



Significant Price
Reduction

Site

For Sale

Route 44

410 N. Linder Road | Eagle, ID 83616

Highlights:

- Entitled mixed-use project in Eagle zip code
- Great proximity to Legacy Master Plan Community, HWY 16 extension, Downtown Eagle and Star
- State Street commercial frontage
- Eagle is ranked as the Best Place to Live in Idaho, and one of the Fastest Growing Cities in the Boise metro area and region

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For Sale

Proposed Site Plan Features

- 32 Townhomes
- 9 Live-Work Units
- 8 Commercial Lots
- 2 Storage Unit Lots
- 16.65% open space or 112,641 SQF (23.6% if external landscape is included that we will provide)
- 64,304 SQF Climate Controlled Storage and 45,711 SQF of traditional storage
- Already approved RIRO from ITD off SH 44 along with ACHD approved full access off Linder

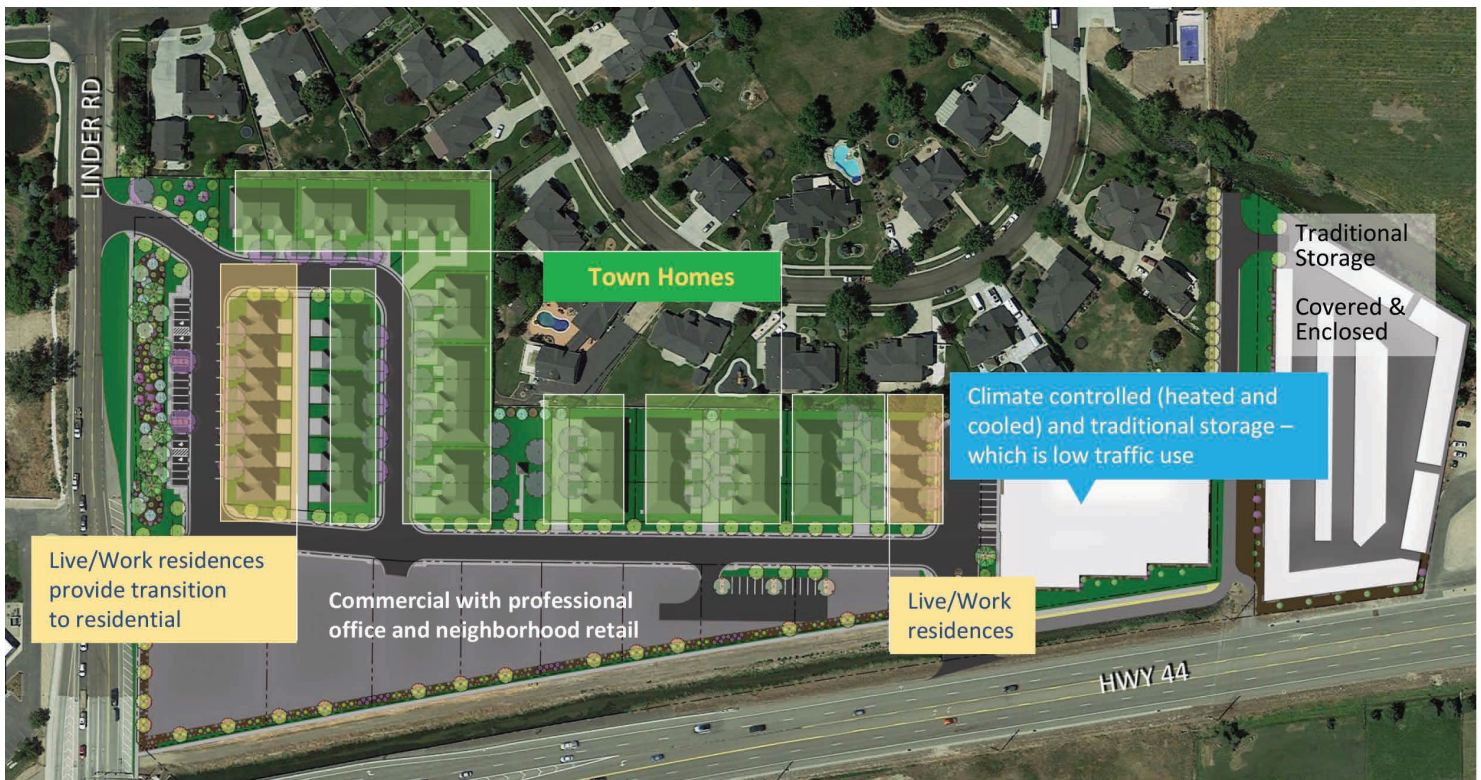
Property Information

Property Type	Entitled Land
Land Size	15.53± Acres
Location	NE Corner of HWY 44 & Linder Rd
Parcel #	R1527450111
Zoning	Mixed-Use
Price	\$10,147,302 \$7,400,000
Price Per SF	\$10.94/SF

Demographics

	1 Miles	3 Miles	5 Miles
Population	3,838	32,077	121,951
Households	1,369	10,804	42,720
Avg. HH Income	\$152,315	\$162,464	\$138,018

Proposed Site Plan

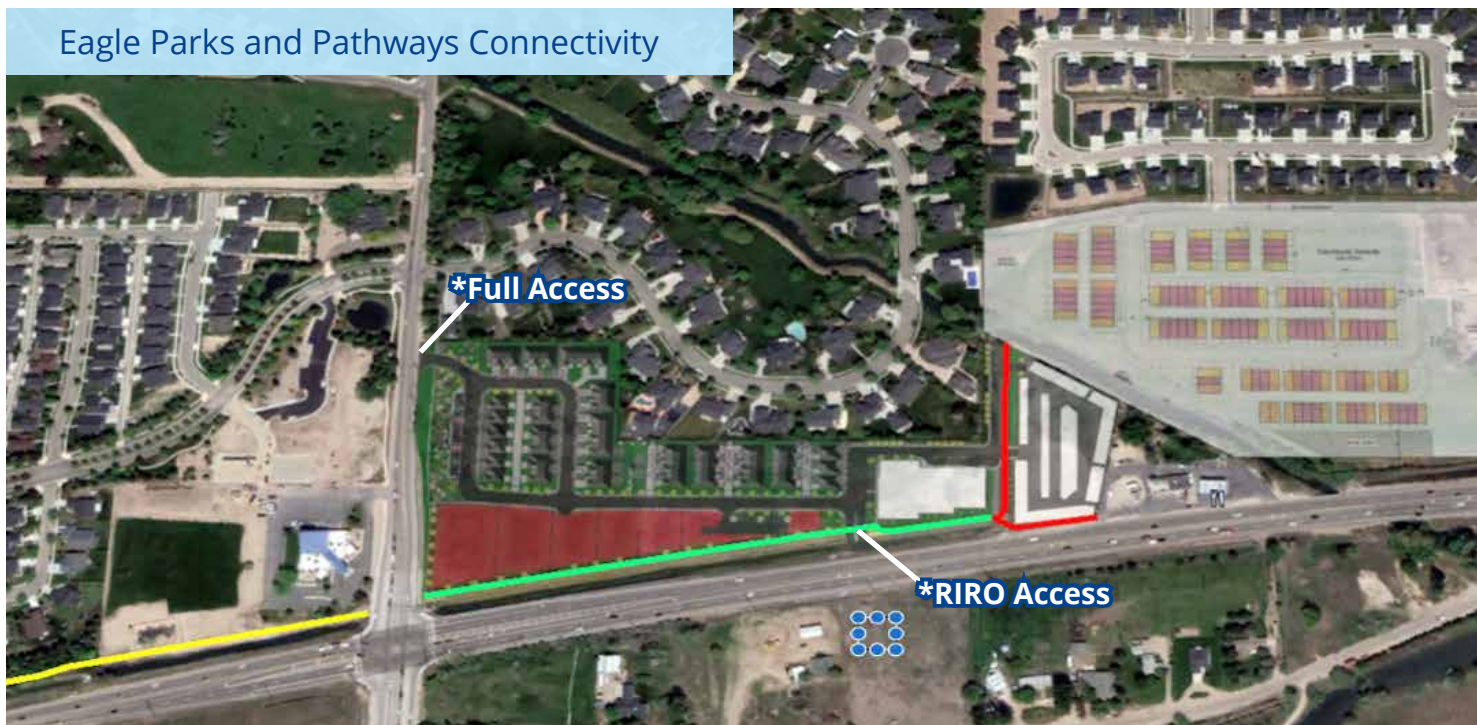


This development is part of the Park Lane Planning Area which according to the Eagle Comprehensive Plan calls for Mixed-Use combining commercial, professional office and a variety of residential densities

Property Concepts



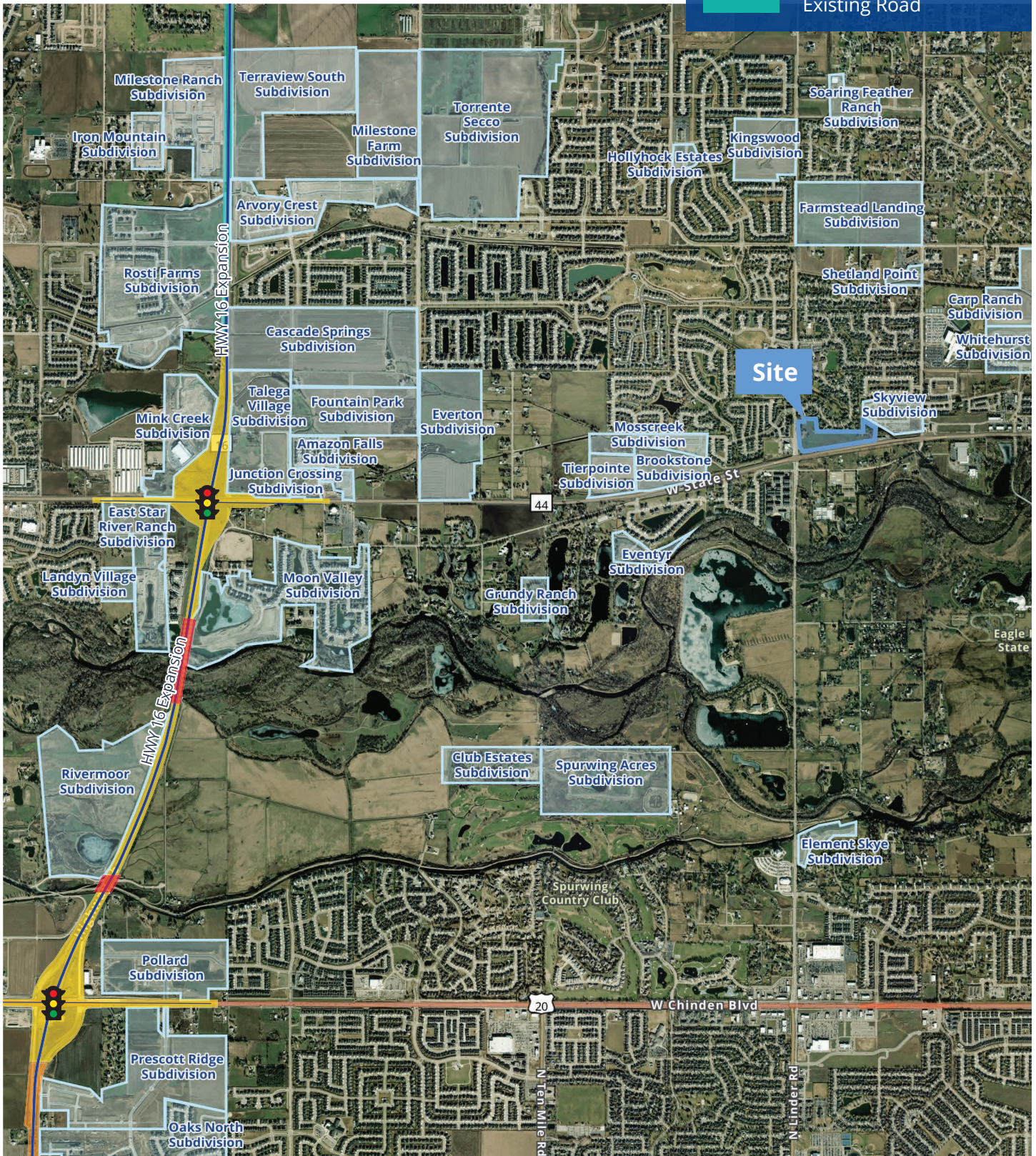
Eagle Parks and Pathways Connectivity



Nearby Developments & HWY 16 Expansion Project

Map Key

- Phase 1 Expansion
- Phase 2 Expansion
- Bridges
- Existing Road



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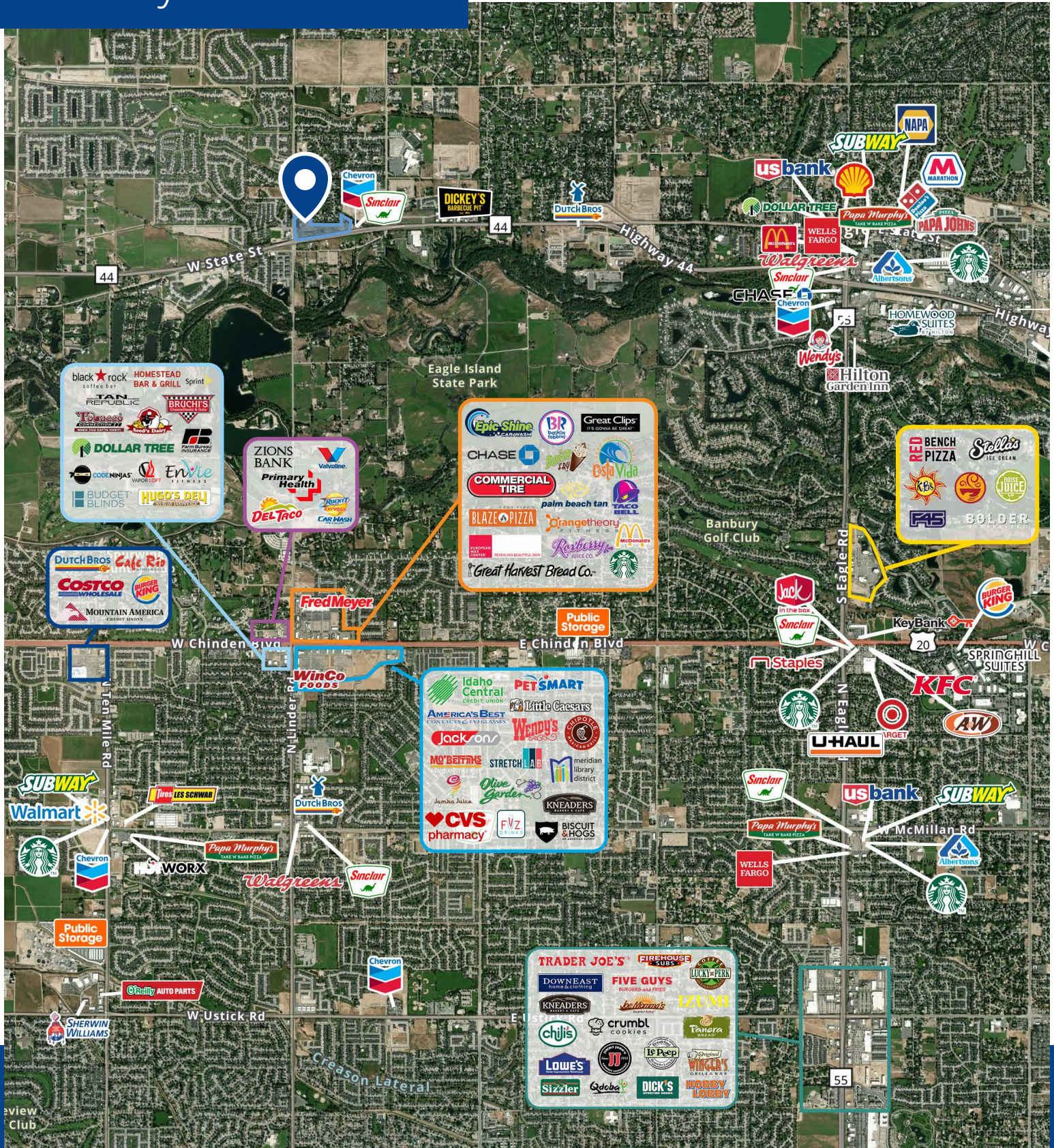
Nearby Merchants



Google Map



Street View



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