



Price: \$1,400,000

TURN-KEY PRESCHOOL/DAYCARE WITH  
PROPERTY FOR SALE IN EAGLE, ID

JOHN IS NOVAK  
Associate  
(208) 869-4713  
john.novak14@icloud.com







### Property Summary

Building SF:	3237
Lot Size:	.34F
Parking:	Ample
Price:	\$1,400,000
Year Built:	1957
Zoning:	MU

### Property Overview

Eagle's Creative Preschool is a premier early education facility located in the rapidly expanding city of Eagle, Idaho. This well-maintained property offers a rare opportunity within the essential and thriving childcare services sector. Purpose built to support early education, the center includes all key amenities: multiple classrooms, secure outdoor play areas, and dedicated administrative space. Positioned near growing residential neighborhoods, it provides convenient access for working parents seeking high-quality childcare options. Eagle, one of the fastest-growing communities in the Treasure Valley, is experiencing significant population growth and increasing demand for family-focused services. Property values in the area have shown consistent appreciation, supported by ongoing development and a strong economic outlook. In operation for 14 years, the center boasts a loyal customer base, a trusted reputation, and significant room for future growth — making it an outstanding opportunity for investors or operators looking to step into a thriving, future-proof industry.

### Location Overview

Fantastic Central Eagle location





## LOCATION INFORMATION

Building Name: Eagle, ID Preschool/Daycare For Sale

Street Address: 1275 E State St.

City, State, Zip: Eagle, ID 83616

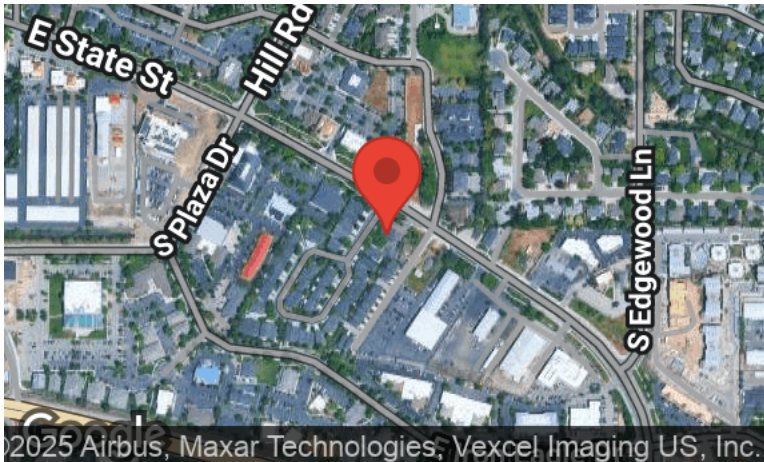
County: Ada

Cross Streets: E State Street & S Golden Eagle Lane



## LOCATION OVERVIEW

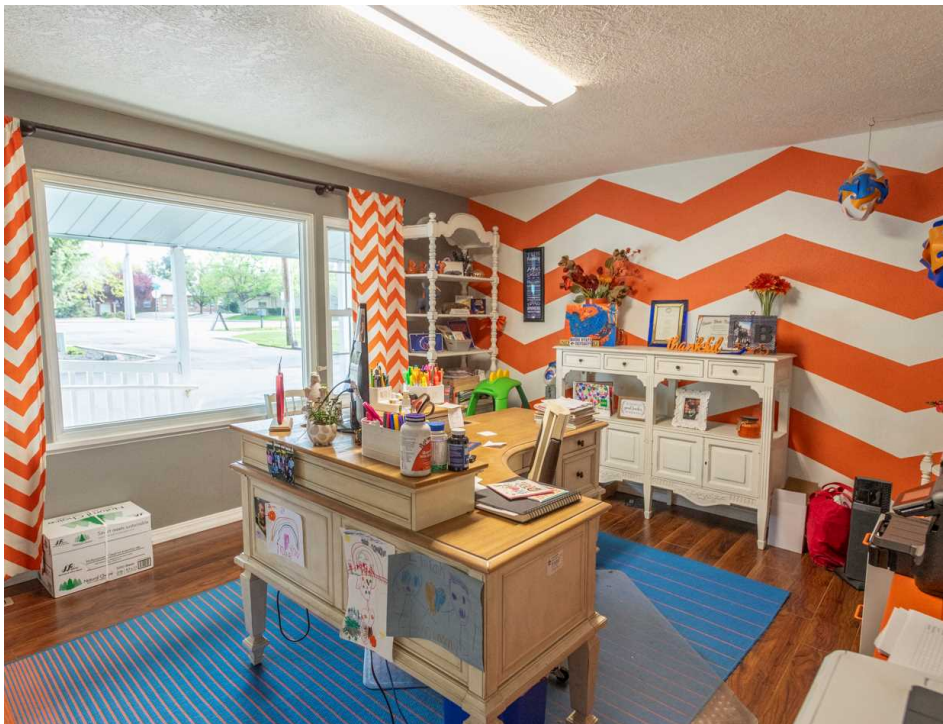
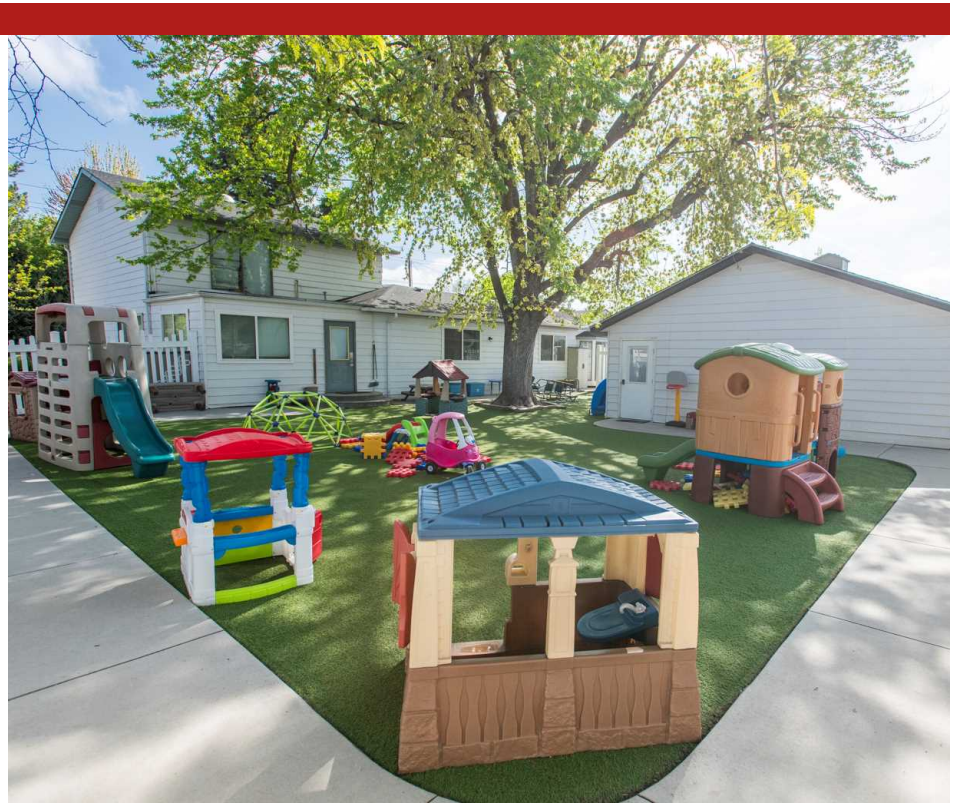
Fantastic Central Eagle location.



## PROPERTY HIGHLIGHTS

- High visibility and vehicle count
- Convenient location
- Turn-key operation. Everything is included in the sale.
- Plenty of parking
- New roof
- Facility is 100% up to code
- Contact Agent for touring instructions





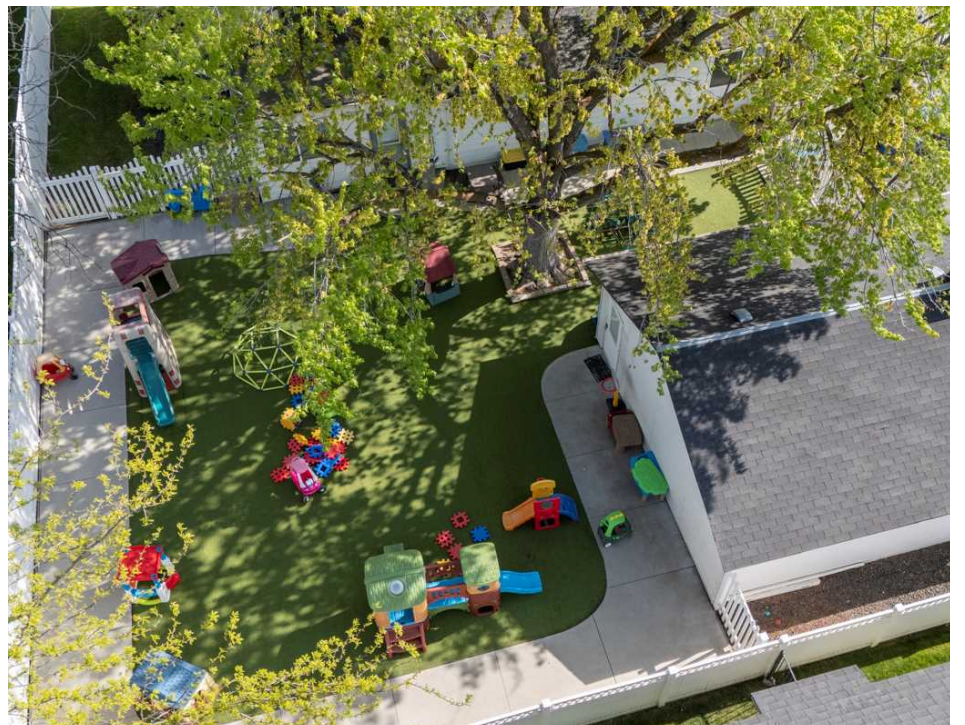




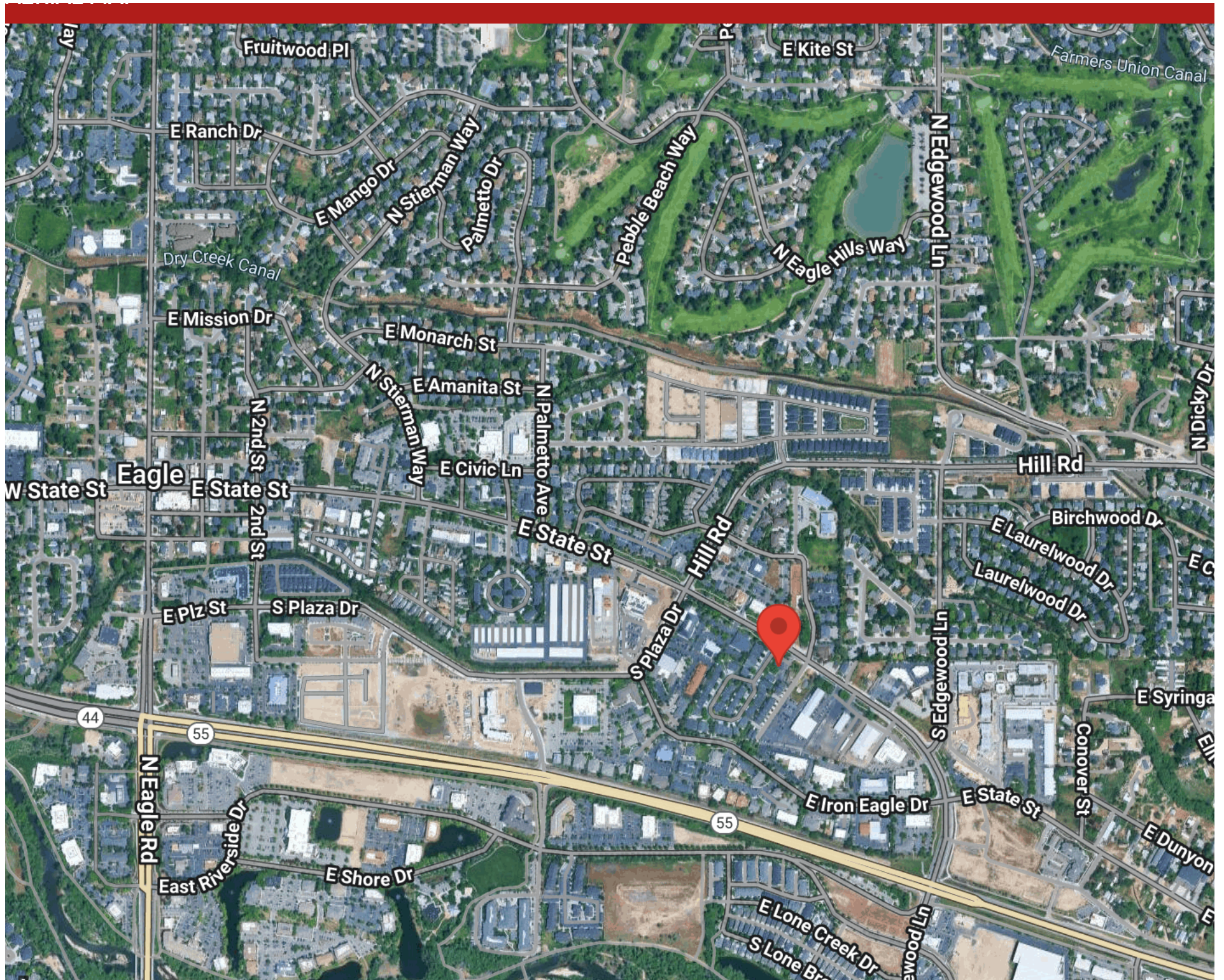




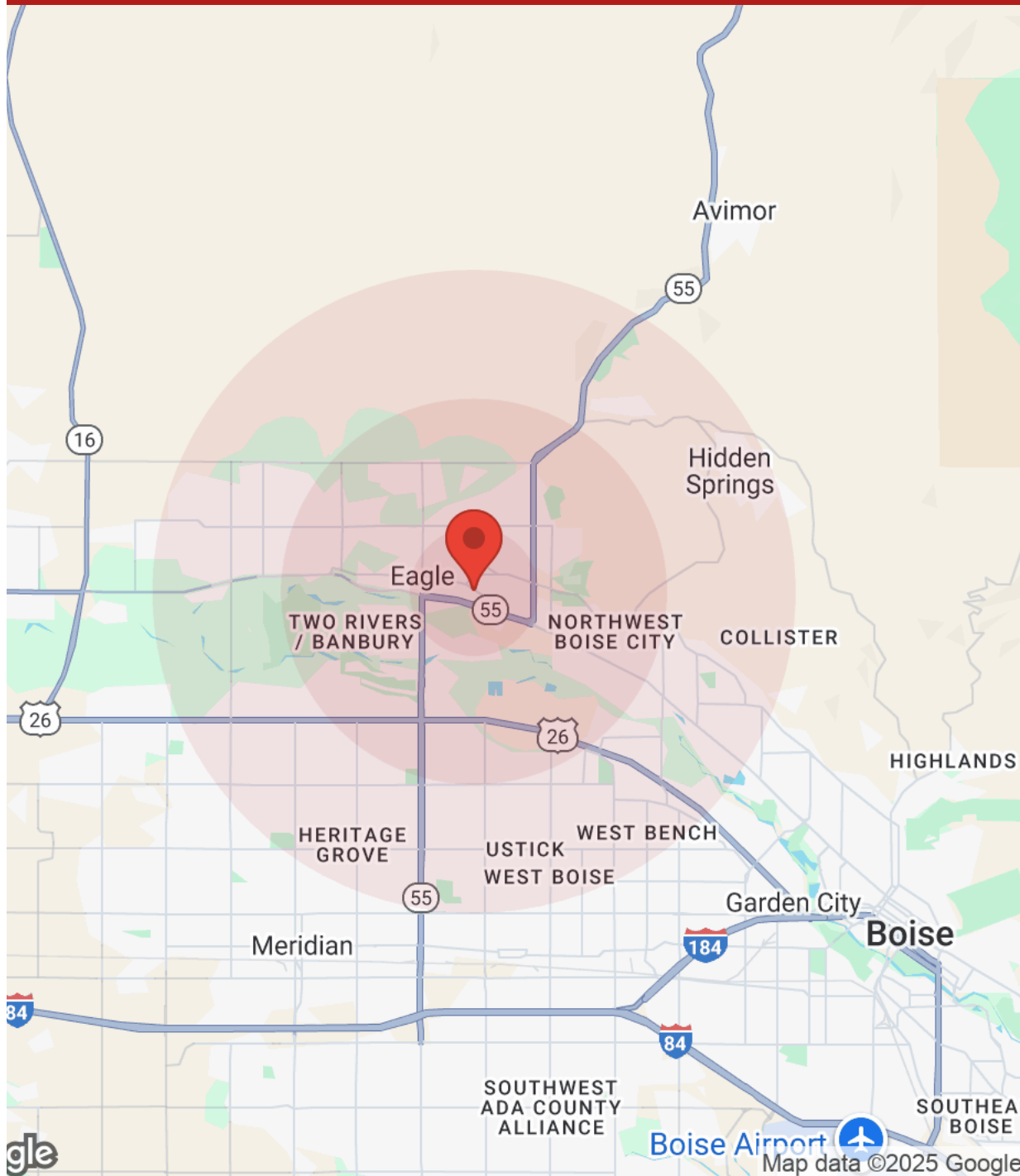












Population	1 Mile	3 Miles	5 Miles
Male	4,009	21,776	71,041
Female	4,274	22,080	72,908
Total Population	8,283	43,856	143,949

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,319	6,985	24,996
Ages 15-24	883	4,989	17,302
Ages 25-54	2,896	15,317	54,224
Ages 55-64	1,228	6,589	18,570
Ages 65+	1,957	9,977	28,860

Race	1 Mile	3 Miles	5 Miles
White	7,047	37,699	120,672
Black	28	272	1,756
Am In/AK Nat	22	83	302
Hawaiian	7	39	173
Hispanic	803	3,552	12,768
Asian	146	982	4,059
Multi-Racial	222	1,188	4,074
Other	8	44	144

Income	1 Mile	3 Miles	5 Miles
Median	\$89,763	\$102,596	\$99,917
< \$15,000	252	866	2,693
\$15,000-\$24,999	158	630	2,075
\$25,000-\$34,999	184	795	2,594
\$35,000-\$49,999	363	1,336	4,320
\$50,000-\$74,999	654	2,585	8,600
\$75,000-\$99,999	362	2,423	7,912
\$100,000-\$149,999	748	3,027	11,177
\$150,000-\$199,999	321	2,016	6,610
> \$200,000	609	3,956	10,356

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,976	18,891	60,002
Occupied	3,650	17,637	56,339
Owner Occupied	2,381	13,542	42,704
Renter Occupied	1,269	4,095	13,635
Vacant	326	1,254	3,663

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