

FOR SALE

**4149 W. STATE STREET**  
EAGLE, ID 83616



*Price Reduced!*



## PROPERTY INFORMATION

Property Type: Land

Land Size: 2.02 Acres

Sale Price: \$298,000 (\$3.39/SF)



## HIGHLIGHTS

- Prime development opportunity in prestigious Eagle, Idaho
- Could accommodate approximately 20,000 SF of retail or office
- Signalized intersection
- Over 630 feet of State Street (Hwy 44) frontage
- High identity property directly in the path of development



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,467	20,627	90,766
Household	480	6,863	30,276
Income	\$132,644	\$117,973	\$96,399



**FOR MORE INFORMATION**

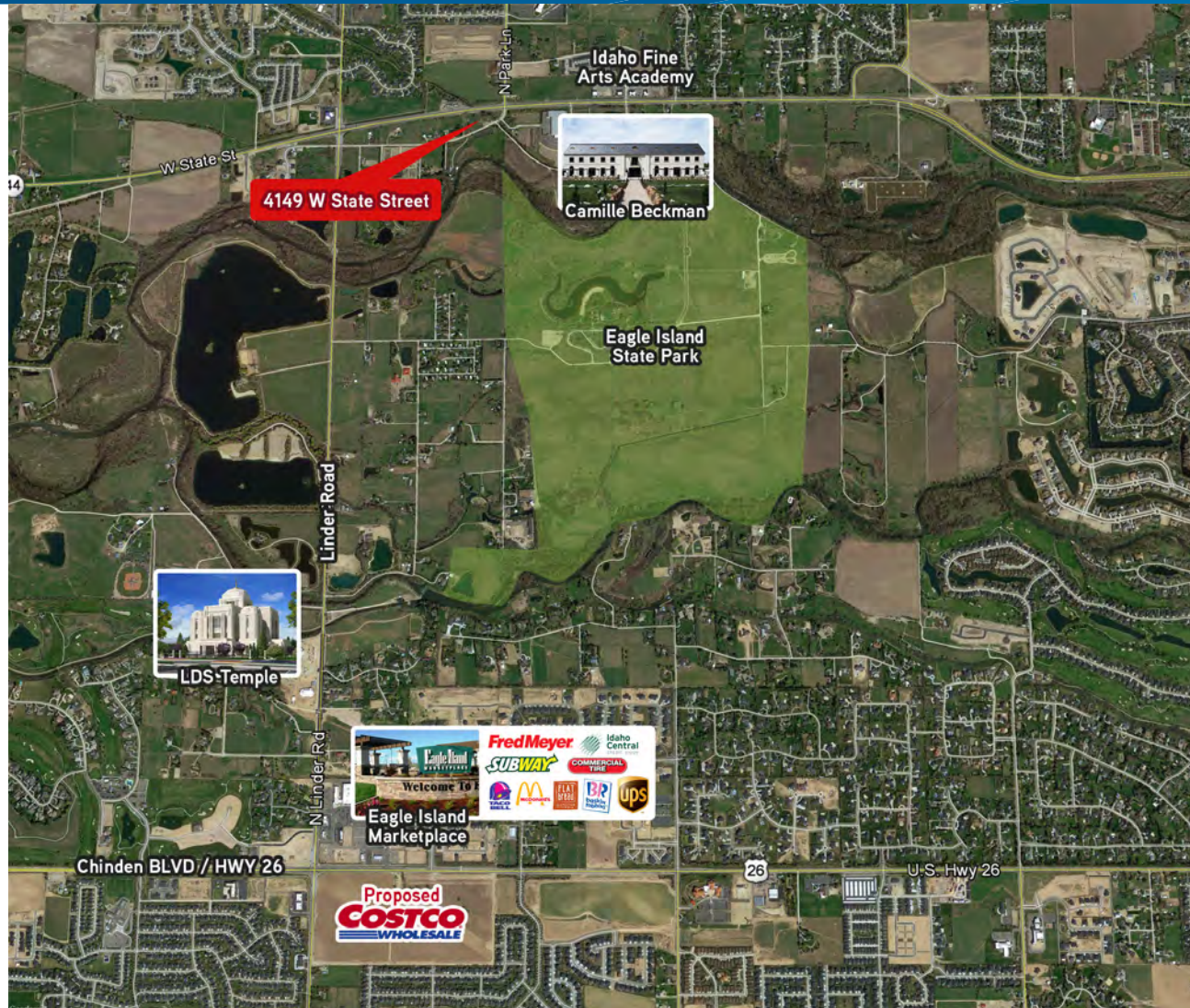
**STEVE WINGER**  
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**Colliers**  
INTERNATIONAL



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