



eller Financing
available!

Price: \$1,400,000

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

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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



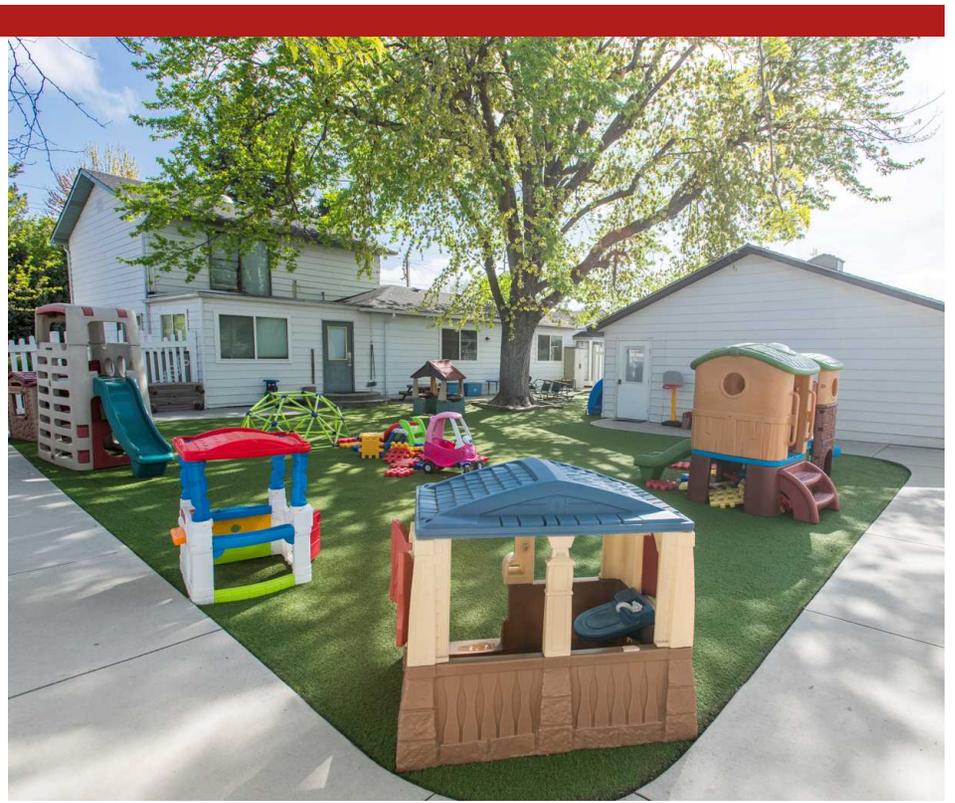
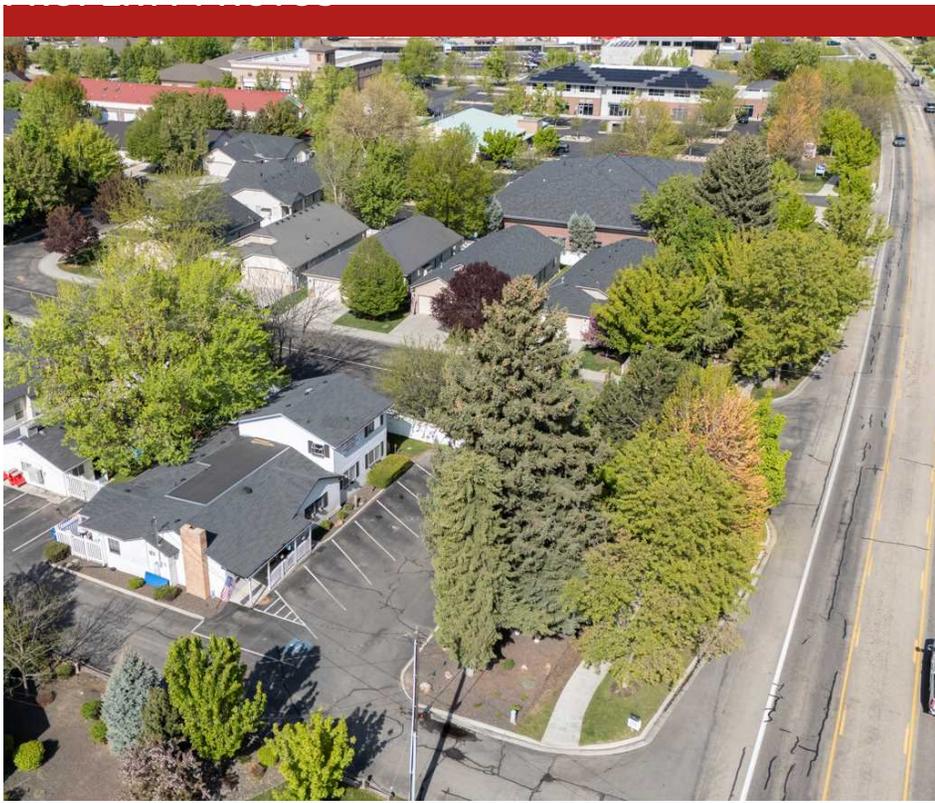
LOCATION OVERVIEW

Fantastic Central Eagle location.



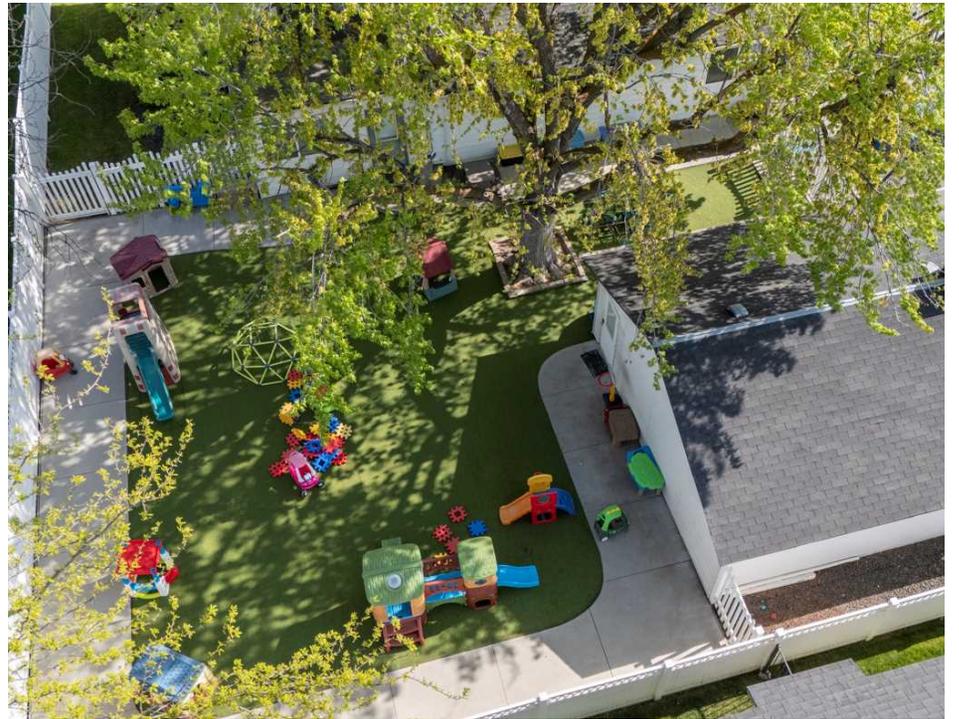
PROPERTY HIGHLIGHTS

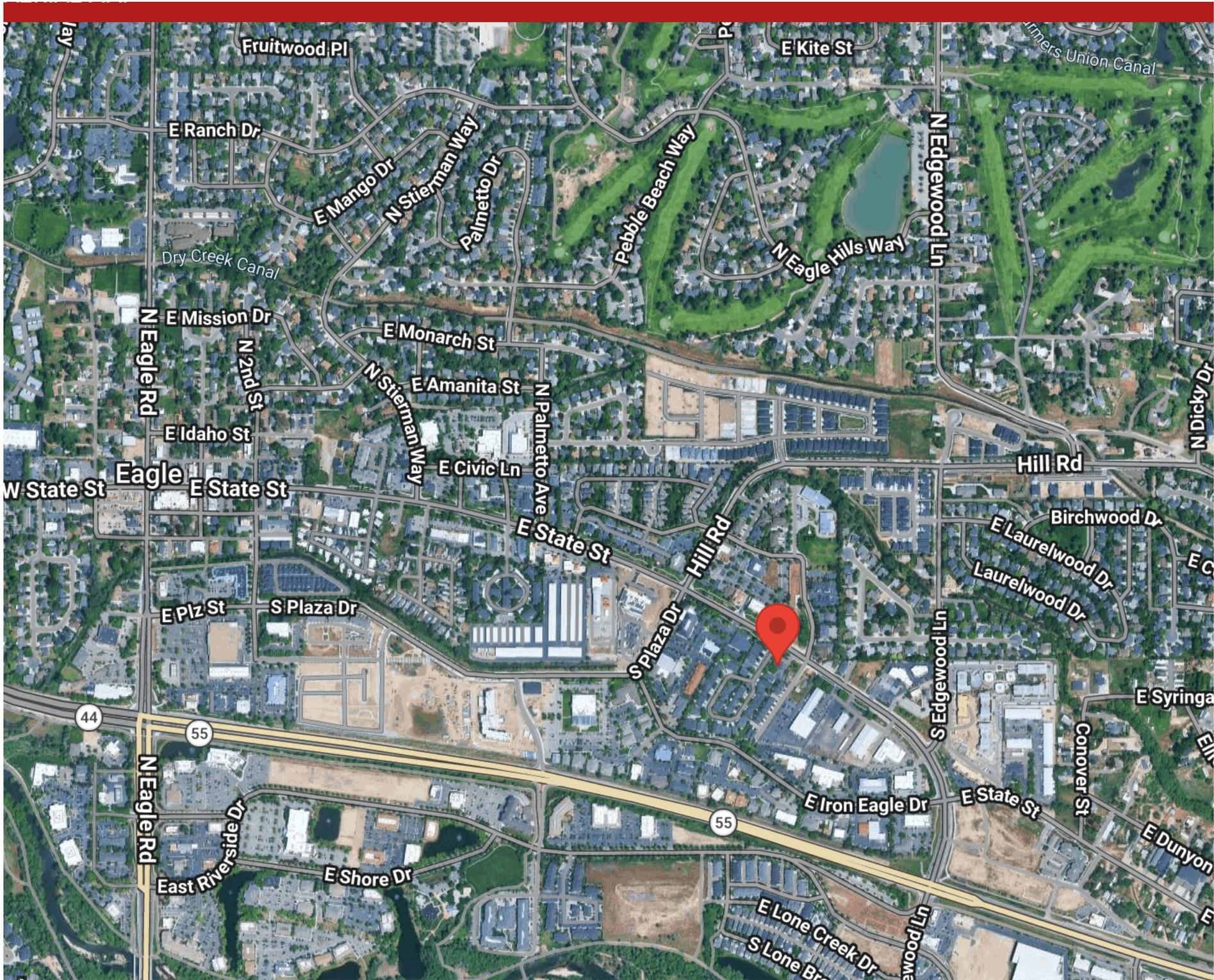
- High visibility and vehicle count
- Convenient location
- Turn-key operation. Everything is included in the sale.
- Plenty of parking
- New roof
- Facility is 100% up to code
- Contact Agent for touring instructions











Fruitwood Pl

E Kite St

E Ranch Dr

E Mango Dr

N Stierman Way

Palmetto Dr

Pebble Beach Way

N Eagle Hills Way

N Edgewood Ln

Dry Creek Canal

E Mission Dr

E Monarch St

N Stierman Way

E Amanita St

N Palmetto Ave

E Civic Ln

E Idaho St

N Eagle Rd

N 2nd St

Eagle

E State St

W State St

E Civic Ln

E State St

Hill Rd

Hill Rd

E Plz St

S Plaza Dr

N Edgewood Ln

E Laurelwood Dr

Birchwood Dr

44

55

55

N Eagle Rd

East Riverside Dr

E Shore Dr

E Iron Eagle Dr

E State St

Conover St

E Lone Creek Dr

S Lone Br

E Syringa

E Dunyon

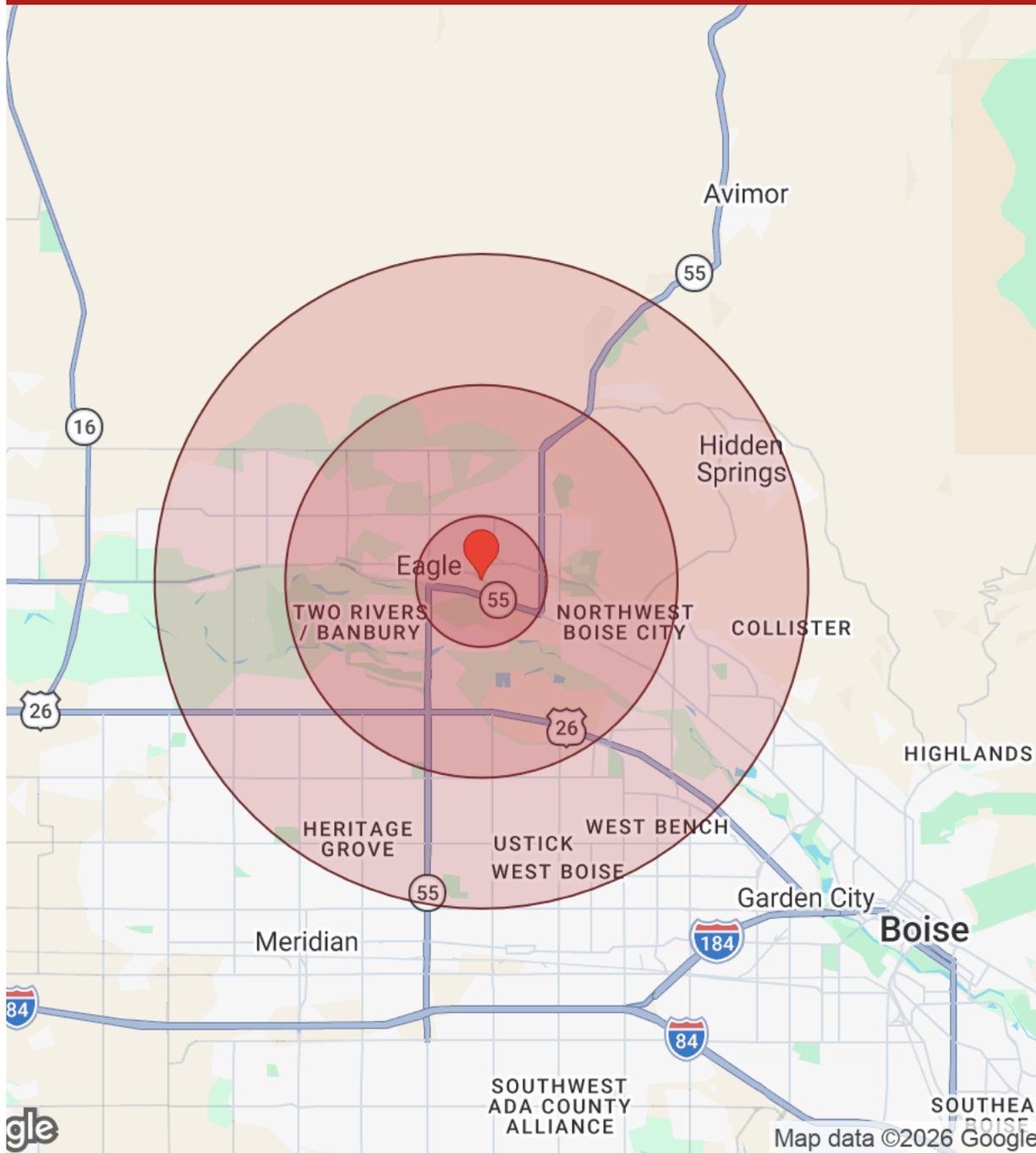
Summers Union Canal

N Dicky Dr

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Population	1 Mile	3 Miles	5 Miles
Male	3,988	21,523	70,509
Female	4,253	21,844	72,440
Total Population	8,241	43,367	142,949

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,922	36,780	118,390
Black	33	321	2,016
Am In/AK Nat	21	82	300
Hawaiian	7	43	172
Hispanic	852	3,799	13,409
Asian	170	1,110	4,446
Multiracial	229	1,197	4,103
Other	7	35	143

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,007	18,899	60,183
Occupied	3,656	17,542	56,135
Owner Occupied	2,378	13,450	42,492
Renter Occupied	1,278	4,092	13,643
Vacant	350	1,358	4,048

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,291	6,768	24,337
Ages 15 - 24	881	4,932	17,079
Ages 25 - 54	2,873	15,159	53,985
Ages 55 - 64	1,197	6,421	18,159
Ages 65+	1,999	10,086	29,389

Income	1 Mile	3 Miles	5 Miles
Median	\$90,703	\$103,399	\$100,609
Under \$15k	251	850	2,662
\$15k - \$25k	161	643	2,117
\$25k - \$35k	184	789	2,562
\$35k - \$50k	365	1,314	4,244
\$50k - \$75k	627	2,441	8,150
\$75k - \$100k	384	2,497	8,168
\$100k - \$150k	738	2,971	10,981
\$150k - \$200k	337	2,089	6,900
Over \$200k	611	3,947	10,349

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

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