers an exceptional chance to develop premium residential product in a city known for its estate-level homes, strong demographics, top income in the state, and high demand for quality living environments.
- CONVENIENT ACCESS TO WATER AND SEWER INFRASTRUCTURE NEARBY**
 Utilities are located close to the site, supporting a more efficient development timeline and positioning the property for a smooth path toward future subdivision and build-out.
- FLEXIBLE DENSITY POTENTIAL OF 1–2 DWELLING UNITS PER ACRE UPON ANNEXATION**
 With density determined at the time of annexation, the property allows for thoughtful planning and design flexibility—ideal for estate lots, luxury residential concepts, or a low-density neighborhood tailored to the Eagle market.
- MULTIPLE ANNEXATION ROUTES AVAILABLE**
 The parcel benefits from annexation feasibility from several adjoining jurisdictions or boundary points, offering optionality for planning and coordination with the City of Eagle as the area continues to grow.
- PREMIER ACCESS OFF LINDER ROAD AND BEACON LIGHT ROAD**
 Located just minutes from key north Eagle corridors, the site provides excellent connectivity to area amenities, top-rated schools, and major commuter routes—ideal for attracting future homeowners seeking both convenience and exclusivity.



6 MINUTES
to Improved
Highway 16

5 MINUTES
to Eagle Road
Corridor

19 MINUTES
to
I-84

**HIGHWAY 16
EXTENSION**

SITE

**NEW HIGHWAY 16
EXTENSION IN PROGRESS!**

**AN IMPROVED PRIMARY GATEWAY FROM I-84
THROUGH THE
TREASURE VALLEY**

**COURTESY OF IDAHO
TRANSPORTATION DEPARTMENT**

**FOR MORE INFORMATION PLEASE VISIT
ITDPROJECTS.IDAHO.GOV**



EAGLE ROAD

**STATE ST / HWY 44
& HWY 16
31,574 VPD**

**STATE ST / HWY 44
& LINDER
45,114 VPD**

**STATE ST / HWY 44
25,522 VPD**

STATE ST / HWY 44

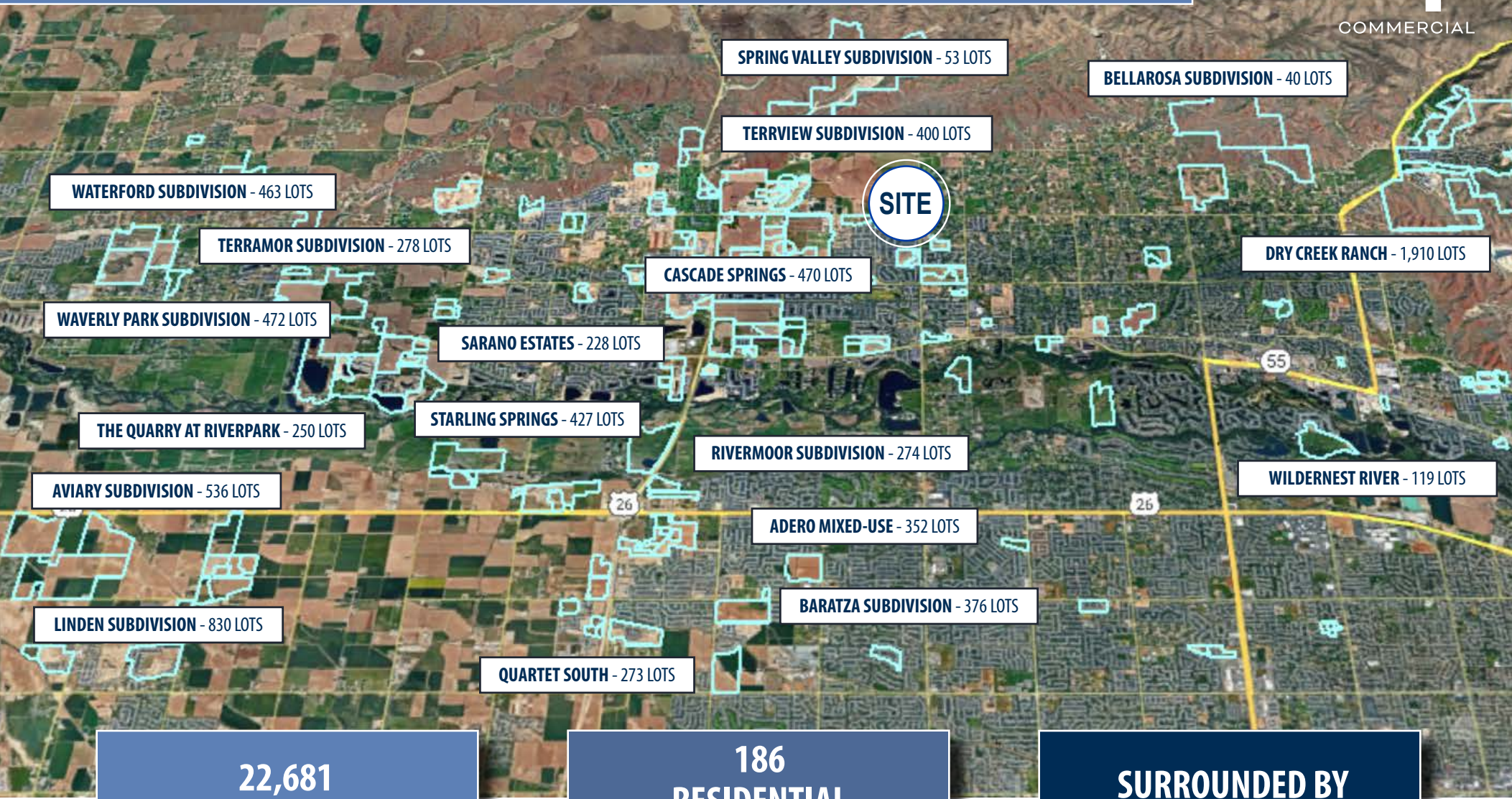
STATE ST / HWY 44

WELL LOCATED BETWEEN NEW HIGHWAY 16 EXTENSION & EAGLE ROAD



EXCELLENT OPPORTUNITY TO CAPITALIZE ON PATH OF GROWTH IN NORTH EAGLE

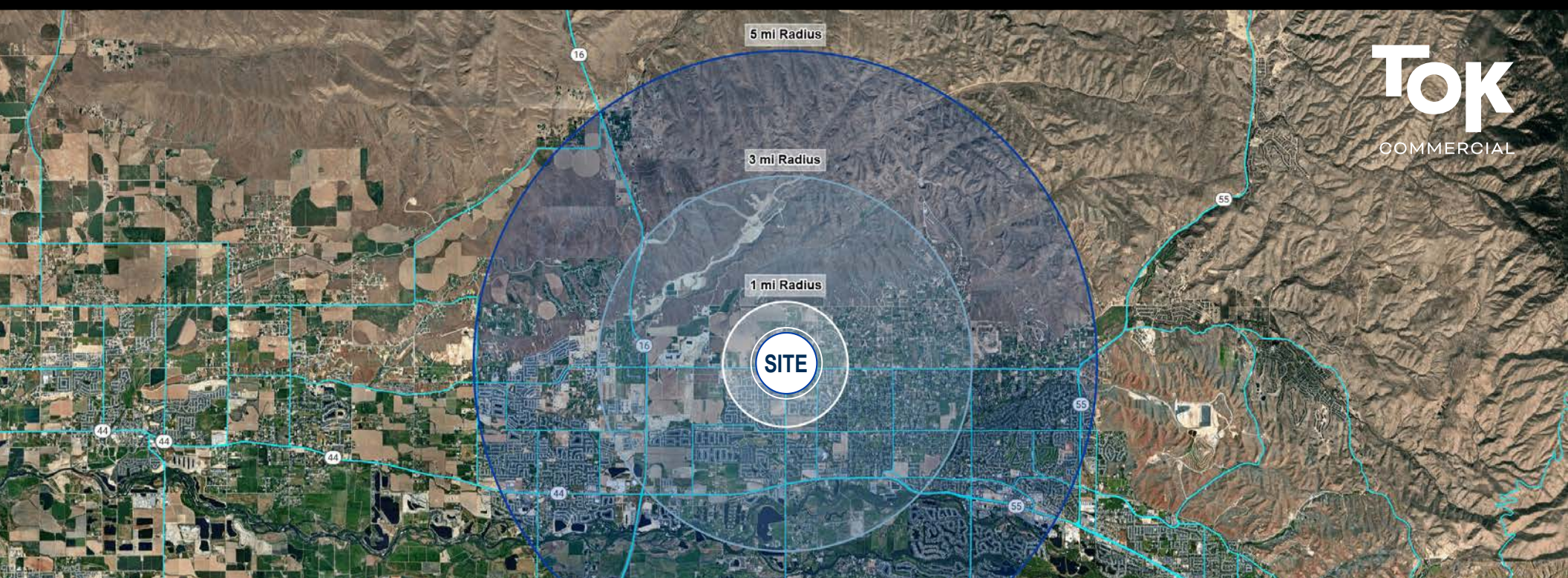
TOK
COMMERCIAL



**22,681
DEVELOPMENT LOTS
IN A 6 MILE RADIUS**

**186
RESIDENTIAL
DEVELOPMENTS
IN A 6 MILE RADIUS**

**SURROUNDED BY
INCREASING
DEVELOPMENT**



DEMOGRAPHICS | 1-3-5 MILE RADIUS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Est. Population	2,559	15,450	71,951
2030 Projected Population	3,088	18,309	80,183
Historic 10 Year Growth	18.6%	9.1%	6.9%

INCOME	1 MILE	3 MILE	5 MILE
2025 Average HH Income	\$109,801	\$122,981	\$125,590
2030 Per Capita Income	\$107,732	\$122,911	\$123,567
Historic Annual Change (15 Yr)	3.2%	4.5%	4.2%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Est. Households	929	5,613	26,821
2030 Projected Households	1,152	6,856	30,744
Historic 15 Year Growth	20.2%	11.8%	8.1%

WORK FORCE	1 MILE	3 MILE	5 MILE
2025 Total Businesses	46	408	2,510
2025 Total Employees	501	2,298	16,161
2025 Labor Pool Age 16+	2,099	12,611	57,949

10 - 73.91 ACRES OF DESIRABLE EAGLE RESIDENTIAL LAND FOR SALE

3251 N. LINDER ROAD & 3622 N. FRY HOMESTEAD

EAGLE, IDAHO 83616

W BEACON LIGHT RD

S LINDER RD

TOK
COMMERCIAL

MICHAEL BALLANTYNE, SIOR, CCIM

208.947.0831 / mjb@tokcommercial.com

SAM MCCCASKILL, CCIM

208.947.0804 / sam@tokcommercial.com

This property is exclusively marketed by TOK Boise LLC dba TOK Commercial. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.