



FALCON

MIXED-USE CONDOS

224 S. HERONS FLIGHT LANE
EAGLE, ID 83616

BUILDING 9
UNITS 101-109

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OWN YOUR OWN MIXED USE CONDO!



FALCON MIXED-USE CONDOS

MIXED-USE CONDOS



MULTIPLE USES

MU Zone in City of Star accommodates owner users and investors



HIGH CLEARANCE

Spacious 14'x18' roll-up doors and 18' ceilings



RANGE OF SIZES

2,500-17,500 SF to accommodate varying storage, showroom, or business needs



READY FOR OFFICE SPACE

Finished restroom and wide-open space ready to accommodate build-outs



CLIMATE CONTROLLED

Full HVAC & fully insulated and climate controlled for year-round comfort



GLASS STORE FRONT

Flexible showroom tailored for hosting clients, hobbies, or business



UTILITIES

Equipped with Water, Sewer, Gas, and 200 Amp 3 Phase Power

STANDARD FINISHES & FEATURES

What Comes Standard with Your Falcon Mix-Use Condo



INSULATED OVERHEAD DOOR

Includes a panel of transom windows for natural light



HEATING AND COOLING SYSTEM

Equipped with full HVAC to efficiently ventilate the unit to ensure year-round comfort



PLUMBING AMENITIES

Units come equipped with a finished restroom and a fire sprinkler system



FINISHING & FIXTURES

Finished drywall, ceiling fans, & LED lighting deliver a polished, move-in-ready aesthetic

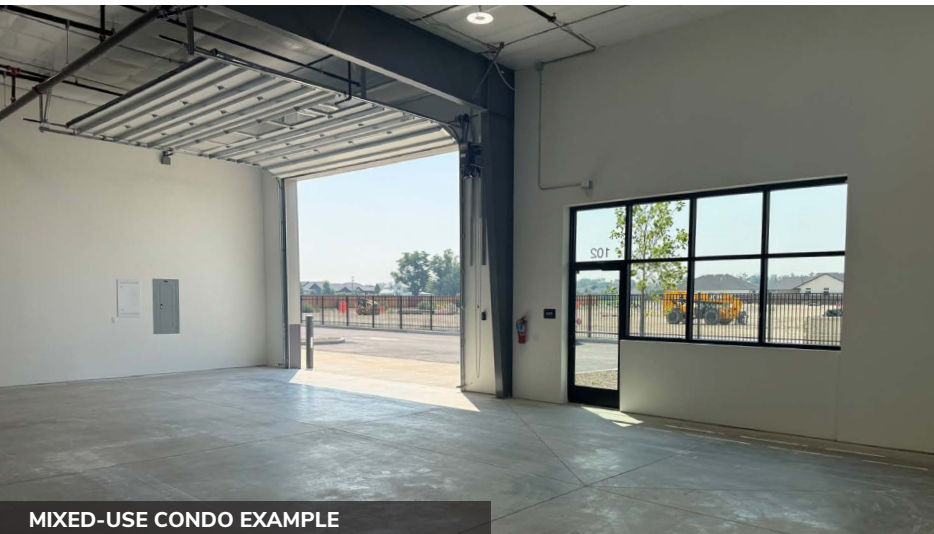


PROFESSIONALLY MANAGED

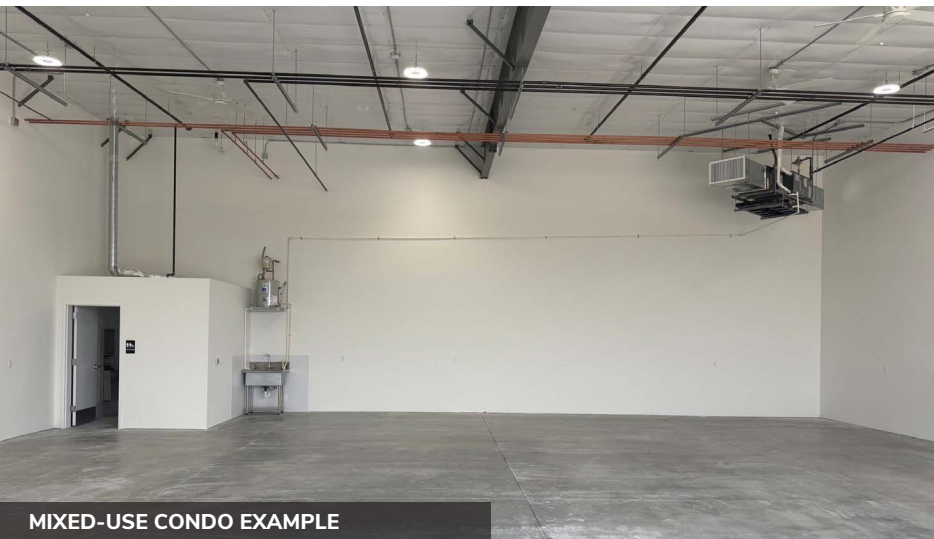
A commercial management company ensures everything is well-maintained and operated efficiently



MIXED-USE CONDO EXAMPLE

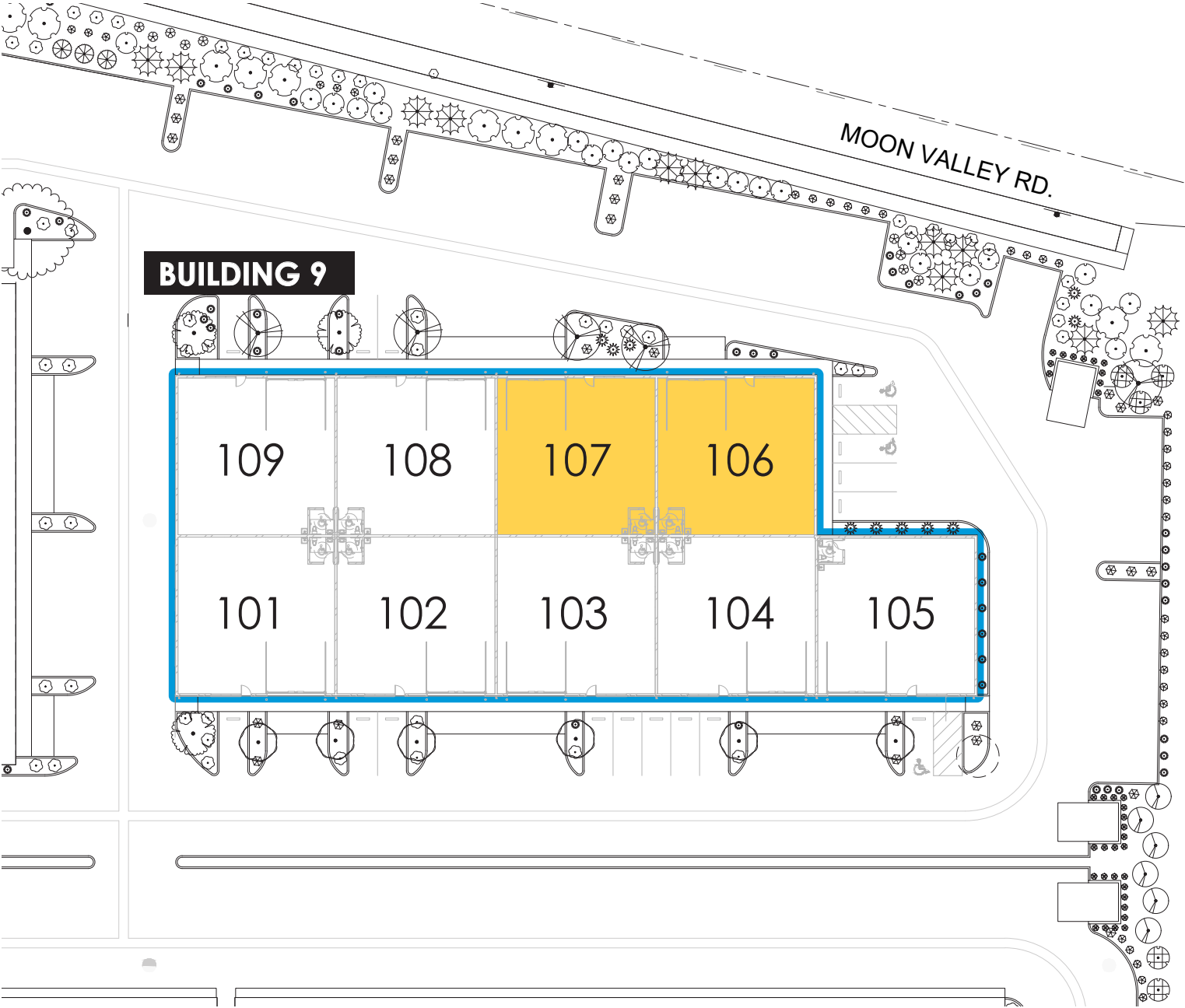


MIXED-USE CONDO EXAMPLE



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SITE PLAN



BUILDING 9			
101	50 x 50	2,500 SF	\$675,000
102	50 x 50	2,500 SF	\$675,000
103	50 x 50	2,500 SF	\$675,000
104	50 x 50	2,500 SF	\$675,000
105	50 x 50	2,500 SF	\$675,000
108	50 x 50	2,500 SF	\$675,000
109	50 x 50	2,500 SF	\$675,000

Phase 1

- Developer Reserved
- Available
- Under Contract
- Sold



Unit sizes are not exact and will verify from final plat

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LOCATION OVERVIEW



FUTURE GROWTH HUB

The new Hwy. 16 development positions the area as a future epicenter for economic expansion and connectivity in the region



PROXIMITY TO AMENITIES

Just minutes from Downtown Eagle, offering upscale dining, boutique shopping, and community events



CONVENIENT TRAVEL

Only 26 minutes from the Boise Airport, providing easy access for business and personal travel

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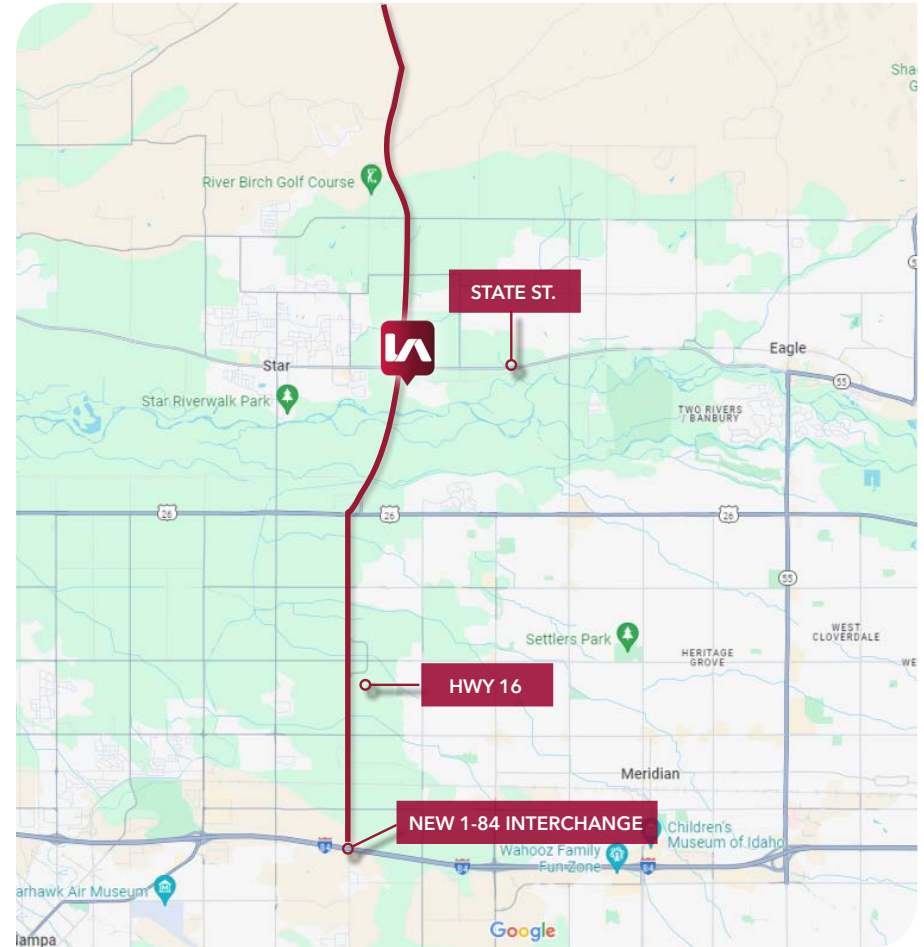
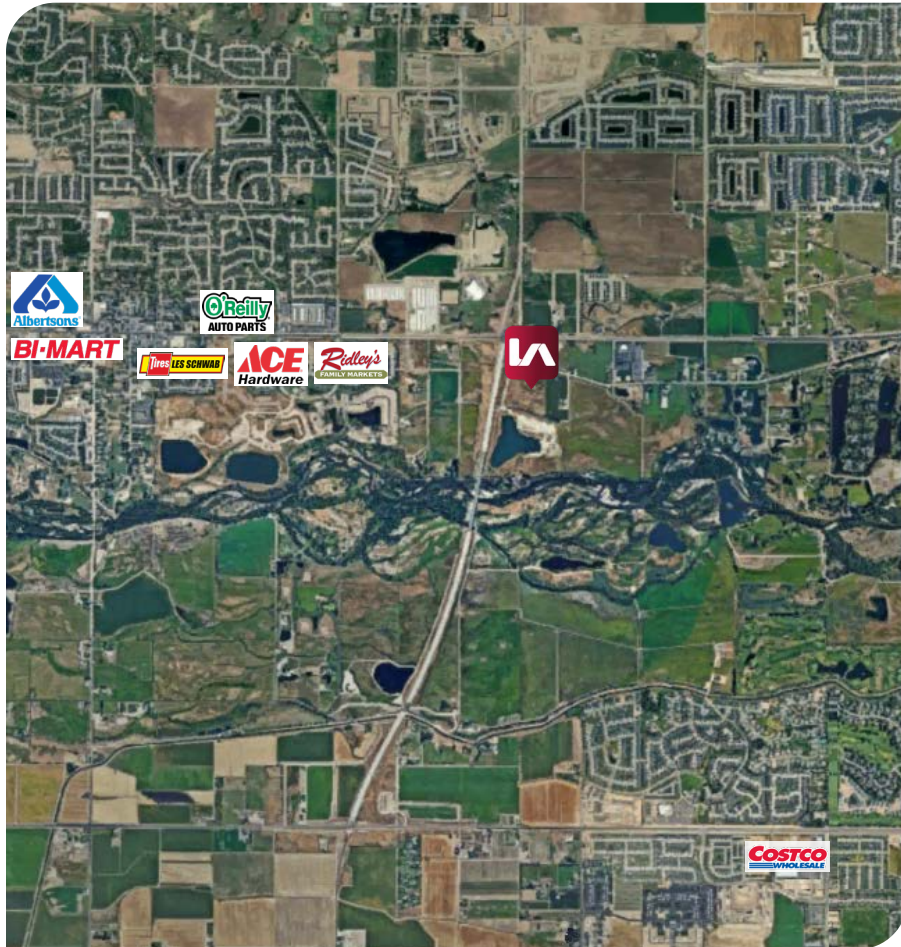
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COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

FOR MORE INFORMATION, PLEASE CONTACT

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FALCON
STORAGE CONDOS