

DEVELOPMENT LAND FOR SALE OR LEASE

2489 S. Three Bridges Way
Eagle, ID 83616



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



PROPERTY HIGHLIGHTS



Rare opportunity to acquire 0.90 acres of extremely limited development land in Eagle, ID.

Lee & Associates is pleased to present this development land for sale, lease, or build to suit. This unique property is one of the limited available lots left in Eagle. Situated off a hard corner of Eagle Rd (Hwy 55); the state highway between I-84 and Eagle. Highway 55 is a major thoroughfare for Treasure Valley residents, as well as north and south-bound traffic. This produces traffic counts that are some of the highest in the state of Idaho with excellent visibility. The site is surrounded by a mixture of national and local retailers, office users, and high-quality residential home sites.

Sale Price:	\$2,000,000
Price Per SF:	\$51.01
Lease Rate:	TBD
Lease Type:	TBD
Land Size:	0.90 AC
Zoning:	MU-DA
Parcel:	R5125320630 & R5125320640



AERIAL



AERIAL



QUICK STATS

INCOME

\$91,414

Estimated median household income

LABOR FORCE

81%

% of population in civilian labor force

GROWTH

1.7%

Projected annual growth in population (2022-2027)

EAGLE, IDAHO



33,960

2023 Population

0.7 mi

to Hwy 20-26

0.1 mi

to Hwy 55

Eagle, Idaho is located in Ada County, just 10 miles Northwest of Boise. Known for its beautiful scenery nestled in the Boise foothills and family-friendly community. This city also has a wide variety of different parks and outdoor amenities to enjoy including Eagle Island State Park, Boise River Greenbelt, The Ada/Eagle Sports Complex, and golf courses etc. One popular local activity in Eagle is the Eagle Saturday Market held in the heart of Downtown Eagle, that offers local produce, arts & crafts, woodwork, specialty food items and more!



NEARBY SERVICES

FOOD

Crave
Boise Juice Co
Stella's
KB's Burrito
Guru Donuts
Cafe Yumm!
Boise Boba
Sakura Sushi

RETAIL

The Nest
Staples
Target
Walgreens
Zamzows
Urban Casuals
Idaho Youth Ranch
NAPA Auto Parts

OTHER

Boise Massage Blissful
Bolder Barbershop
F45 Training
Intuit
Luxe Reel Theater
Eagle Fitness
The Studio Salon
Sinclair
Huntington Learning Center
Saint Alphonsus Eagle Health Plaza

FINANCE

KeyBank
Zions Bank

GROCERY

Albertsons
WinCo



SUBMARKET

DEMOGRAPHIC HIGHLIGHTS

This development land is positioned in one of the most desirable submarkets in the Boise MSA. According to the United States Census, the city of Eagle has a population of 32,100. From 2020 to 2021, the population has increased by 5.3% and is expected to increase an additional 1.7% by 2027.

BOISE METROPOLITAN STATISTICAL AREA IN THE NEWS:

"Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here. The area boasts a little over 800,000 individuals allowing us to feel small but experience BIG."

bvep.org



LOCATION & DEMOGRAPHICS

RESIDENTIAL DEVELOPMENT

The Treasure Valley area has experienced strong growth in demand and steadily increased pricing in single family residences since 2010. In addition, the city of Eagle has experienced strong residential growth and grew 15% between 2010-2022.

LOCATION HIGHLIGHTS

This property is uniquely positioned in a high traffic environment. Eagle Road is one of the busiest streets in the Treasure Valley. This unique position offers unmatched branding opportunities and excellent visibility. New developments surround the property as well as a popular retail center.

"COMPASS estimates the population could be 35,038 by 2030... 38,765 by 2040...and 50,000 by 2050. Eagle, like the rest of treasure Valley, is expected to grow by 30% or more from 2022 to 2050"

idahostatesman.com

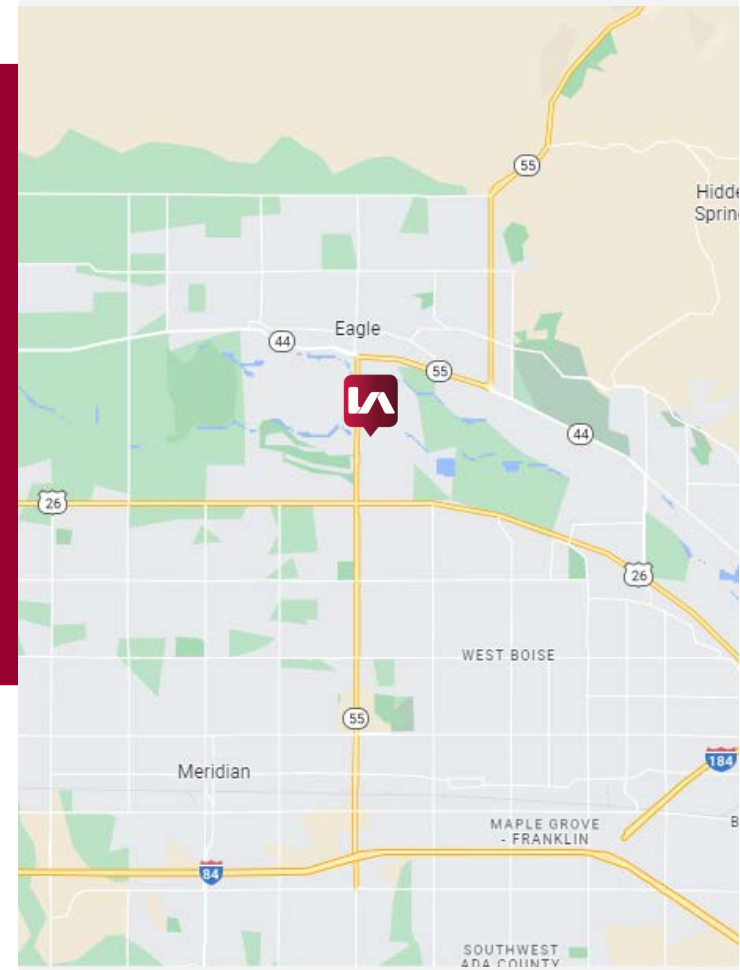
EAGLE, IDAHO

4 min.
1.5 mi.

to Downtown Eagle

2 min.
1.3 mi.

to Hwy 44





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