



## Highway 16 Commercial Land Eagle, ID 83616

**ASKING PRICE:** \$30 per square foot.

**AVAILABILITY:** Up to 6.23+- total acres available. Property is divisible. See page 3 for details.

**PROPERTY HIGHLIGHTS:**

- Highly visible commercial corner located at Highway 16 and Beacon Light in Eagle, ID.
- Bud's Marketplace is part of the project and is now open and operating.
- Zoned C-1 Neighborhood Business District with Development Agreement (C-1-DA) in the City of Eagle.
- Rapidly growing submarket with the need for more commercial.
- Contact listing agents for additional information.

# Executive Summary

**ASKING PRICE:** \$30 per square foot.

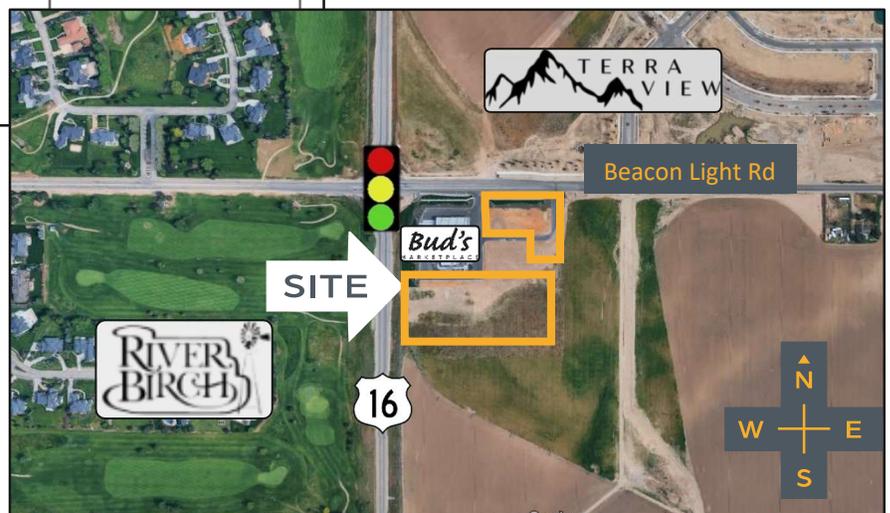
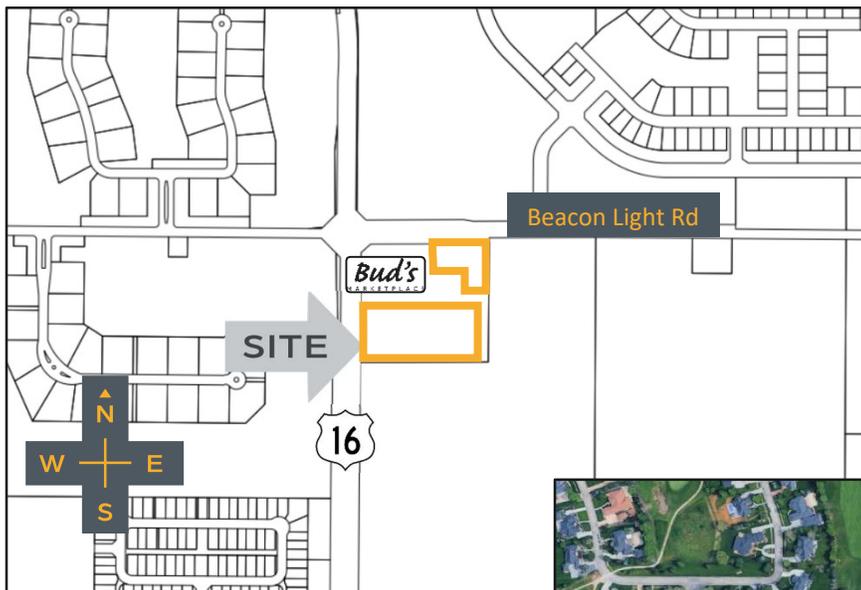
**AVAILABILITY:** Up to 6.23 total acres available. Property is divisible. See page 3 for details.

**PARCEL NUMBER:** The offering is currently a portion of parcel S0404110255.

**CURRENT ZONING:** The property is annexed into the City of Eagle and is zoned C-1-DA which is Neighborhood Business District with Development Agreement.

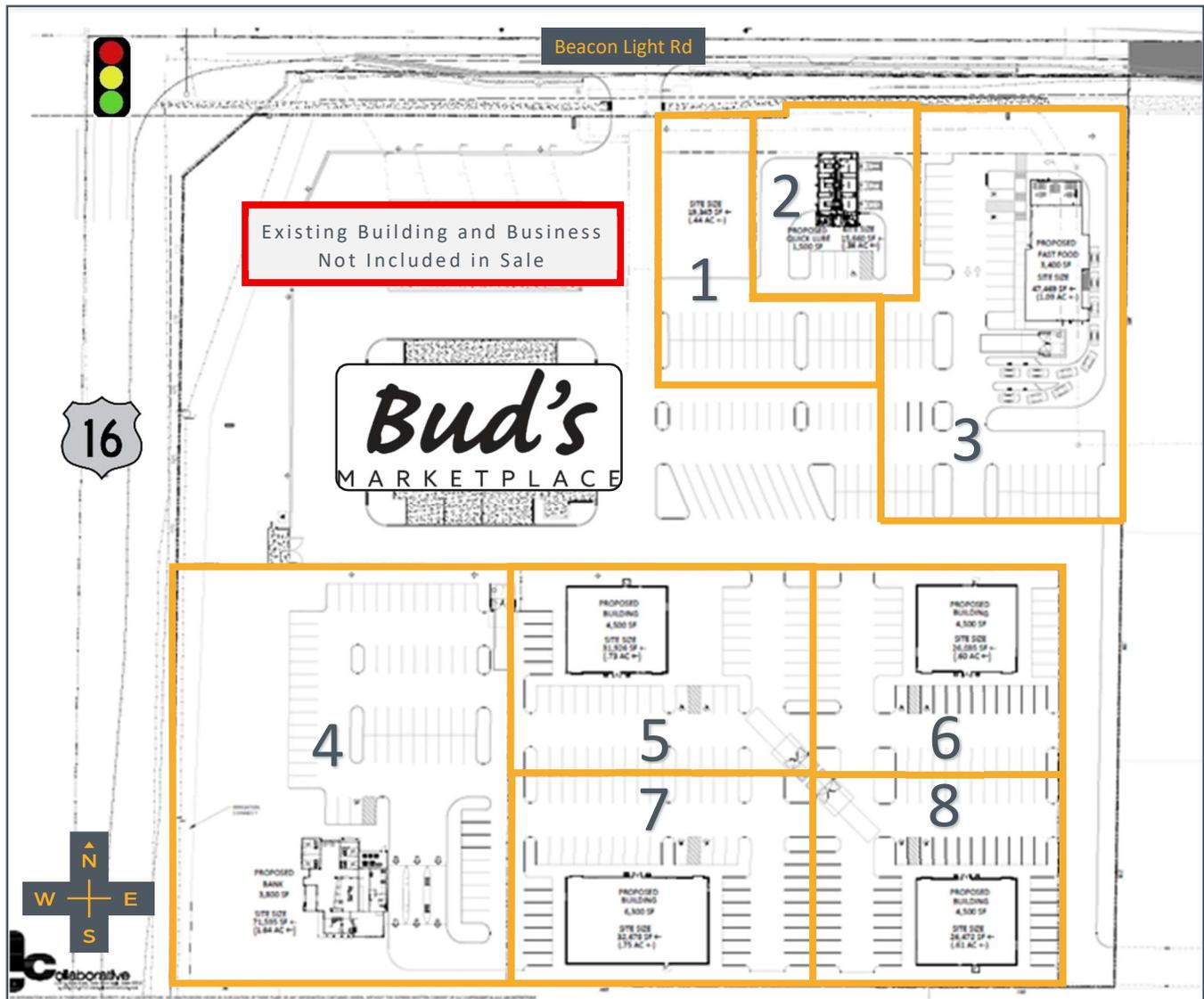
**PROPOSED LOTS:** The property has proposed lots for a quick lube, fast food restaurant, office pads, and potential bank use. See page 3 for the proposed site plan. Concept plan can change to accommodate desired uses.

**UTILITIES:** At or near site.



All information herein has been obtained from sources deemed reliable but is subject to verification by Buyer. This offering is subject to price change, corrections, errors, omissions, prior sales and/or withdrawal.

# Proposed Concept Plan



	Proposed Use	Site Size	Acreage	Proposed Building Size
1	Independent Lot	19,345 SF +/-	0.44 +/- acres	N/A
2	Quick Lube	15,660 SF +/-	0.36 +/- acres	1,500 SF
3	Fast Food	47,469 SF +/-	1.09 +/- acres	3,400 SF
4	Bank Lot	71,595 SF +/-	1.64 +/- acres	3,800 SF
5	Building Lot	31,926 SF +/-	0.73 +/- acres	4,500 SF
6	Building Lot	26,035 SF +/-	0.60 +/- acres	4,500 SF
7	Building Lot	32,678 SF +/-	0.75 +/- acres	6,300 SF
8	Building Lot	26,472 SF +/-	0.61 +/- acres	4,500 SF

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