



Colliers

For Sale

Route 44

410 N. Linder Road | Eagle, ID 83616

Highlights:

- Entitled mixed-use project in Eagle zip code
- Great proximity to Legacy Master Plan Community, HWY 16 extension, Downtown Eagle and Star
- State Street commercial frontage
- Eagle is ranked as the Best Place to Live in Idaho, and one of the Fastest Growing Cities in the Boise Metro Area and Region

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For Sale

Proposed Site Plan Features

- 32 Townhomes
- 9 Live-Work Units
- 8 Commercial Lots
- 2 Storage Unit Lots
- 16.65% open space or 112,641 SQF (23.6% if external landscape is included that we will provide)
- 64,304 SQF Climate Controlled Storage and 45,711 SQF of traditional storage
- Already approved RIRO from ITD off SH 44 along with ACHD approved full access off Linder

Property Information

Property Type	Entitled Land
Land Size	15.53± Acres
Location	NE Corner of HWY 44 & Linder Rd
Parcel #	R1527450111
Zoning	Mixed-Use
Price	\$10,147,302
Price Per SF	\$15/SF

Demographics

	1 Miles	3 Miles	5 Miles
Population	3,838	32,077	121,951
Households	1,369	10,804	42,720
Avg. HH Income	\$152,315	\$162,464	\$138,018

Proposed Site Plan

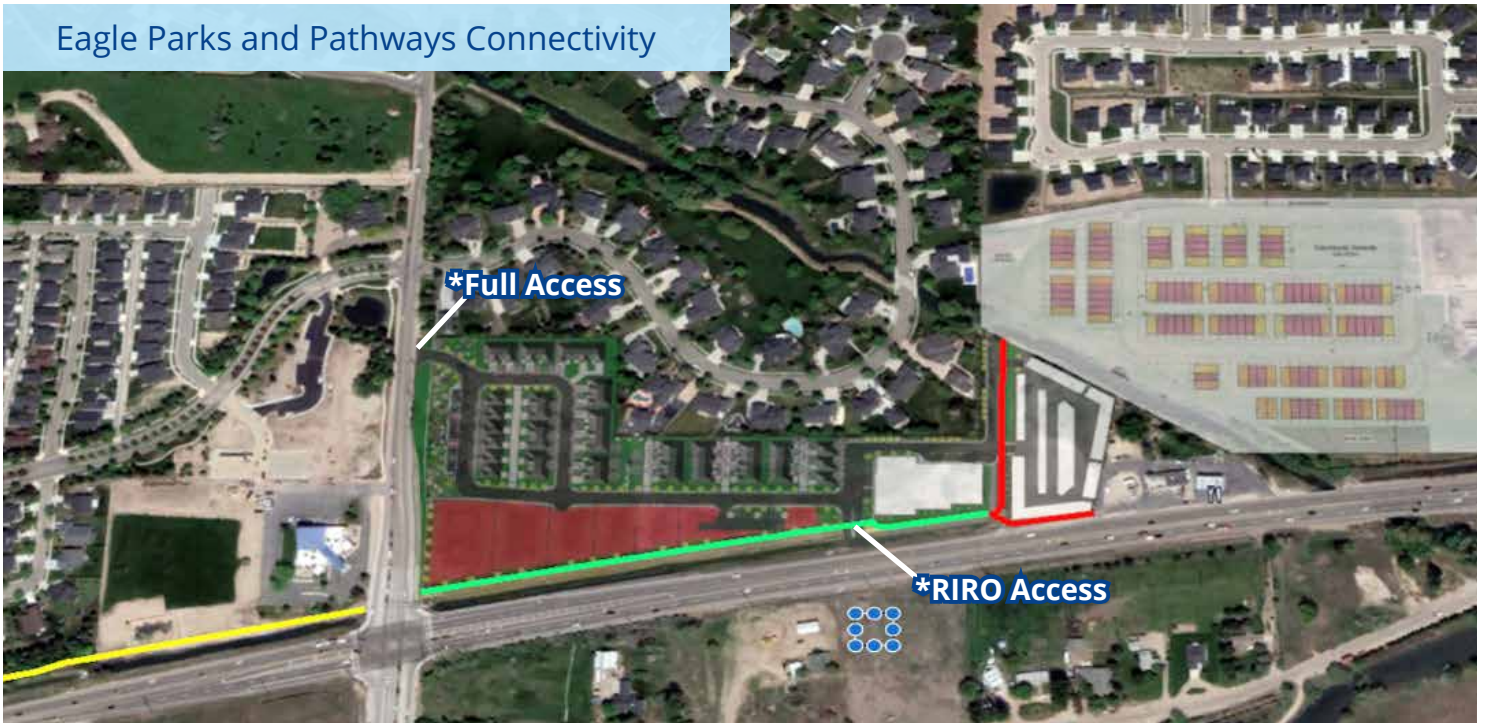


This development is part of the Park Lane Planning Area which according to the Eagle Comprehensive Plan calls for Mixed-Use combining commercial, professional office and a variety of residential densities

Property Concepts



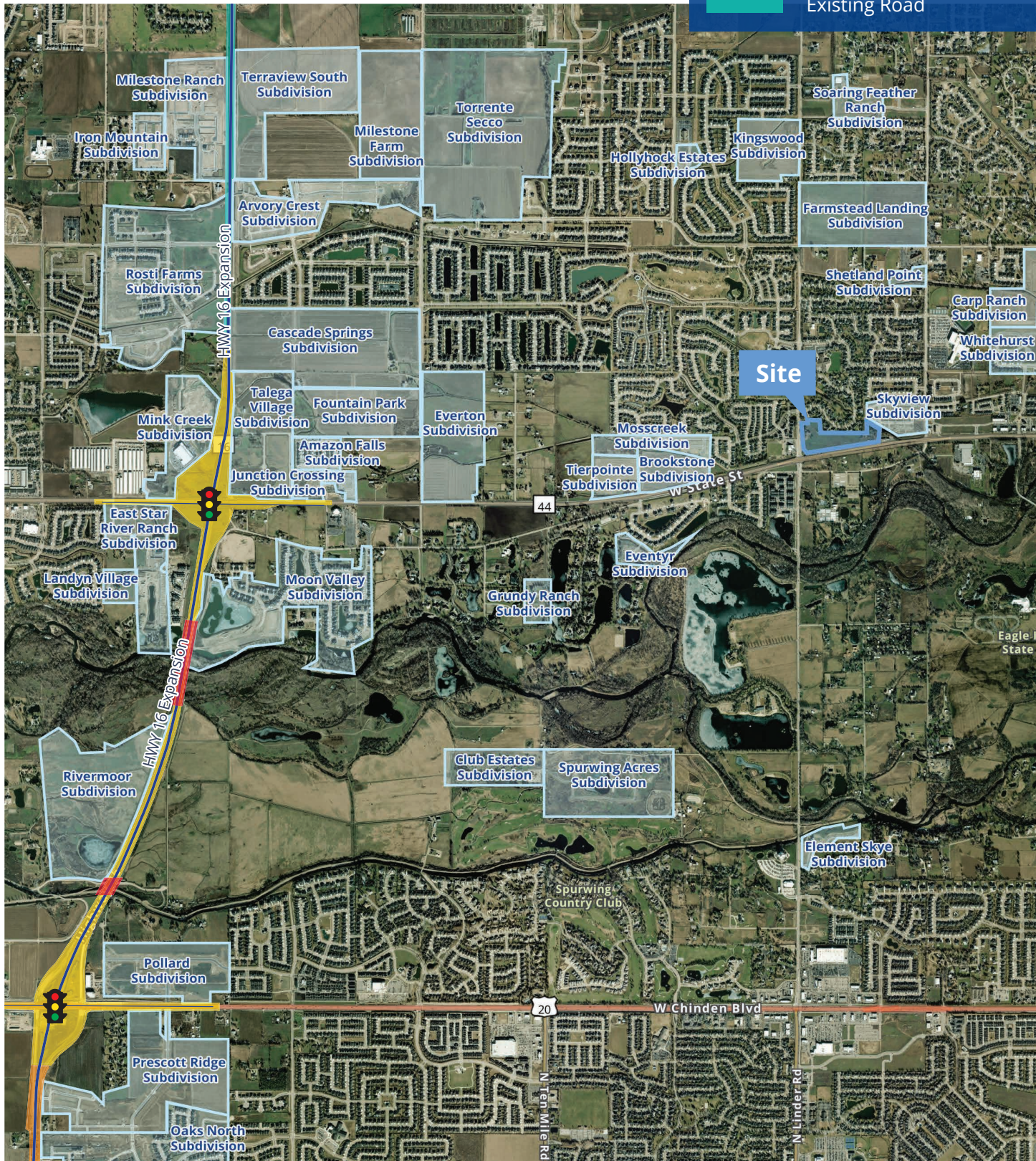
Eagle Parks and Pathways Connectivity



Nearby Developments & HWY 16 Expansion Project

Map Key

- Phase 1 Expansion
- Phase 2 Expansion
- Bridges
- Existing Road



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Nearby Merchants

Google Map

Street View



black★rock coffee bar, HOMESTEAD BAR & GRILL, Tan Republic, BRUCH'S, DOLLAR TREE, CODENINAS, Envie, BUDGET BLINDS, HUGO'S DELI

ZIONS BANK, Primary Health, DEL TACO, Valvoline, Car Wash

Epic Shine, Great Clips, CHASE, COMMERCIAL TIRE, BLAZE PIZZA, Great Harvest Bread Co., Starbucks

BENCH PIZZA, Stellas ICE CREAM, F45, BOLDER

Dutch Bros, Cafe Rio, COSTCO WHOLESALE, BURGER KING, MOUNTAIN AMERICA

Fred Meyer

Idaho Central CREDIT UNION, PETSMART, Little Caesars, AMERICA'S BEST CONTACT & EYEGLASSES, JACKSON'S, Wendy's, CVS pharmacy, FVZ, BISCUIT & HOGS

TRADER JOE'S, FIREHOUSE SUBS, FIVE GUYS, chli's, crumbl cookies, LOWE'S, Sizzler, Qdoba, DICK'S, HOBBY LOBBY



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