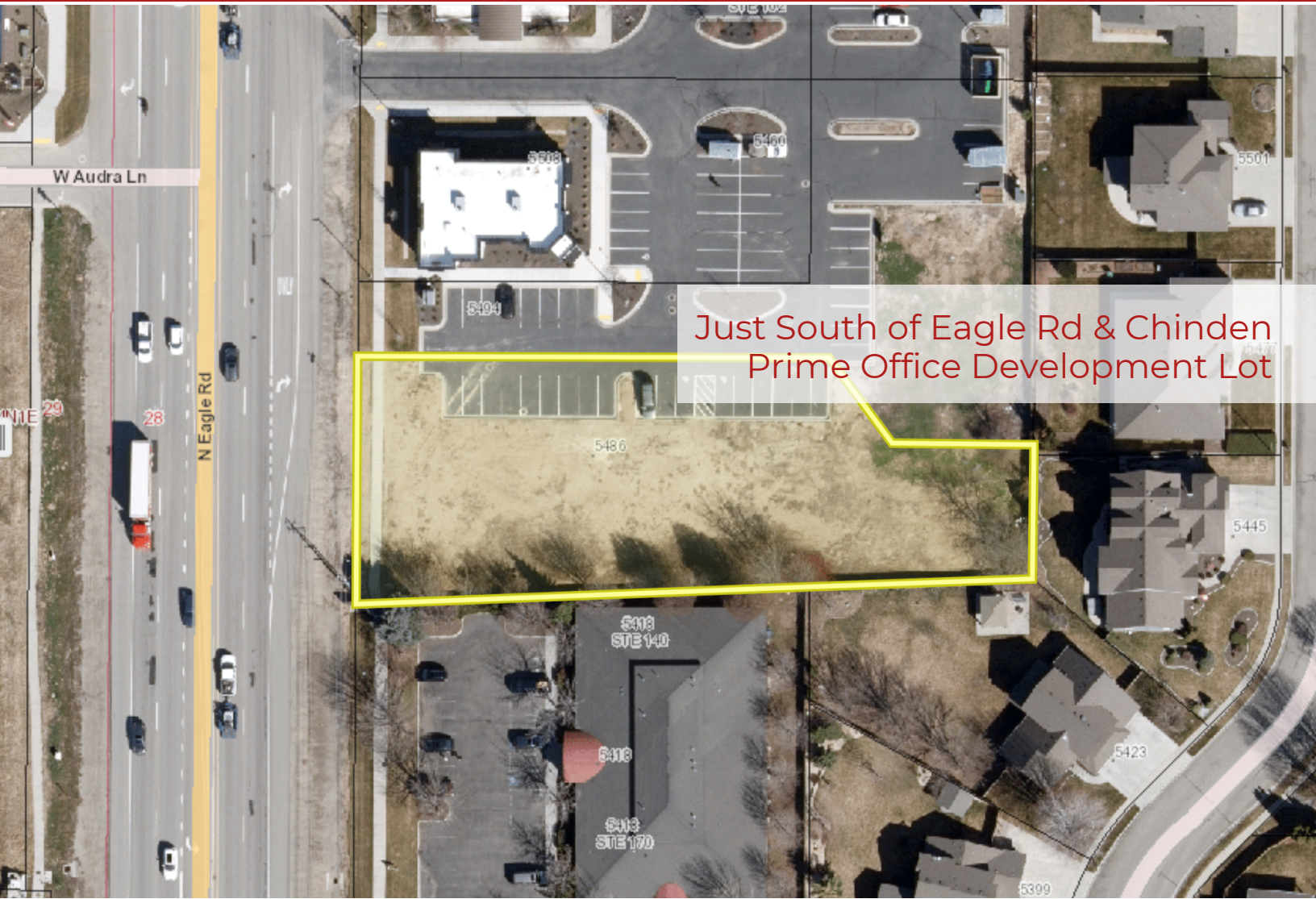


FOR SALE

Rare Eagle Road Frontage!



Just South of Eagle Rd & Chinden
Prime Office Development Lot

Property Description

Fantastic location and visibility on heavily traveled Eagle Road.
(42,000 VPD)
Building size up to 6500 SF.
Surrounded by a plethora of amenities.
Zoning: L-OD

Location Description

East side of Eagle Rd between Chinden Blvd & McMillan Rd.
1.7 miles South of the intersection of Eagle Rd & Chinden Blvd.

Highlights

Lot Size: .715 acres

Price: \$750,000

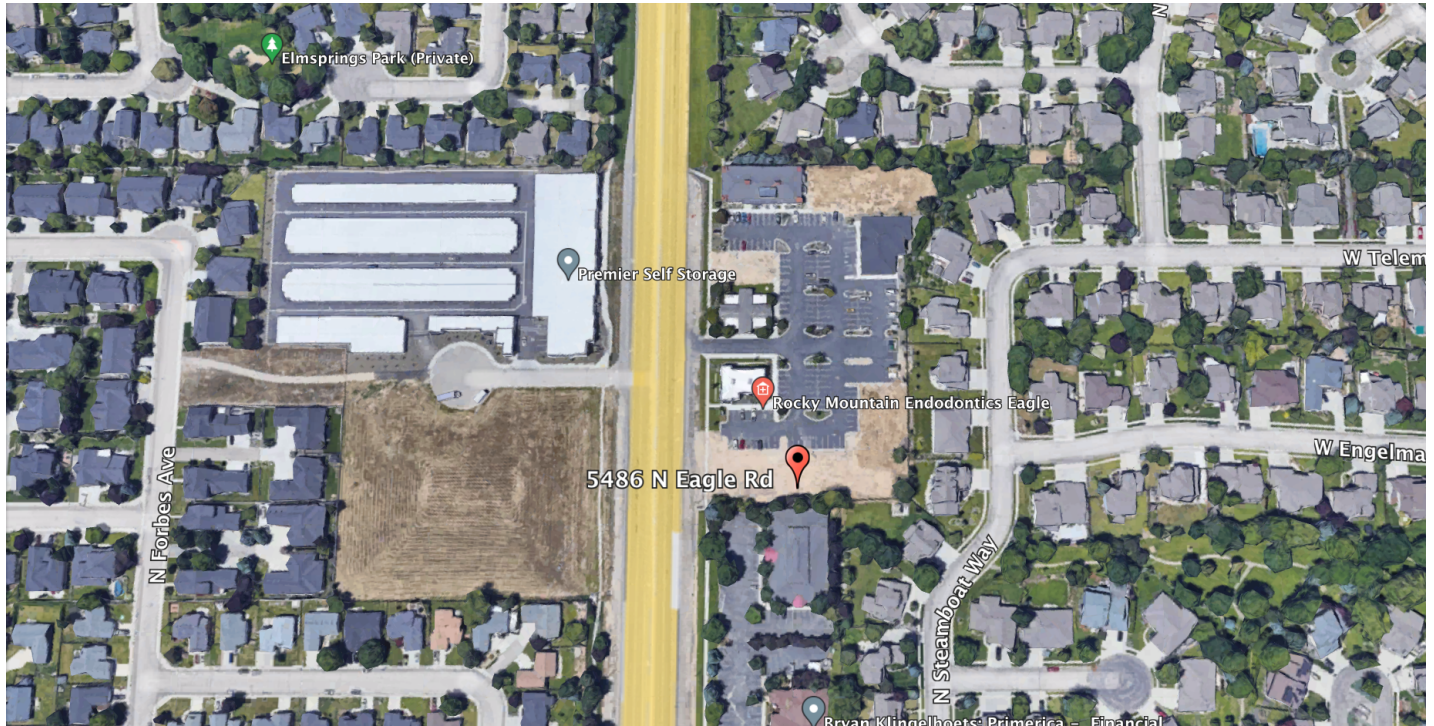
Type: Land

CHRIS NOVAK
(208) 869-4713
cnovak14@icloud.com



EXECUTIVE SUMMARY

Eagle Road Frontage
5486 North Eagle Road | Boise, ID 83713



OFFERING SUMMARY

PRICE:	\$750,000
LOT SIZE:	.715 SF
ZONING:	L-OD
PERMITTED USES:	Office
FRONTAGE:	115.68'
TRAFFIC COUNT:	40,000
APN:	R9226350080

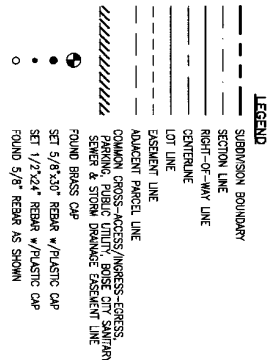
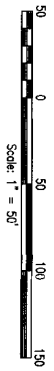
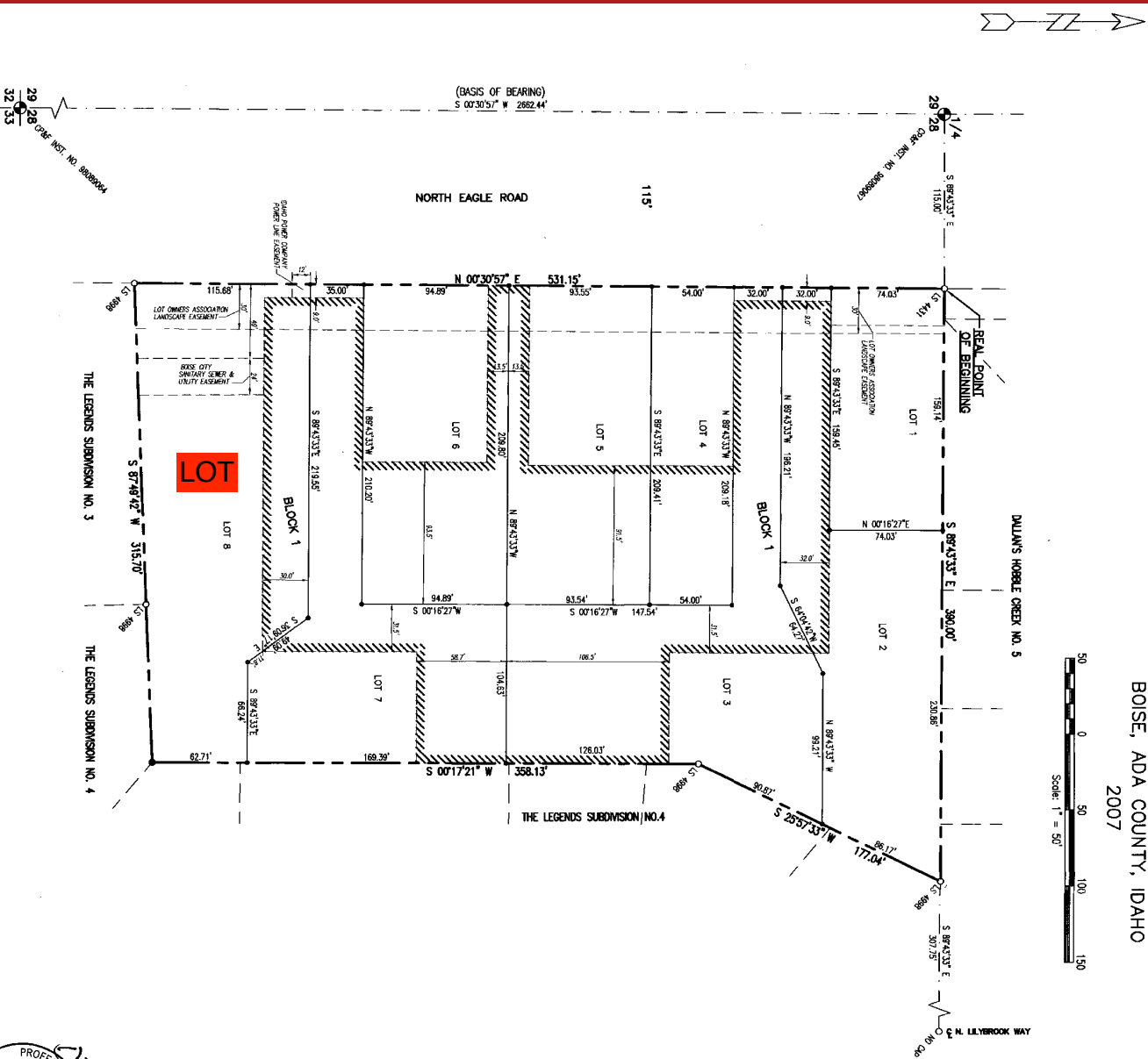
PROPERTY OVERVIEW

Prime location for office space on heavily traveled Eagle Rd.



PLAT SHOWING
WARREN SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 EAST, B.M.
BOISE, ADA COUNTY, IDAHO
2007

FK 106 Pg 1255A



NOTES

1. ALL LOTS ARE HEREBY RESERVED AS HAVING A REMAINDER EASEMENT FOR PUBLIC UTILITIES, BOSE CITY SANITARY SEWER & STORM DRAINAGE EASEMENT AND TRAVEL AND WALKWAYS TO EACH LOT.
2. LANDSCAPE EASEMENTS SHOWN ON THIS PLAT WILL BE OWNED AND MAINTAINED BY THE WARREN SUBDIVISION LOT OWNERS ASSOCIATION.
3. ANY RESERVATION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESERVATION.
4. THIS SUBDIVISION FULFILLS WITHIN THE SETBACKS, FRONT YARD SETBACK, AND ALL LOTS SHALL BE SUBJECT TO THE ASSIGNMENTS OF SAID DISTRICT. IRREGULAR LOTS ARE NOT BEING PROVIDED TO THE ADJACENT LOTS, AND THE OWNERS WILL COMPLY WITH DISCLOSED REQUIREMENTS OF DAHO CODE 31-3006.
5. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE BOISE CITY ZONING ORDINANCE SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE BOISE CITY ZONING ORDINANCE.
6. MAINTENANCE OF ANY IRREGULAR OR DRAINAGE PIPE OR OTHER CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSIGNED BY AN IRREGULAR/DRAINAGE DEED.
7. EXCEPT FOR THE COMMON CROSS-ACCESS/INGRESS-EGRESS EASEMENT AS SHOWN, ACCESS TO NORTH DAZLE ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE DAHO TRANSPORTATION DEPARTMENT AND BOSE CITY.
8. NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOTS IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 10799262 HAVE BEEN FULLY AS DERIVED BY THE CITY OF BOISE.
9. THE COMMON CROSS-ACCESS/INGRESS-EGRESS PARKING, PUBLIC UTILITY, BOSE CITY SANITARY SEWER & STORM DRAINAGE EASEMENT OPERATIONS AND MAINTENANCE OF THE COMMON EASEMENT SYSTEM LOCATED WITHIN SAID EASEMENT SHALL BE THE RESPONSIBILITY OF SAID WARREN SUBDIVISION LOT OWNERS ASSOCIATION ON ITS ASSASSION.

This map is furnished as an accommodation strictly for the purposes of generally locating the land. It does not represent a survey of the land or imply any representations as to the size, area, or any other facts related to the land shown hereon.



WOLVERINE MEDICAL INVESTMENTS, INC.
DEVELOPERS
IDAHO FALLS, ID

ENGINEERING SOLUTIONS LLP
EAGLE, IDAHO

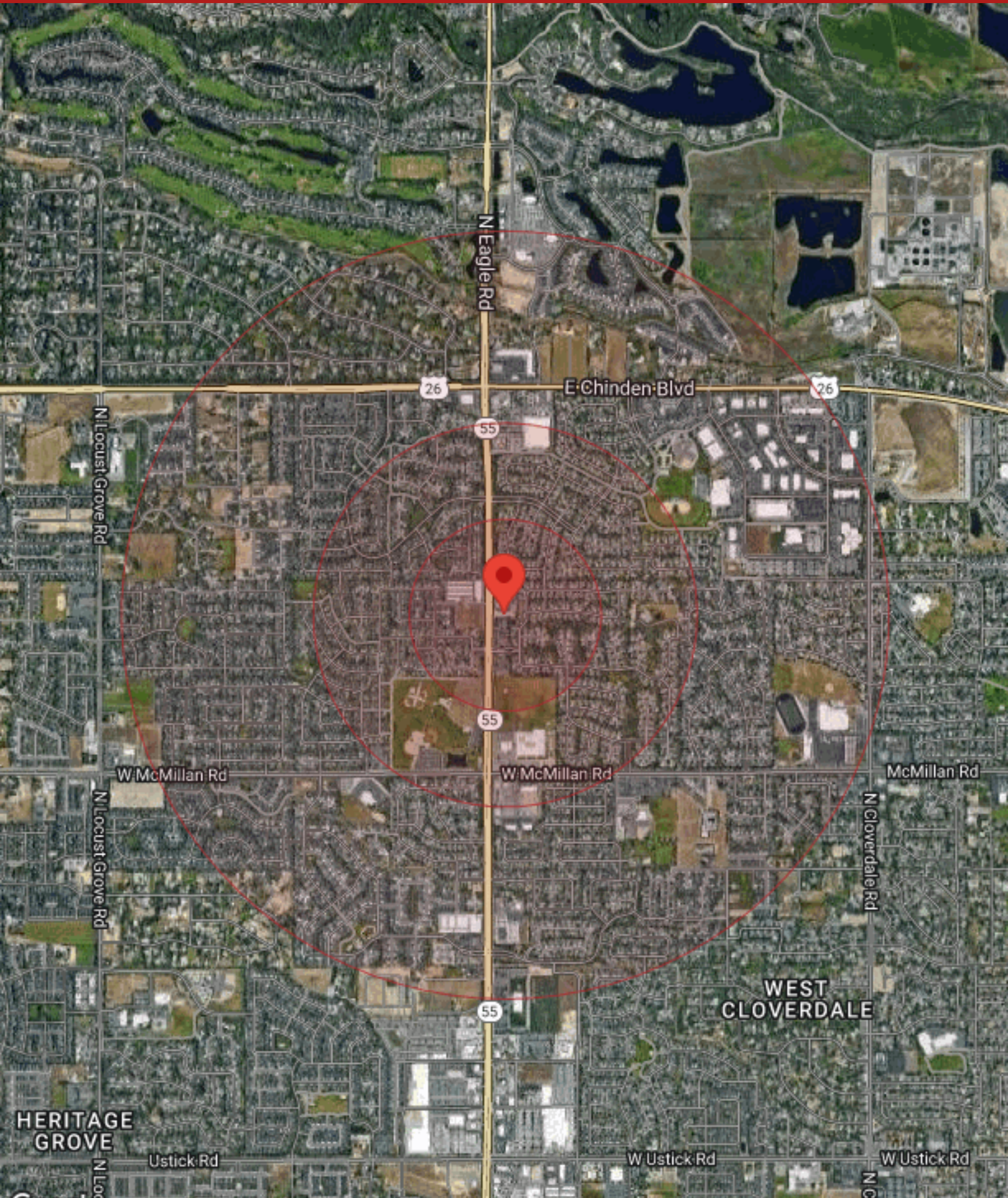
IDAHO SURVEY GROUP
MERRIDEN, IDAHO

JOB NO. 3053
SHEET 1 OF 2



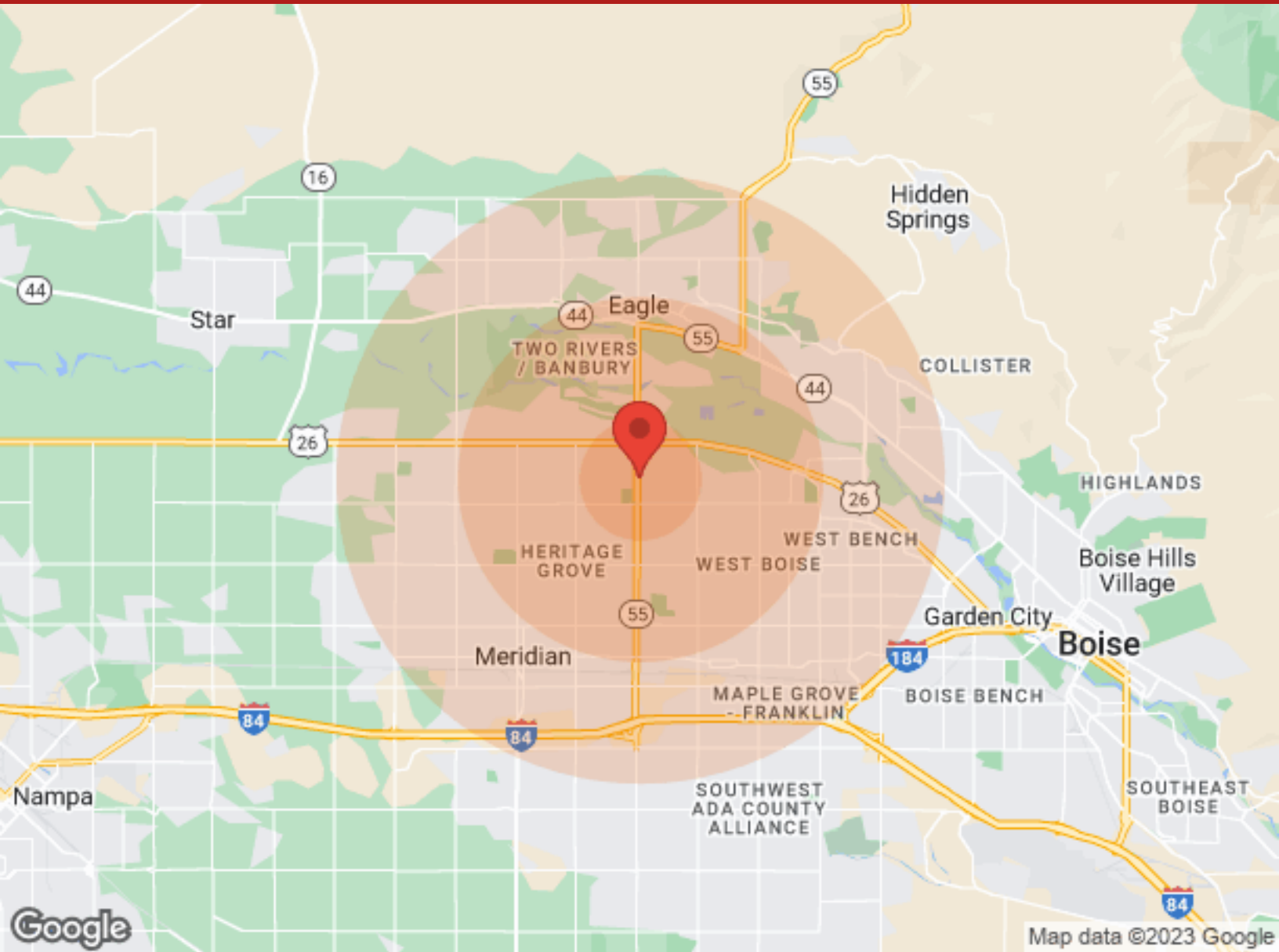
BUSINESS MAP

Eagle Road Frontage
5486 North Eagle Road | Boise, ID 83713



DEMOGRAPHICS

Eagle Road Frontage
5486 North Eagle Road | Boise, ID 83713



Population	1 Mile	3 Miles	5 Miles
Male	3,806	39,586	89,914
Female	3,865	39,603	93,253
Total Population	7,671	79,189	183,167
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,887	18,255	40,244
Ages 15-24	1,311	13,172	27,939
Ages 25-54	2,611	28,342	68,177
Ages 55-64	842	9,018	21,129
Ages 65+	1,020	10,402	25,678
Race	1 Mile	3 Miles	5 Miles
White	7,165	74,923	172,127
Black	32	272	725
Am In/AK Nat	N/A	54	184
Hawaiian	N/A	N/A	35
Hispanic	232	4,022	11,221
Multi-Racial	492	5,380	15,522

Income	1 Mile	3 Miles	5 Miles
Median	\$95,306	\$67,582	\$56,403
< \$15,000	86	1,694	5,398
\$15,000-\$24,999	18	1,815	5,451
\$25,000-\$34,999	210	2,960	7,706
\$35,000-\$49,999	296	2,929	9,521
\$50,000-\$74,999	368	6,343	15,040
\$75,000-\$99,999	496	4,463	9,860
\$100,000-\$149,999	552	4,816	9,692
\$150,000-\$199,999	205	1,328	2,827
> \$200,000	294	1,259	2,626

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,560	29,360	72,025
Occupied	2,471	27,554	67,384
Owner Occupied	1,961	21,446	49,325
Renter Occupied	510	6,108	18,059
Vacant	89	1,806	4,641