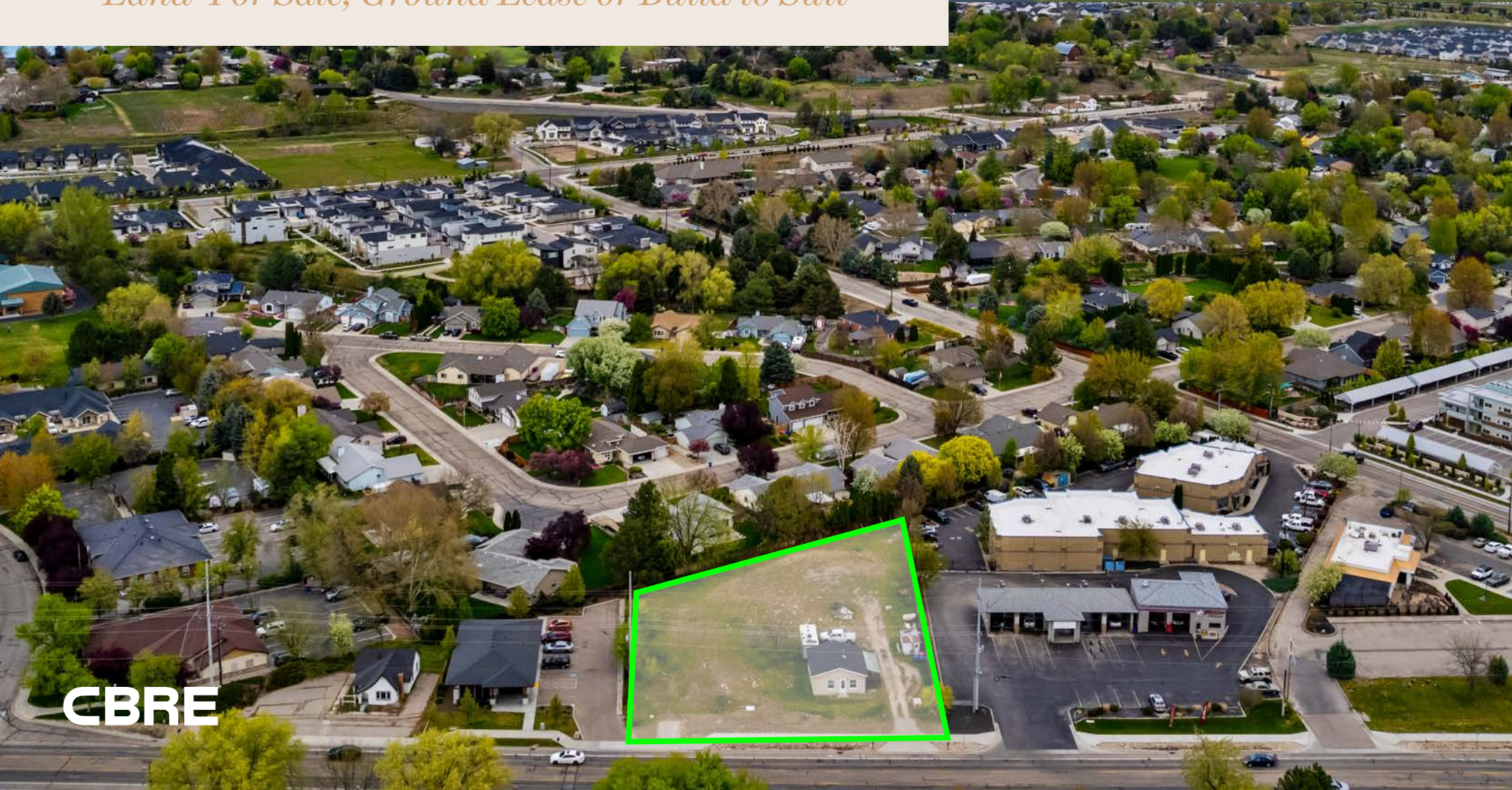


Aspen Pointe Plaza

1332 & 1442 EAST STATE STREET | EAGLE, ID

Land For Sale, Ground Lease or Build to Suit



CBRE

Prime Retail Development with Approved Drawings

New Construction

ASPEN POINTE PLAZA

1332 & 1442 E State Street offers a prime opportunity for development or leasing in Eagle, Idaho. The .72-acre lot, recently rezoned to C-2, supports diverse commercial uses. Current ownership has city approval for two retail/flex buildings, with plans included in the purchase.

Located off Hwy 44, the property offers leasing options with multi-tenant suites starting from 1,150 SF, and single tenant BTS or ground lease options. It features unobstructed ingress and egress, utilities, modern design, tenant signage, and free onsite parking.

Minutes from Eagle Road and Downtown Eagle, this property combines convenience and quality for various tenants.



Retail/Flex
Approved Building



0.72 Acres
Parcel #: S0516110050
Parcel #: S0516110040



\$975,000
Sale Price



Plans
Approved



C-2
Zoning



Q4 2026
Anticipated Delivery

±8,652
SQUARE FEET

Two buildings planned with approved drawings available

110,750
POPULATION

Located in a five mile radius from the proposed development

BUILT TO SUIT & GROUND LEASE OPTIONS AVAILABLE

The C-2 site zoning allows for a multitude of different retail uses. For additional zoning details:

[Click Here](#)

Site Plan



SITE POSSIBILITIES

Existing plans approved

Single Tenant BTS
Approx 6,000 SF

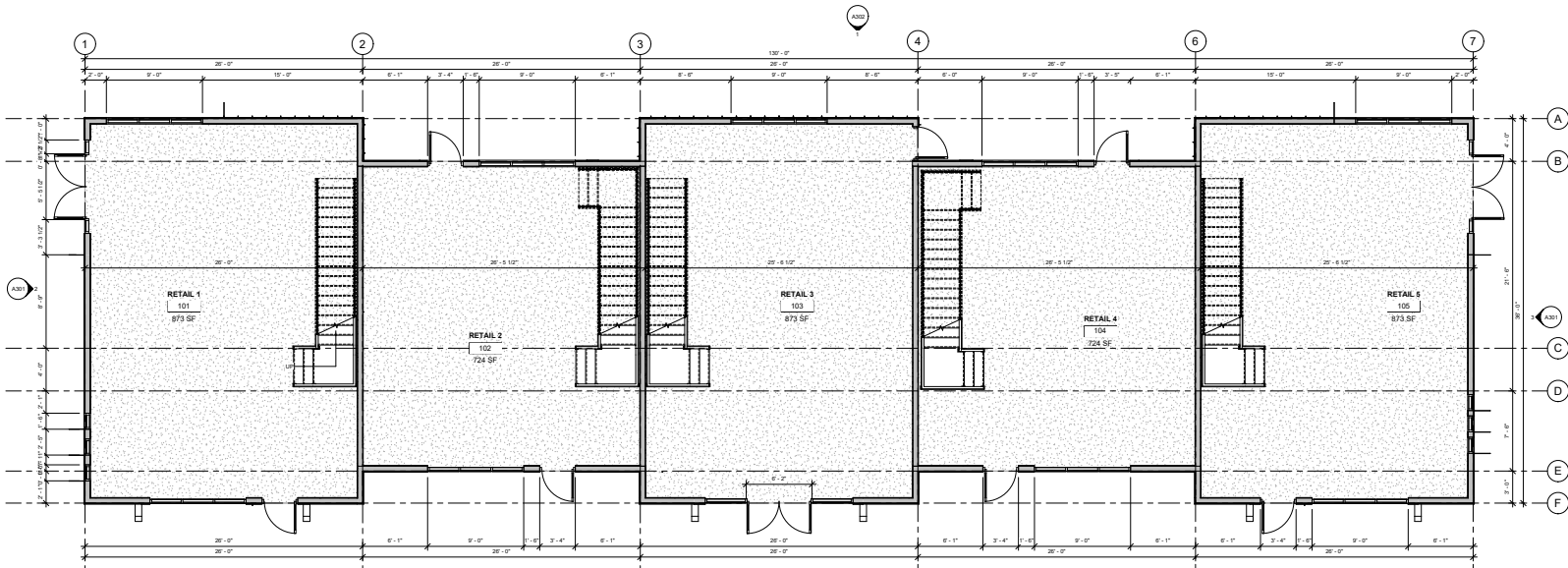
0.72 Acre Ground Lease

Owner-user purchase

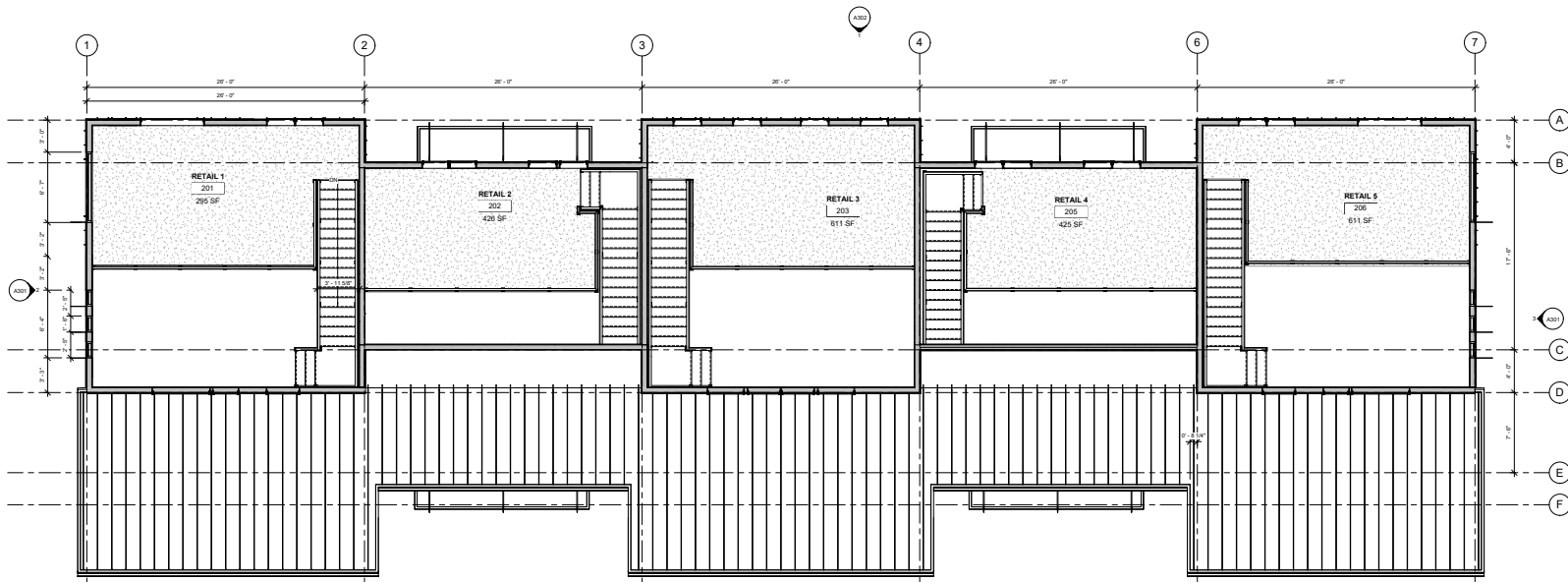
Purchase - development

Site plan approval has been obtained by ownership.

Approved Building Plans



Level 1



Level 2

E Floating Feather Rd

ACE Hardware NAPA ICCU
SHERWIN-WILLIAMS

N Edgewood Ln

N HWY 55



N Eagle Rd

E State St

Tires LES SCHWAB Mountain West Bank

Albertsons Rembrandts
 Papa Murphy's
 Walgreens UPS
 SUBWAY
 usbank SPITFIRE TACOS + TEQUILA

44

55



W Hill Rd Pkwy

I-84 & Meridian 8 mi

S Eagle Rd

E Island Wood Dr

Wendy's D.L. Evans BANK
 WESTMARK CREDIT UNION Hilton Garden Inn



Boise 7.8 mi

W State St

N Duncan Ln

WinCo FOODS Arby's verizon
 THE HOME DEPOT petco T-Mobile
 KeyBank crumbl cookies Carlb's
 Freddy's STEAKBURGERS

Area Demographics

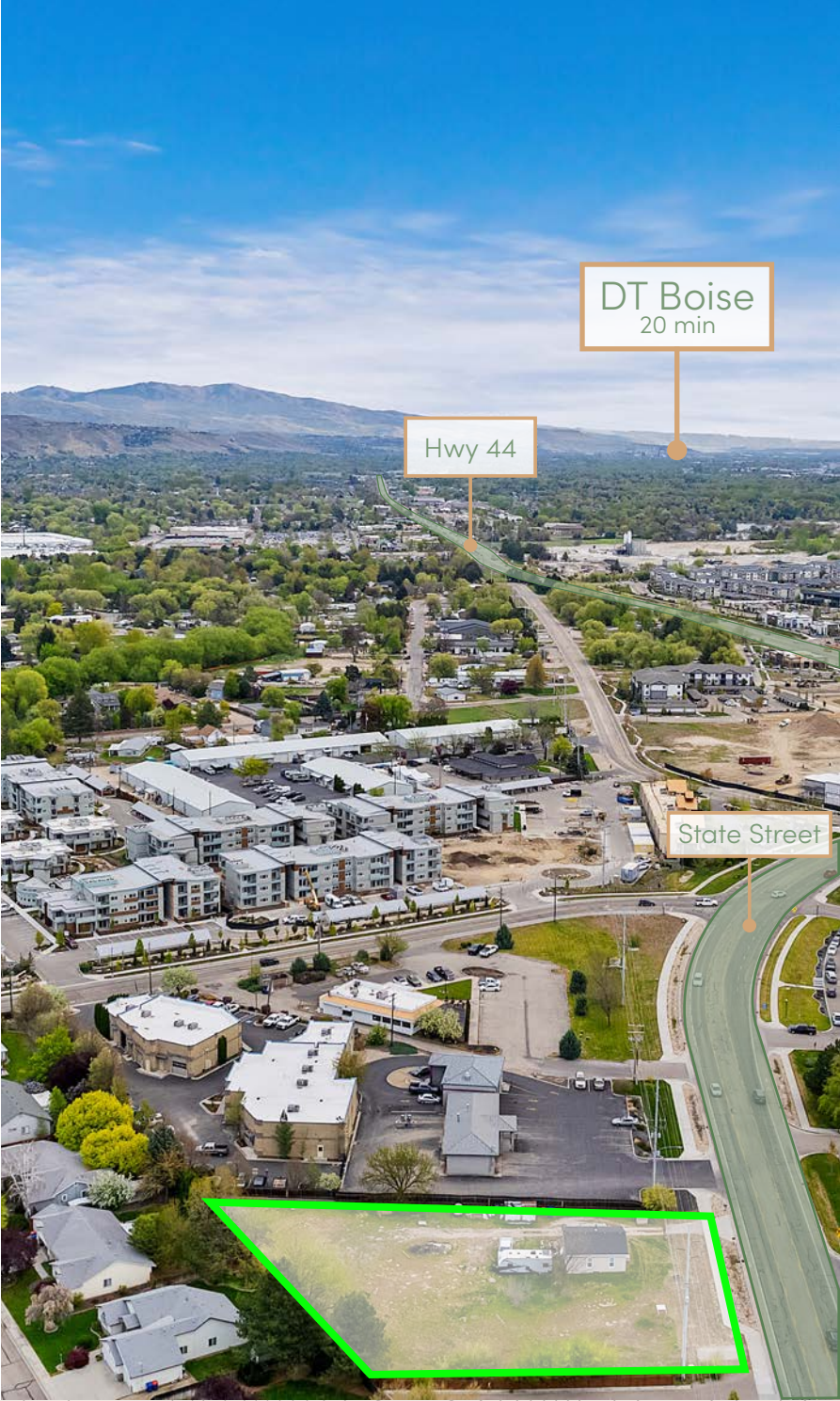
	1 Miles	3 Miles	5 Miles
Area			
Average HH Income	\$127,741	\$152,673	\$137,367
College Education	60%	62.1%	59.1%
Household Count	3,559	17,591	56,237
Median Age	44.8	45.3	41.3
Businesses	813	1,906	4,730
Population			
Population	8,158	44,957	110,750
5-Year Projection	8,390	47,608	155,832
Historical Growth	2.69%	1.08%	1.36%

 **110,750**
2024 Population

 **\$137,367**
HH Income

 **4,730**
Businesses

 **1.36%**
Historical Growth



Why Eagle

Ranked as the Best Place to Live in Idaho and one of the fastest-growing cities in the Boise Metro Area, Eagle is the most desirable place to live for all ages. With short commutes, walkability, and a vibrant mix of commercial, cultural, and civic amenities, Eagle is increasingly popular for work and life. New businesses include medical offices, hotels, restaurants, fitness facilities, and more. Employees enjoy a charming neighborhood setting with green spaces, ideal for lunch breaks or business meetings. Situated within the epicenter of Southwest Idaho, Eagle offers excellent transportation networks, making it easily accessible. Whether starting, growing, or relocating your business, Eagle thrives with opportunity and a prestigious community.

#1
Fastest Growth State
8.3% growth rate

#2
Best Place to Live in the U.S
US News

#1
Best Economy
CNBC

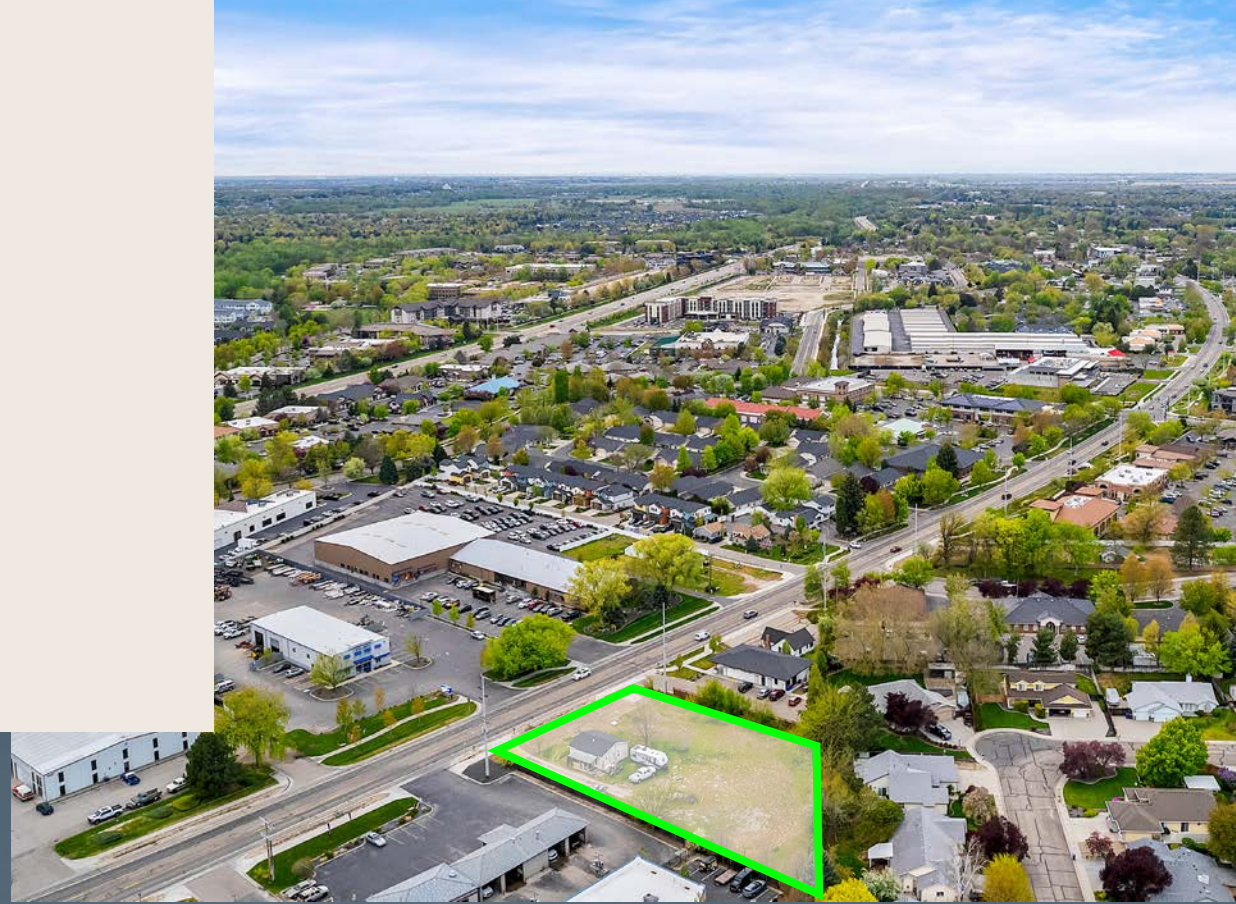
#2
For Business Friendliness
CNBC

#5
Best City in the U.S. to Retire
US News



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