

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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TOKCOMMERCIAL.COM

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

EAGLE ROAD

16

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

STATE ST / HWY 44

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

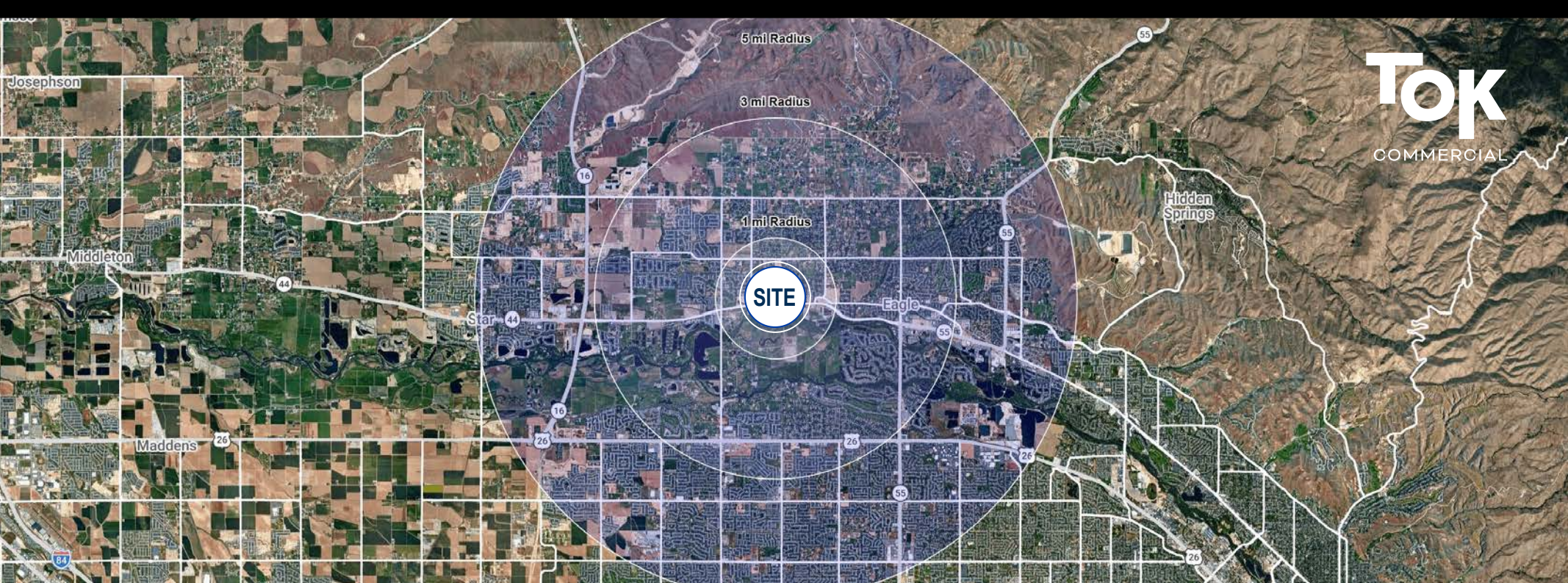
SITE

**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