

LAND FOR SALE

5578 N Eagle Road, Boise, ID 83713



SALE PRICE:	\$199,000
LOT SIZE:	0.54 +/- Acres
ZONING:	L-OD
TRAFFIC COUNT:	40,000+
PRICE PER SF:	\$8.46

PRICE PER ACRE: \$368,518

PROPERTY OVERVIEW

Office lot with high traffic count.

PROPERTY FEATURES

- .538 Acres off Eagle Road between McMillian and Chinden.
- Building envelope estimated at +/- 5500 SF
- Parking lot improved, utilities stubbed to property

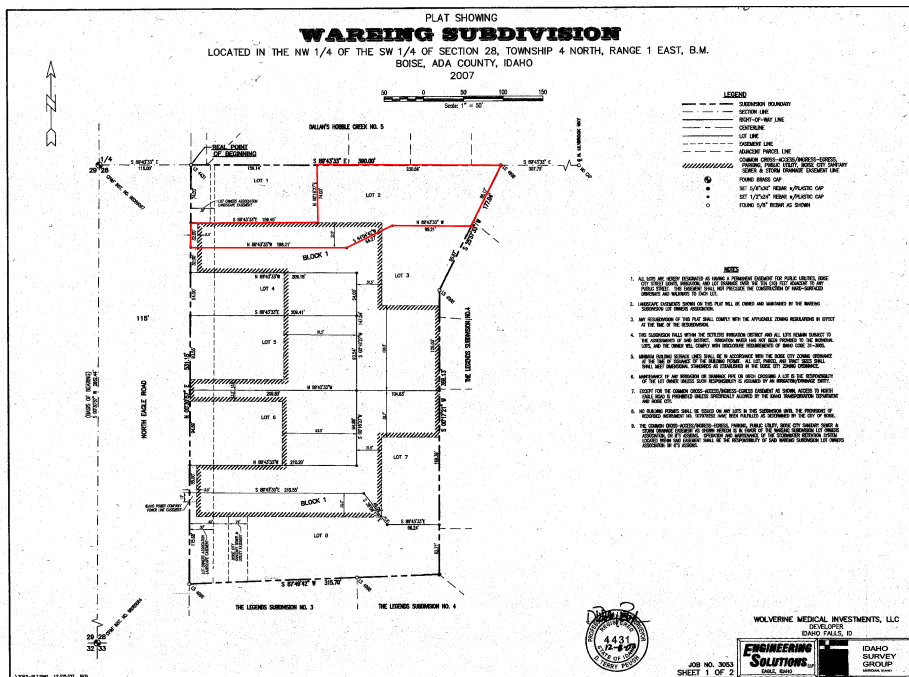
KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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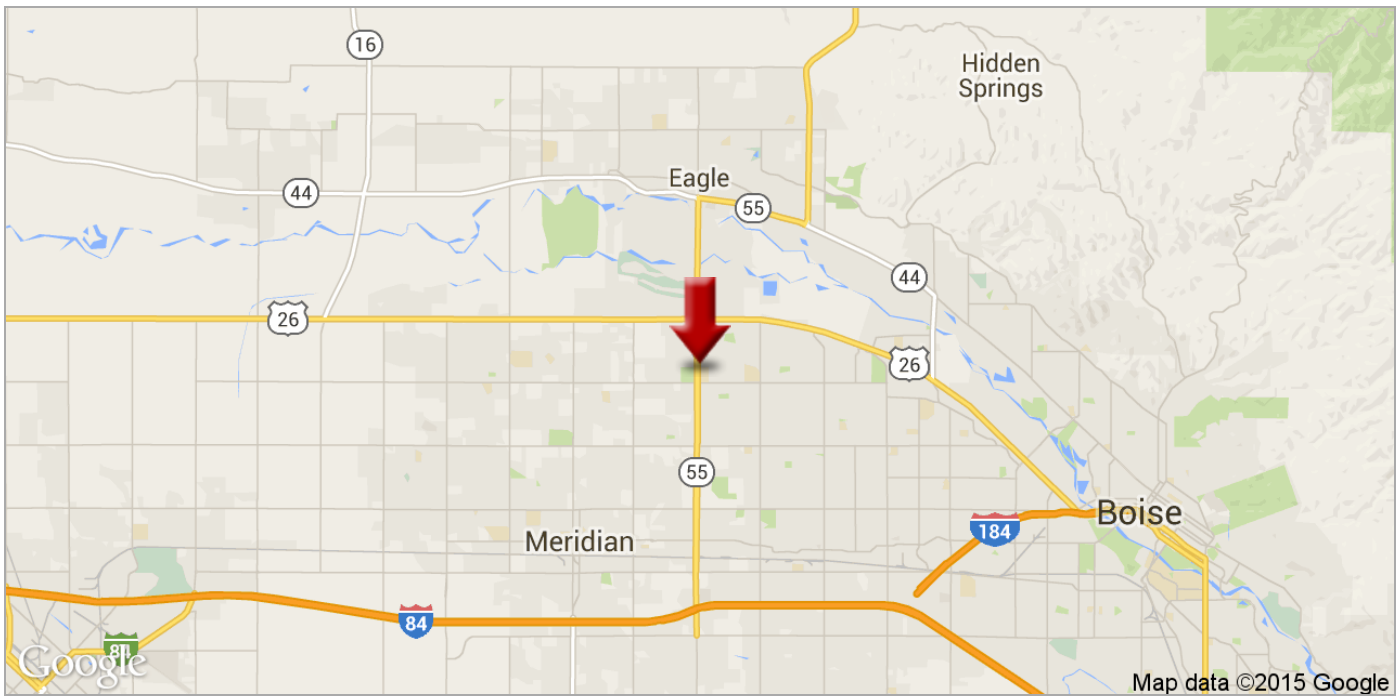
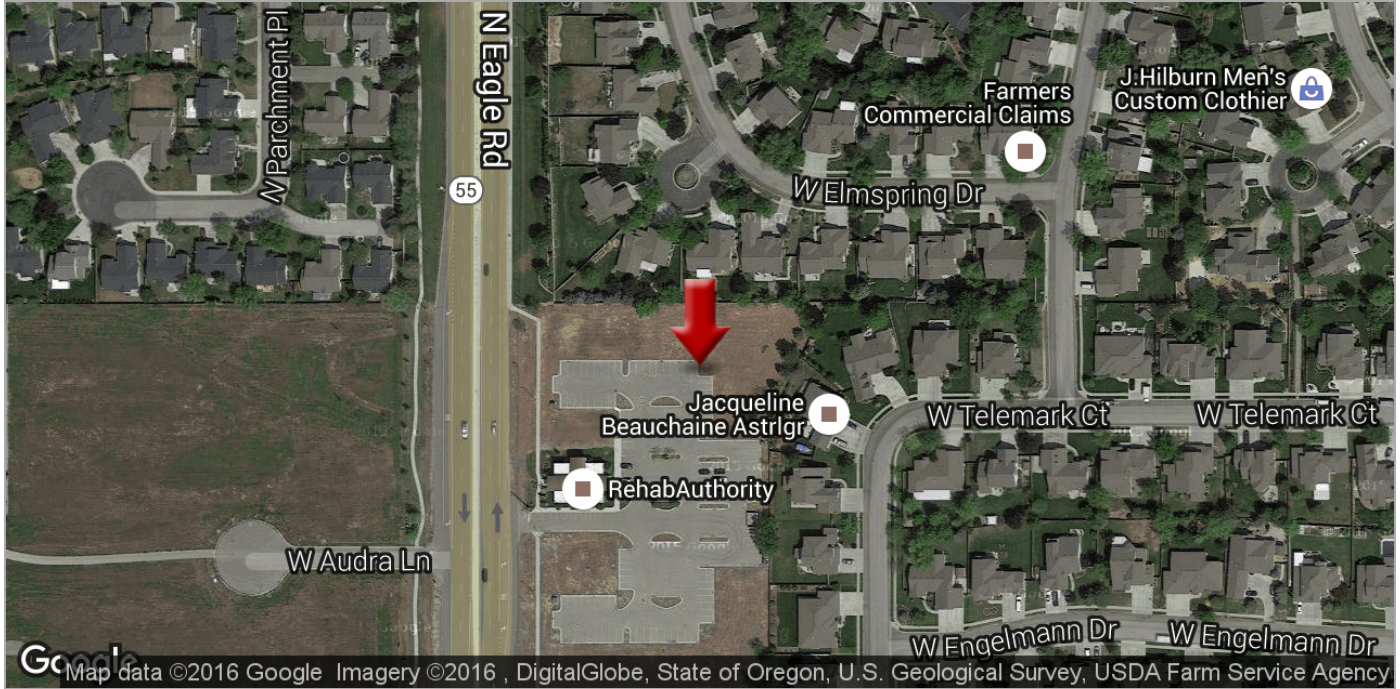
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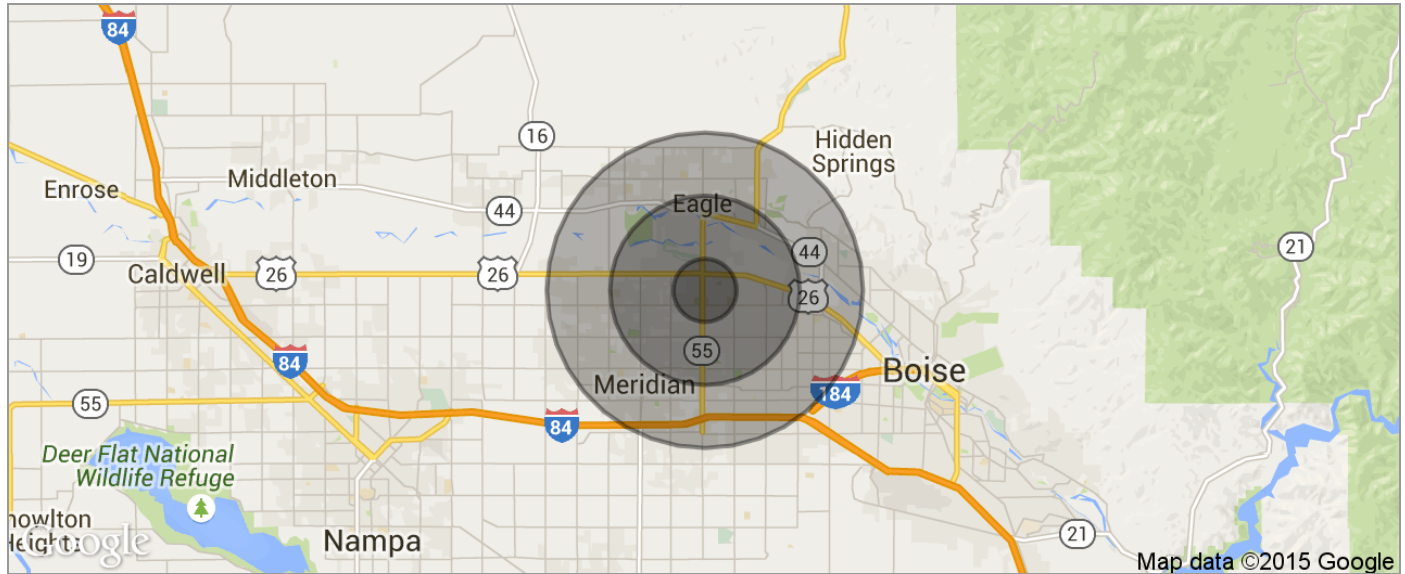
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,472	64,842	162,162
MEDIAN AGE	34.8	35.6	35.7
MEDIAN AGE (MALE)	34.8	35.7	35.4
MEDIAN AGE (FEMALE)	35.0	35.7	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,221	23,296	59,941
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$98,086	\$84,265	\$79,089
AVERAGE HOUSE VALUE	\$230,496	\$220,190	\$230,707
RACE	1 MILE	3 MILES	5 MILES
% WHITE	90.1%	91.1%	92.2%
% BLACK	0.7%	1.4%	1.2%
% ASIAN	5.4%	3.3%	2.5%
% HAWAIIAN	0.0%	0.4%	0.1%
% INDIAN	0.2%	0.5%	0.4%
% OTHER	1.1%	0.9%	1.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	5.9%	5.8%	6.5%

* Demographic data derived from 2010 US Census

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