

0.48 - 6.47 ACRES OF COMMERCIAL DEVELOPMENT LAND FOR SALE

EAGLEDALE COMMERCIAL

TBD W. STATE STREET, EAGLE, IDAHO 83616



FULL ACCESS FROM PALMER LANE

PHASE 1 | AUGUST 2026

PHASE 2



22,855 VPD

NEW, FULLY SIGNALIZED INTERSECTION!

TOK COMMERCIAL REAL ESTATE



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CONTACT AGENT FOR PRICING

DRIVE-THRU LOTS AVAILABLE!

This property is exclusively marketed by TOK Boise LLC dba TOK Commercial. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOK
COMMERCIAL

CBH HOMES
FOUNTAIN PARK COMMUNITY



OFFERING DETAILS

Property Address **TBD W. State Street
Eagle, Idaho 83616**

Property Type **Commercial Land**

Total Acreage **6.47 Acres**

Lot Sizes **0.48 - 0.87 Acres**

No. of Lots **11**
Phase 1: Lots 17-21
Phase 2: Lots 1-16

Zoning **C-2-DA-P**
**General Business District,
Development Agreement, Planned Development**

CONTACT AGENT FOR PRICING

Individual Lot Breakdown:

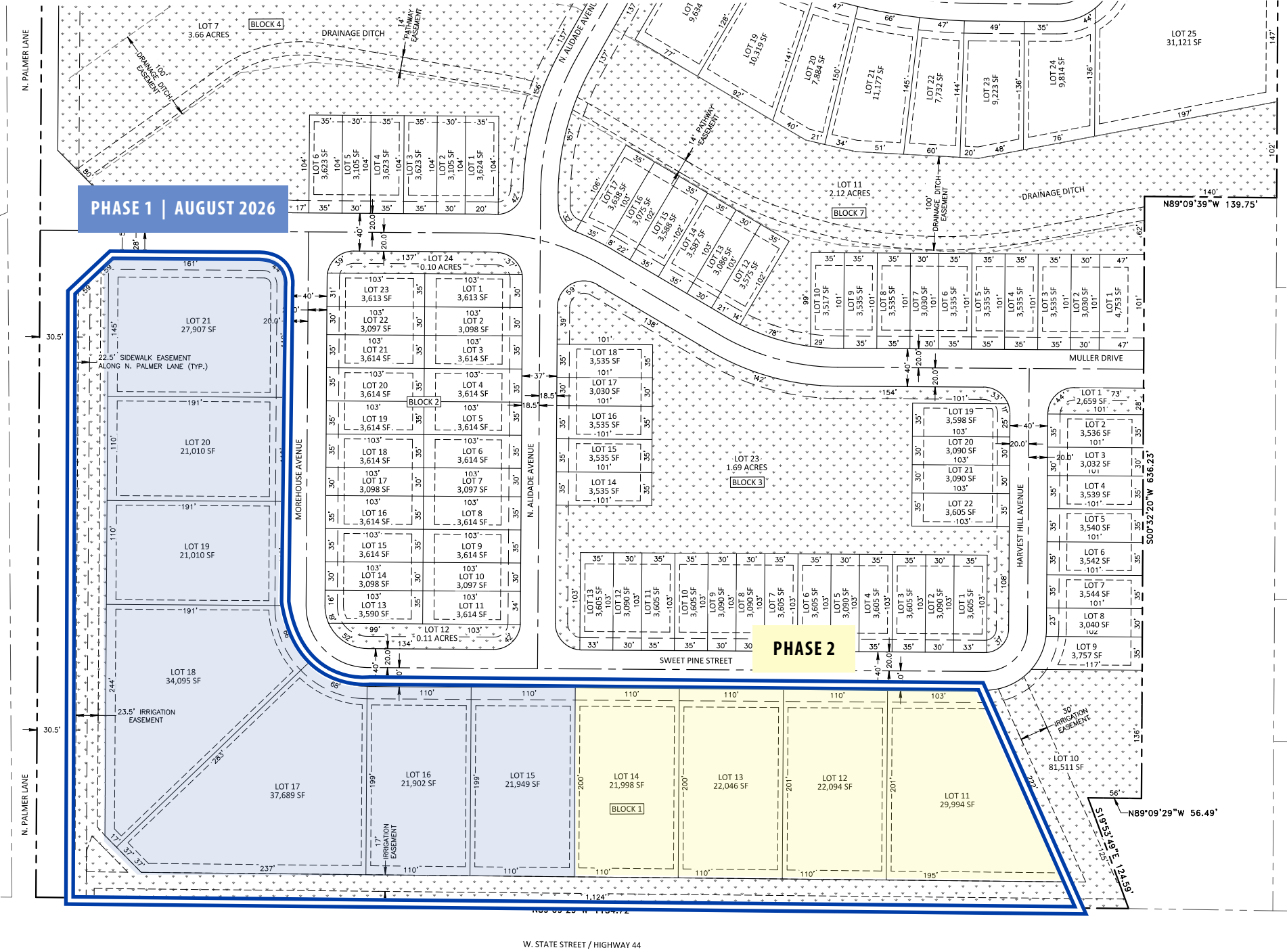
PHASE 1 FINAL PLAT EXPECTED AUG. 2026			
Lot 15	-	21,949 SF	0.504 AC
Lot 16	-	21,902 SF	0.503 AC
Lot 17	Drive-Thru Potential	37,689 SF	0.865 AC
Lot 18	Drive-Thru Potential	34,095 SF	0.783 AC
Lot 19	-	21,010 SF	0.482 AC
Lot 20	Drive-Thru Potential	21,010 SF	0.482 AC
Lot 21	Drive-Thru Potential	27,907 SF	0.641 AC
PHASE 2			
Lot 11	-	29,994 SF	0.689 AC
Lot 12	-	22,094 SF	0.507 AC
Lot 13	-	22,046 SF	0.506 AC
Lot 14	-	21,998 SF	0.505 AC

PROPERTY HIGHLIGHTS



- Extremely unique opportunity to deliver much-needed retail, amenities, and daily-use commercial services to an underserved trade area with rapidly growing demand near the new Highway 16 extension — a transformative pathway through the Treasure Valley.
- Prime State Street frontage along one of the Treasure Valley’s fastest-growing corridors, surrounded by both established neighborhoods and new residential/commercial development.
- Fully lighted intersection at Palmer and State with full access to the site via Palmer Lane.
- Gateway location to Idaho’s highest-income demographic, strategically positioned to serve the Eagle, Star, and Meridian markets.
- Near major demand drivers and attractions, including Eagle High School (2,000+ students), Eagle Island State Park (545 acres), Camille Beckman Factory & Gift Shop, Chateau des Fleurs Event Center, and Eagle Island Crossing.
- Low-inventory submarket with a prominent commercial project and limited competing space.
- Rare drive-thru potential on select lots (Lots 17, 18, 20, and 21 - Contact agent for details and locations). Phase I final plat expected for August 2026 (Lots 15–21).
- Established visibility and efficient access with excellent regional connectivity and close proximity to the Highway 16 extension for strong circulation throughout the valley.

AVAILABLE LOTS



ALONG ONE OF THE TREASURE VALLEY'S FASTEST-GROWING CORRIDORS!



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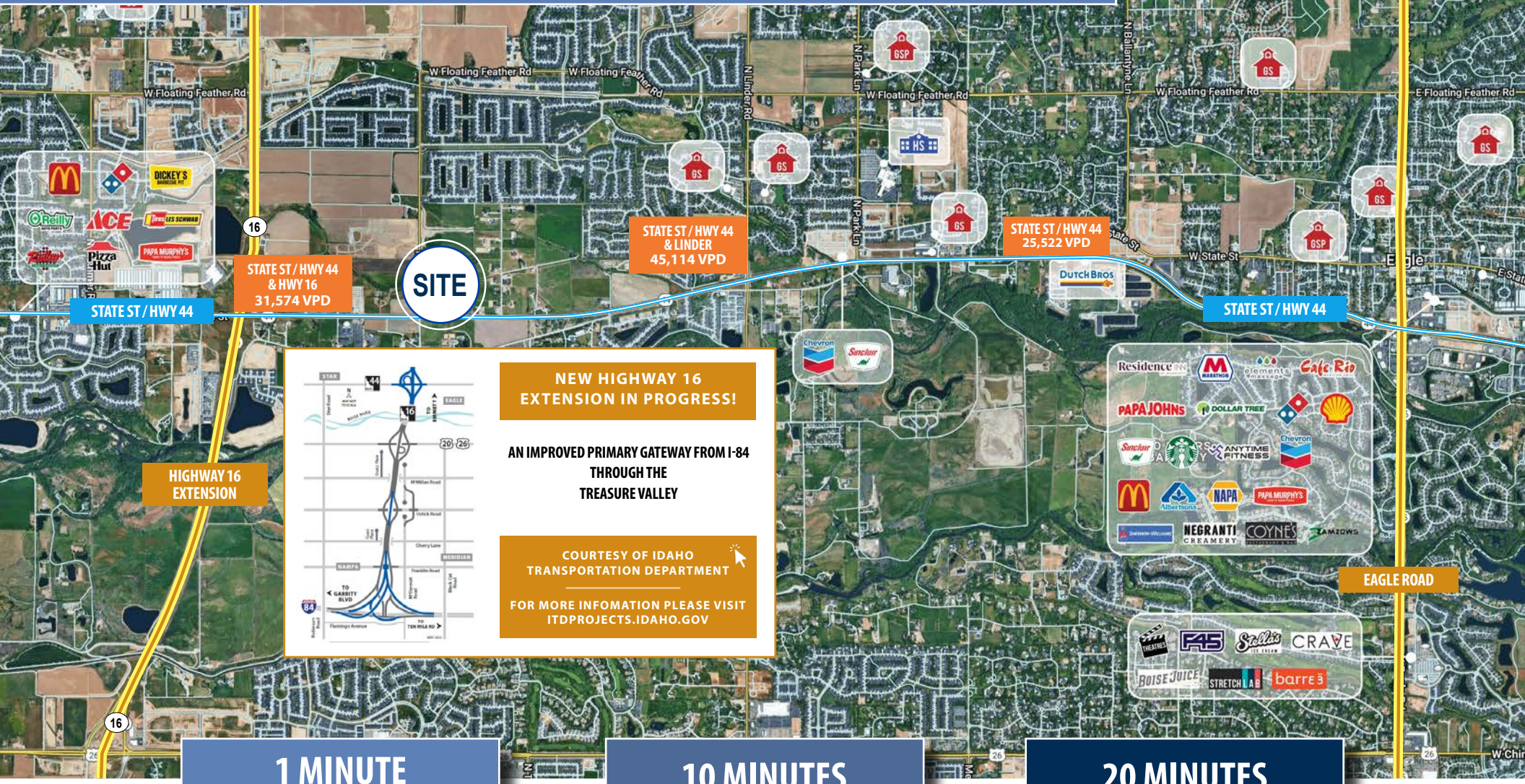
DEVELOPMENT AGREEMENT RESTRICTIONS

All uses shown as " P" permitted under the C- 2 zoning designation within Eagle City Code Section 8- 2- 3 " Official Schedule of District Regulations," shall be considered permitted uses and all uses shown as " C" conditional uses under the C- 2 zoning designation shall require a conditional use permit.

The following uses which are shown as " C" conditional uses under the C- 2 zoning designation within Eagle City Code Section 8- 2- 3 " Official Schedule of District Regulations," shall be prohibited uses on the Property:

- Automotive body shop
- Automotive gas station or fuel islands
- Automotive gas station/ service shop
- Automotive repair
- Building supply outlet
- Cabinet shop
- Coffee roasting facility
- Commercial entertainment facilities (outdoor)
- Contractor's yard and/ or shop
- Convenience store with fuel service
- Live entertainment events
- Machine shop

WELL LOCATED BETWEEN NEW HIGHWAY 16 EXTENSION & EAGLE ROAD



STATE ST / HWY 44 & HWY 16
31,574 VPD

STATE ST / HWY 44 & LINDER
45,114 VPD

STATE ST / HWY 44
25,522 VPD

SITE



NEW HIGHWAY 16 EXTENSION IN PROGRESS!

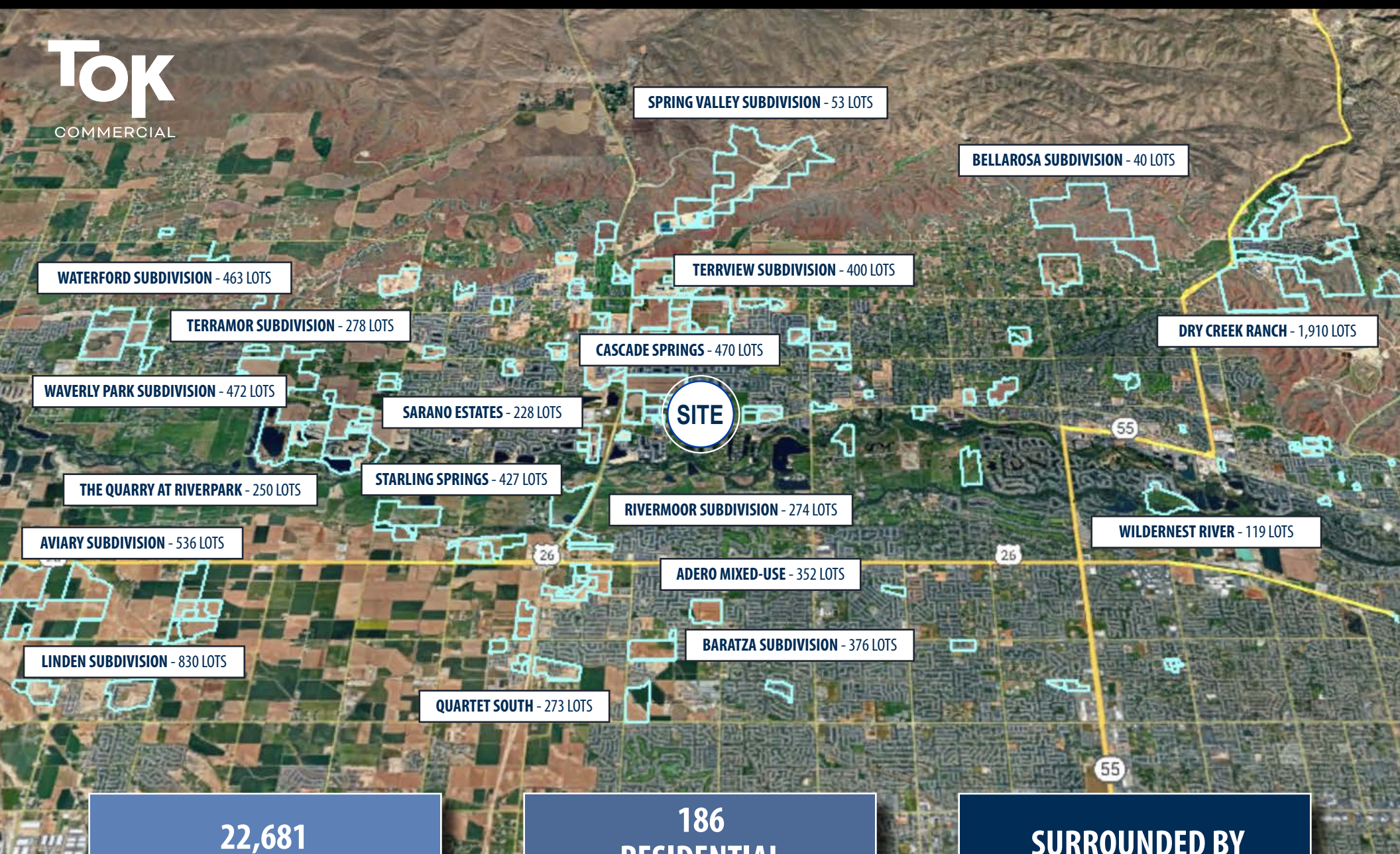
AN IMPROVED PRIMARY GATEWAY FROM I-84 THROUGH THE TREASURE VALLEY

COURTESY OF IDAHO TRANSPORTATION DEPARTMENT
FOR MORE INFORMATION PLEASE VISIT ITDPROJECTS.IDAHO.GOV

1 MINUTE
From the New
Highway 16 Extension

10 MINUTES
To Eagle Road
Corridor

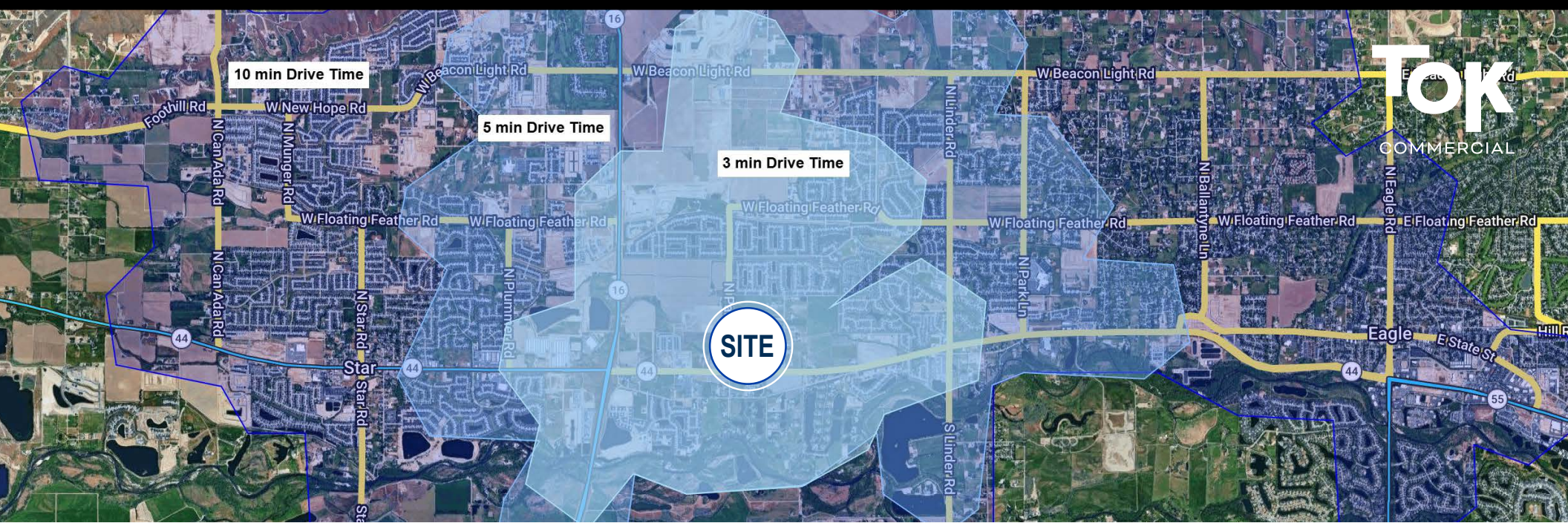
20 MINUTES
To
I-84 Access



**22,681
DEVELOPMENT LOTS
IN A 6 MILE RADIUS**

**186
RESIDENTIAL
DEVELOPMENTS
IN A 6 MILE RADIUS**

**SURROUNDED BY
INCREASING
DEVELOPMENT**



DEMOGRAPHICS | 3-5-10 MIN. DRIVE TIMES

POPULATION	3 MIN	5 MIN	10 MIN
2025 Est. Population	8,117	16,220	58,175
2030 Projected Population	10,369	19,695	67,144
Historic 10 Year Growth	28.7%	12.3%	7.0%

HOUSEHOLDS	3 MIN	5 MIN	10 MIN
2025 Est. Households	3,054	6,018	21,609
2030 Projected Households	4,010	7,522	25,680
Historic 15 Year Growth	57.9%	19.4%	10.9%

INCOME	3 MIN	5 MIN	10 MIN
2025 Average HH Income	\$161,130	\$150,996	\$159,702
2030 Per Capita Income	\$60,656	\$56,085	\$59,415
Historic Annual Change (12 Yr)	4.8%	5.4%	5.7%

WORK FORCE	3 MIN	5 MIN	10 MIN
2025 Total Businesses	158	533	2,697
2025 Total Employees	1,094	3,523	17,195
2025 Labor Pool Age 16+	3,488	8,853	40,816