

STATE STREET RETAIL PAD IN EAGLE

PAD FOR SALE / 515 S. PALMETTO AVENUE / EAGLE, ID 83646



0.52 ACRES

ACCESS FROM STATE STREET
OR DOWNTOWN EAGLE

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PROPERTY INFORMATION

PARCEL

± 0.52 Acres | 22,677 SF

SALE PRICE

\$700,000

ZONING

Central Business District | City of Eagle
See Pg. 4 for more info

LISTING HIGHLIGHTS

Parcel shares parking with hotel.

Treasure Valley's highest income demographic.

Anchored by 131 room Marriott Residence Inn Hotel.

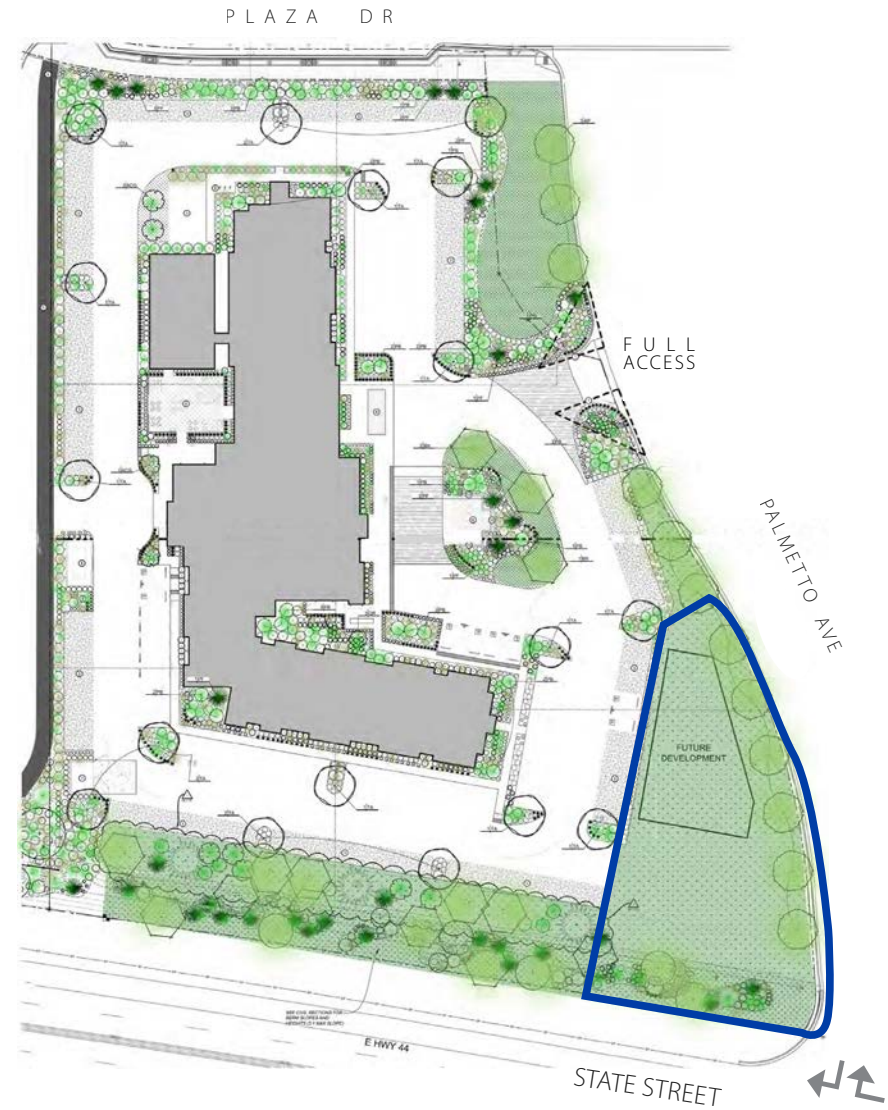
Hotel currently under construction with a May 2024 delivery.

Adjacent residential project contains 94 townhomes and 216 apartments.

0.52 acre retail-ready pad on a prime corner location, perfect for restaurant use.

Close to top employers such as PetIQ, Saint Alphonsus, Lamb Weston, and more.

Excellent developable retail location, next to the area's most popular Eagle River Marketplace retailers including Albertsons, McDonalds, Flying Pie, Cafe Rio, Idaho Pizza Company, Coyne's, Crunch Fitness and more!



RETAIL/RESTAURANT PAD ON STATE STREET

UPDATED: 12.18.2023

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RESIDENCE INN BY MARRIOTT

UNDER CONSTRUCTION
MAY 2024 DELIVERY



Residence INN.
BY MARRIOTT



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CENTRAL BUSINESS DISTRICT ZONING

To accommodate and encourage further expansion and renewal in the historical core business area of the community.

A variety of business, public, quasi-public, cultural, residential and other related uses are encouraged. The greatest possible concentration of retail sales and business is to occur in this district. Pedestrian friendly uses and developments are encouraged.

[CLICK FOR MORE INFORMATION](#)

31,000 VPD
STATE ST / HWY 55

SITE
0.52 ACRES

EAGLE PAVILION

EAGLE RIVER

43,040 VPD
EAGLE ROAD

147,891 CARS
AT EAGLE & STATE INTERSECTION

DOWNTOWN EAGLE

EAGLE PLAZA

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EAGLE'S MOST BUSTLING, DEVELOPED INTERSECTION

MOUNTAINS NORTH →

MERIDIAN 5.3 MI SOUTH ←

EAGLE ROAD

EAGLE RIVER



147,891 CARS AT EAGLE & STATE INTERSECTION

EAGLE PAVILION



EAGLE PLAZA

SITE 0.52 ACRES

STATE ST / HWY 55

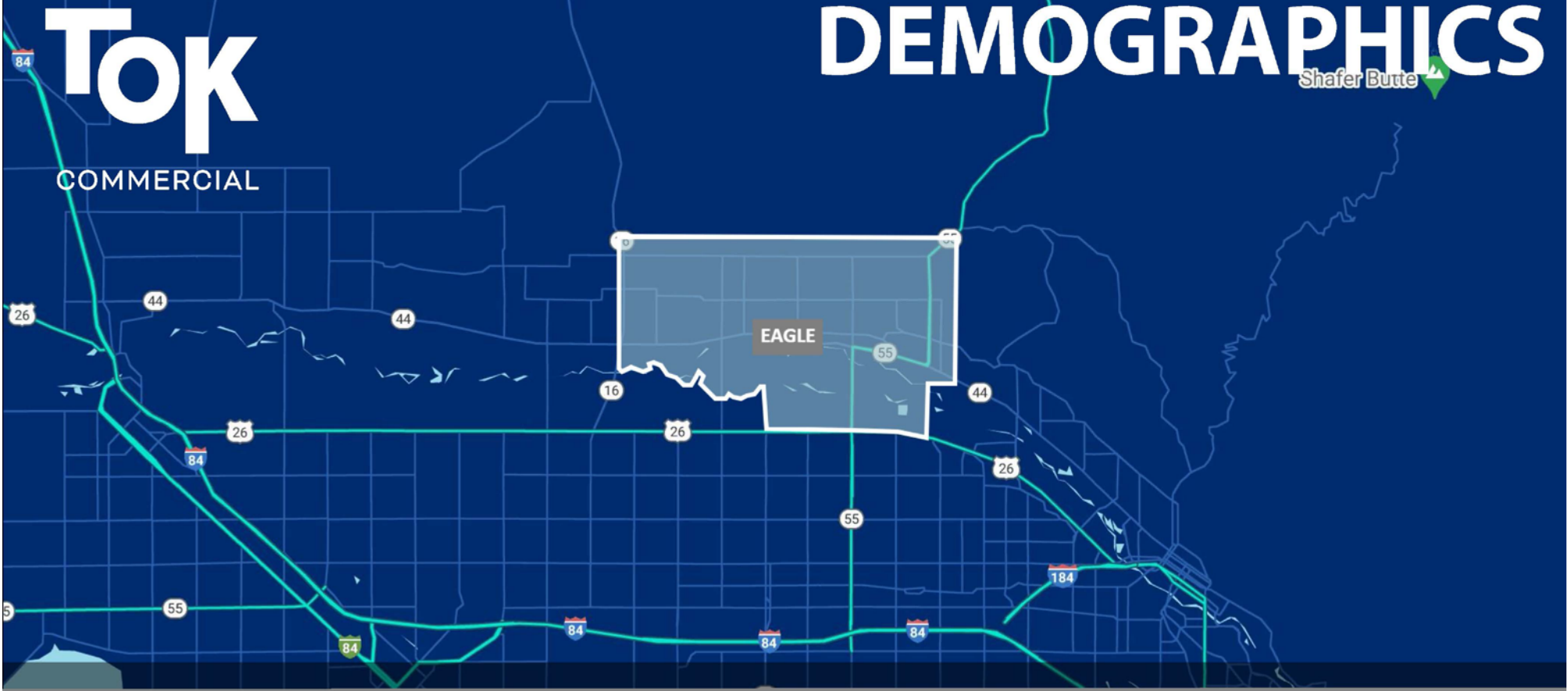
EAST END RIVERSIDE



BOISE 9.4 MI SW ↓

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POPULATION

2023 Est. Population	35,398
5 year Projected Population	41,405
Projected Annual Growth	3.4%
Historic 10 Year Growth	4.0%

INCOME

2023 Median HH Income	\$119,110
2023 Per Capita Income	\$63,017
HH Income Over \$200k	24.9%

HOUSEHOLDS

2023 Est. Households	13,229
2028 Projected Households	16,672
Projected Annual Growth	5.2%
2010-2023 Annual Growth	4.7%

WORKFORCE

2023 Est. Businesses	1,720
2023 Est. Total Employees	11,562
2023 Labor Pool Age ≥16	28,473

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