



# PRIME EAGLE COMMERCIAL LAND

NEC Hwy 44 and Linder Rd, Eagle, Idaho



# PRIME COMMERCIAL LAND

410 N LINDER, EAGLE, IDAHO

**MB**  
**MARK BOTTLES**  
REAL ESTATE SERVICES



EAGLE  
HIGH  
SCHOOL



## SUMMARY

<b>Acres For Sale:</b>	+/- 7.71
<b>Asking Price:</b>	\$ 2,015,086 (\$6/SF)
<b>Jurisdiction:</b>	Eagle, Idaho
<b>Zoning:</b>	City of Eagle C-1-DA
<b>2015 Taxes:</b>	\$22,487
<b>Utilities:</b>	Available

## COMMENTS

- Fantastic exposure on major arterial
- Ideal and rare Eagle commercial zoning, accommodating c-store, retail, and high traffic use
- Linder Road bridges the river, and ascends the bench, making it the ideal North/South corridor for Northwest Meridian
- Signalized intersection at State and Linder
- Main traffic corridor for expanding the Northwest Treasure Valley (Star, Middleton, Emmett, Eagle, and Meridian)
- Additional parcels shown on page 2 are on the market and available through a separate owner

## SUMMARY OF PARCELS

Parcel #	Map #	Acres	Zoning	Structures
R1527450111	1	+/- 4.31	City of Eagle C-1-DA	None
S0412325457	2	+/- 3.40	City of Eagle C-1-DA	None

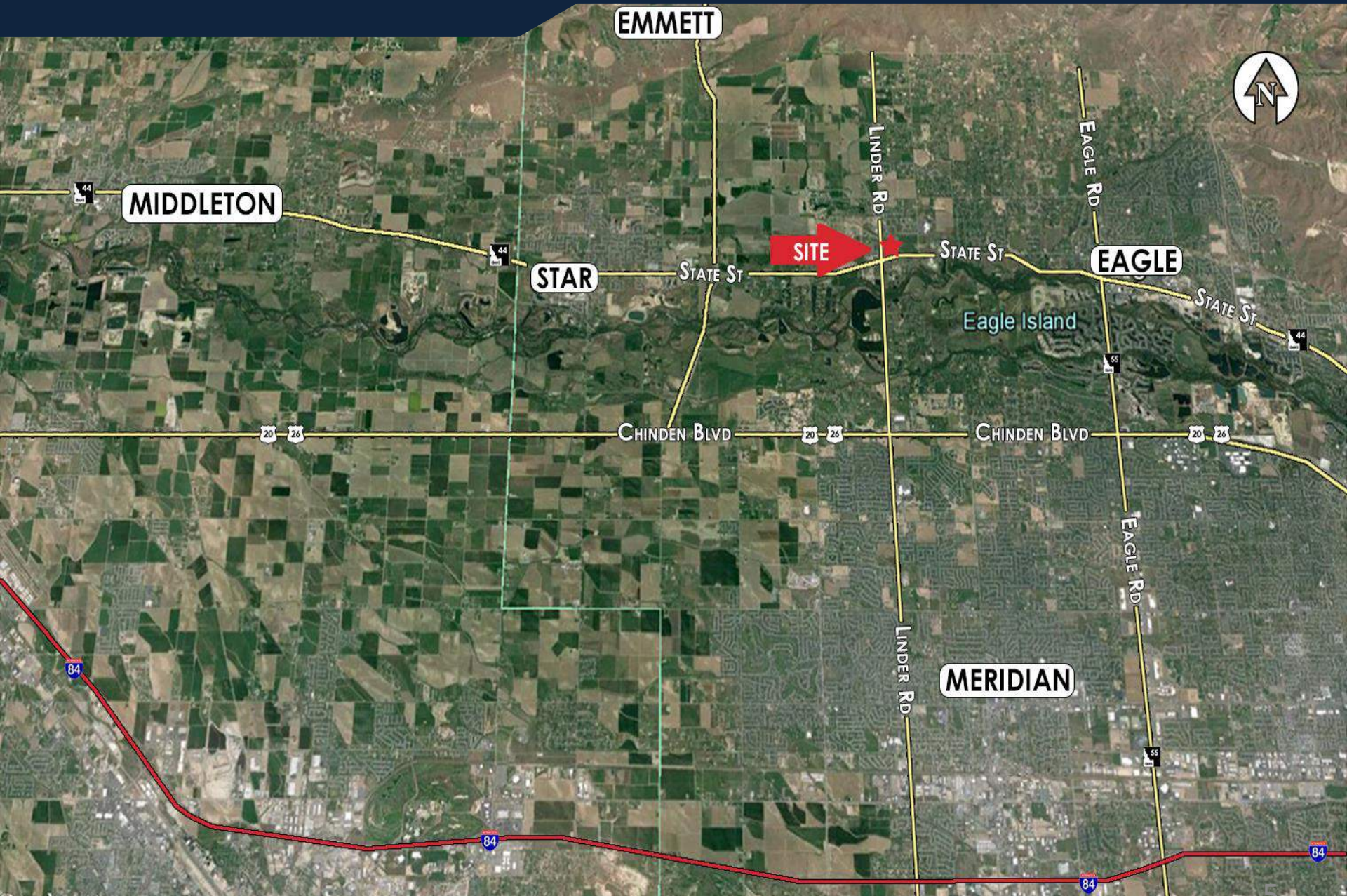
**Allowed Uses:** C-1 NEIGHBORHOOD BUSINESS DISTRICT: To permit the establishment of convenience business uses which tend to meet the daily needs of the residents of an immediate neighborhood while establishing development standards that prevent adverse effects on residential uses adjoining a C-1 district. Such districts are typically appropriate for small shopping clusters or integrated shopping centers located within residential neighborhoods. Please go to the website below and continue to section 8-2-3 to get a comprehensive list of uses:  
[http://www.sterlingcodifiers.com/codebook/index.php?book\\_id=609](http://www.sterlingcodifiers.com/codebook/index.php?book_id=609)



# BOISE WEST VALLEY MSA MAP

410 N LINDER, EAGLE

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# CONCEPTUAL SITE PLAN

410 N LINDER, EAGLE, IDAHO

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**PROJECT NOTES:**  
 This conceptual site plan is for preliminary planning purposes only. Site specific information such as legal boundary, existing conditions, zoning, parking, curb cuts, traffic signals and landscape requirements must be verified before relying on same.

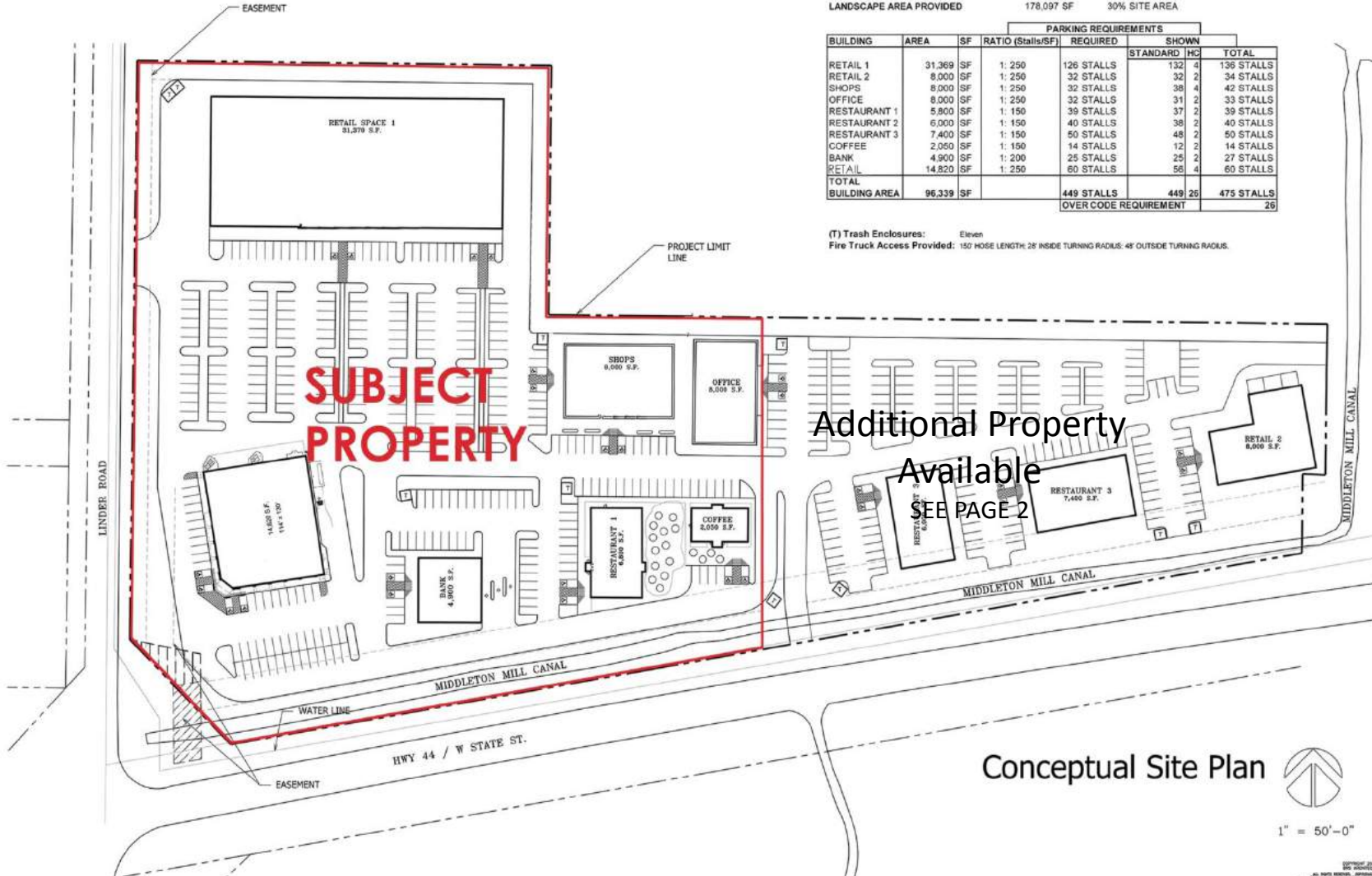
## SITE DATA

TOTAL SITE AREA: 13.55 Acres  
 590,326.00 SF

LANDSCAPE AREA REQUIRED: 59,033 SF 10% SITE AREA  
 LANDSCAPE AREA PROVIDED: 178,097 SF 30% SITE AREA

BUILDING	AREA	SF	RATIO (Stalls/SF)	REQUIRED	PARKING REQUIREMENTS		TOTAL
					STANDARD	HC	
RETAIL 1	31,369	SF	1: 250	126 STALLS	132	4	136 STALLS
RETAIL 2	8,000	SF	1: 250	32 STALLS	32	2	34 STALLS
SHOPPS	8,000	SF	1: 250	32 STALLS	38	4	42 STALLS
OFFICE	8,000	SF	1: 250	32 STALLS	31	2	33 STALLS
RESTAURANT 1	5,800	SF	1: 150	39 STALLS	37	2	39 STALLS
RESTAURANT 2	6,000	SF	1: 150	40 STALLS	38	2	40 STALLS
RESTAURANT 3	7,400	SF	1: 150	50 STALLS	48	2	50 STALLS
COFFEE	2,050	SF	1: 150	14 STALLS	12	2	14 STALLS
BANK	4,900	SF	1: 200	25 STALLS	25	2	27 STALLS
RETAIL	14,820	SF	1: 250	60 STALLS	56	4	60 STALLS
<b>TOTAL</b>				<b>449 STALLS</b>	<b>449</b>	<b>26</b>	<b>475 STALLS</b>
<b>BUILDING AREA</b>	<b>96,339</b>	<b>SF</b>					<b>OVER CODE REQUIREMENT 26</b>

(T) Trash Enclosures: Eleven  
 Fire Truck Access Provided: 157 HOSE LENGTH; 28' INSIDE TURNING RADIUS; 4F' OUTSIDE TURNING RADIUS.



Additional Property  
 Available  
 SEE PAGE 2

Conceptual Site Plan



1" = 50'-0"

DESIGNED BY  
 MB BOTTLES  
 805 WOODBURN  
 BOISE, IDAHO 83709  
 (208) 336-8370  
 FAX: (208) 336-9380

PROPOSED DEVELOPMENT FOR:

Corner of Hwy 44 (State Street) & Linder Road

DRAWN:  
 DATE:  
 CHECKED:  
 JOB NO.:

SHEET

CSP2

6

1019 S. ALLANTE PL.  
 SUITE 100  
 BOISE, IDAHO 83709  
 (208) 336-8370  
 FAX: (208) 336-9380

**MB**  
 ARCHITECTS

Eagle, Idaho

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