

FOR SALE

9551 & 9557
N. Horseshoe Bend Road
Eagle, ID



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Property Overview

Property Type	Land
Land Size	9.812 Acres
Zoning	BP

Key Highlights

- Highly visible commercial land off Highway 55 and Horseshoe Bend Road
- Located next to high-quality, individually-owned storage units
- Highest income demographic in Treasure Valley
- Currently zoned Business Park
- Property currently AG Exempt

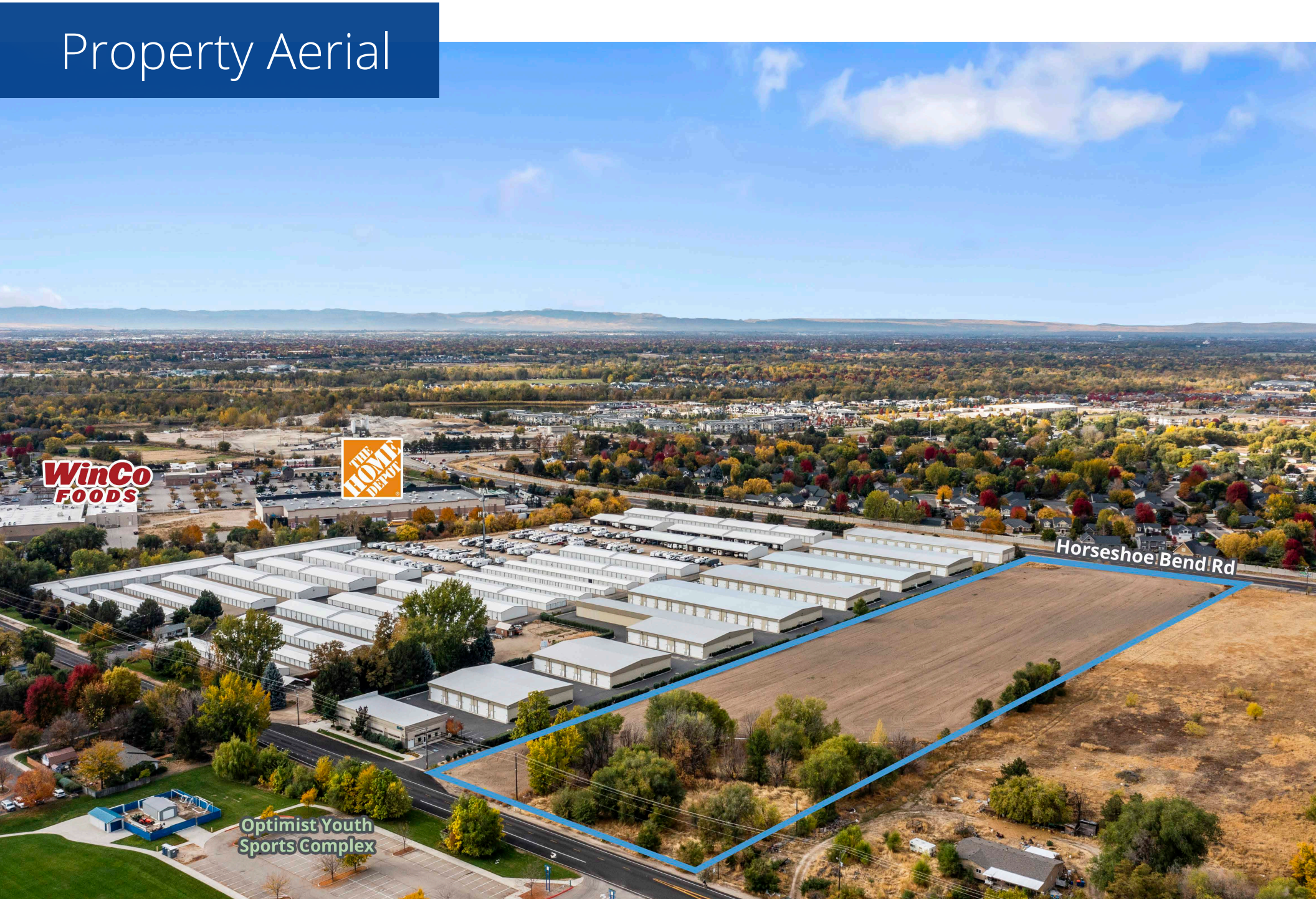
Demographics

	1 Mile	3 Miles	5 Miles
Population	6,818	45,517	138,111
Households	2,845	18,663	53,913
Avg. HH Income	\$125,847	\$140,622	\$132,494

Price \$4,275,000



Property Aerial



WinCo
FOODS

THE
HOME
DEPOT

Horseshoe Bend Rd

Optimist Youth
Sports Complex

Location

Google Map

Street View



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