

# EAGLE ISLAND CROSSING

COMMERCIAL PAD FOR SALE / 86 N FISHER PARK WAY / EAGLE, ID 83616

**TOK**  
COMMERCIAL



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HIGHLIGHTS

Shovel-ready pad.

Excellent opportunity for retail, service, office, or neighborhood-oriented commercial development.

MU-DA zoning supports a variety of uses, including professional and medical offices, restaurants, financial institutions, personal services, and select retail uses, subject to the property's development agreement.

Convenient access to Highway 44, Eagle Road, and nearby Boise River recreation amenities.

Strong location near Eagle Island State Park, Eagle High School, Dutch Bros Coffee, Jacksons Food Stores, and established residential neighborhoods.

Surrounded by growing commercial and residential synergy in one of the Treasure Valley's most desirable communities.

**LAND TYPE:**

Commercial

**ZONING:**

MU-DA

**LOT SIZE:**

0.76 acre

**UTILITIES:**

To Site

**SALE PRICE:**

\$900,000

**PRICE/SF:**

\$27.19/SF

DETAILS

UPDATED: 7.15.2026

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EASY ACCESS, SHOVEL-READY PAD | 0.76 AC @ \$27.19/SF



**HIGHWAY 16  
EXTENSION**

**7 MINUTES**  
to Improved  
Highway 16

**6 MINUTES**  
to Eagle Road  
Corridor

**21 MINUTES**  
to  
I-84



**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](http://ITDPROJECTS.IDAHO.GOV)

**EAGLE ROAD**

16

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

**STATE ST / HWY 44**

**STATE ST / HWY 44  
& LINDER  
45,114 VPD**

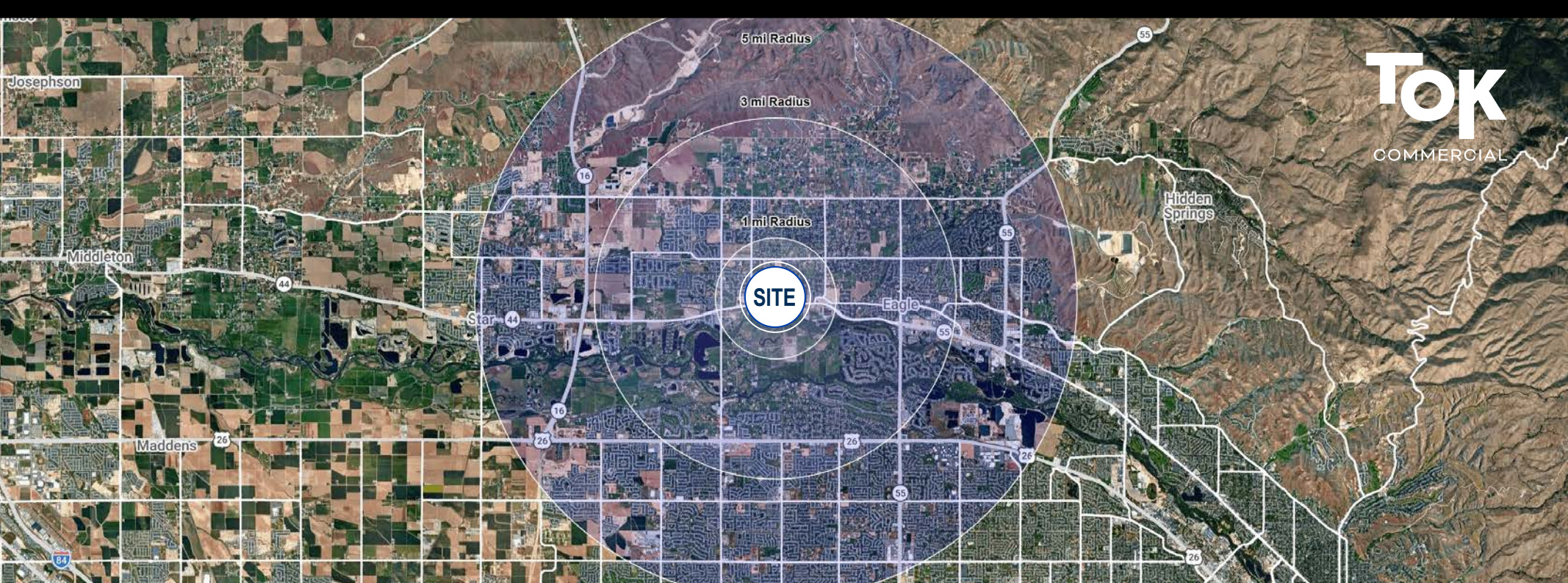
**SITE**

**STATE ST / HWY 44  
25,522 VPD**

**STATE ST / HWY 44**

**WELL LOCATED BETWEEN NEW HIGHWAY 16 EXTENSION & EAGLE ROAD**





## DEMOGRAPHICS | 1-3-5 MILE RADIUS

| POPULATION                | 1 MILE | 3 MILE | 5 MILE  |
|---------------------------|--------|--------|---------|
| 2026 Est. Population      | 2,727  | 36,455 | 123,729 |
| 2031 Projected Population | 2,751  | 38,911 | 131,840 |
| Historic 10 Year Growth   | 4.0%   | 5.4%   | 3.7%    |

| INCOME                         | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| 2026 Average HH Income         | \$195,951 | \$201,133 | \$170,271 |
| 2031 Per Capita Income         | \$67,338  | \$76,025  | \$63,827  |
| Historic Annual Change (15 Yr) | 6.5%      | 6.1%      | 5.1%      |

| HOUSEHOLDS                | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2026 Est. Households      | 933    | 13,752 | 46,309 |
| 2031 Projected Households | 956    | 14,977 | 50,279 |
| Historic 15 Year Growth   | 4.6%   | 6.5%   | 4.8%   |

| WORK FORCE              | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| 2026 Total Businesses   | 95     | 1,721  | 4,183  |
| 2026 Total Employees    | 529    | 15,859 | 31,811 |
| 2026 Labor Pool Age 16+ | 1,167  | 17,074 | 62,945 |