



INVESTMENT OPPORTUNITY

EAGLE LUXE STORAGE

771 N HIGHWAY 16, EAGLE, ID



DESERT
EDGE
COMMERCIAL

NATALIE JONSSON

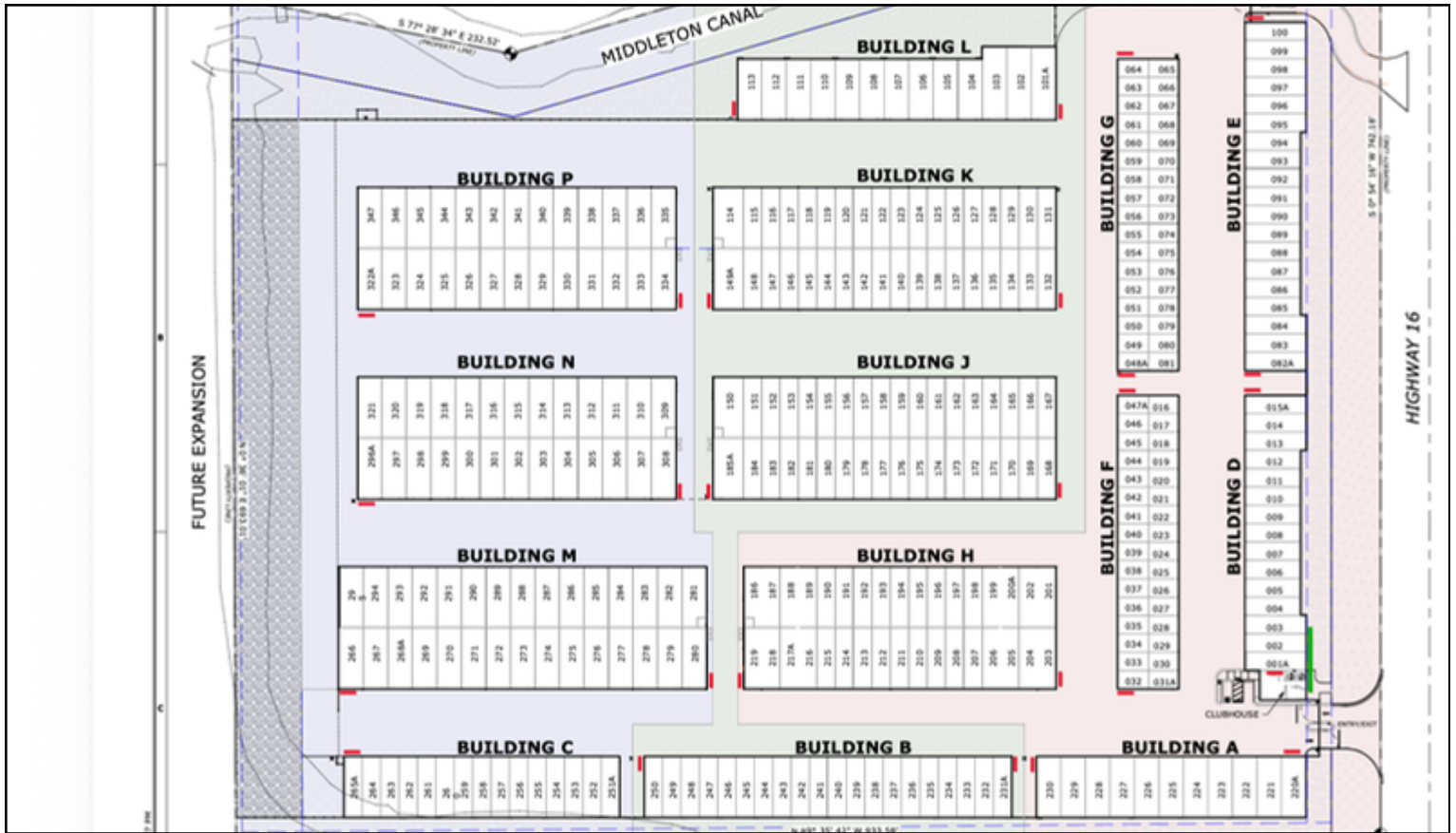
NATALIE@DESERTEDEGECOMMERCIAL.COM

208-247-8200

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SITE PLAN



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PROPERTY HIGHLIGHTS



INVESTMENT OPPORTUNITY:
purchase pre-leased spaces with
your 1031 for immediate cash flow



PRIME LOCATION: located in a
high-traffic corridor with excellent
visibility and accessibility



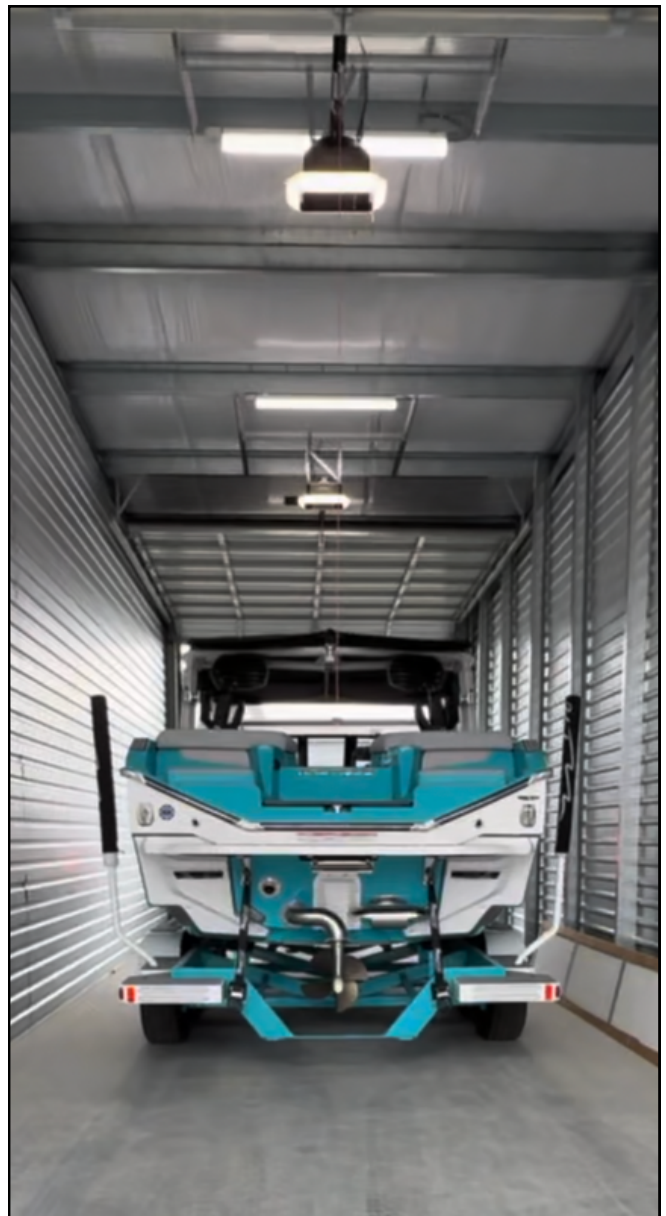
FLEXIBLE SPACE: versatile layout
and finish options including epoxy
and mezzanine



STRONG DEMOGRAPHICS:
surrounded by a growing
population and thriving businesses



AVAILABILITY: NOW. Phase 1
complete. Phase 2 and 3 coming
2027.



42,500+

POPULATION
(5 MILE RADIUS)



\$86,400

AVG. HOUSEHOLD INCOME
(5 MILE RADIUS)



38,000+

DAILY TRAFFIC
COUNT



4.2%

POPULATION GROWTH
(5 YEAR PROJECTION)



2.1M+

ANNUAL RETAIL SPEND
(5 MILE RADIUS)

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WHAT'S IN THE AREA





EXTERIOR PHOTOS



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INTERIOR PHOTOS



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CONCEPTUAL PHOTOS



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