

PRIME DEVELOPMENT LAND

For Sale



MARK BOTTLES
REAL ESTATE SERVICES



PROPERTY INFORMATION:

Address: TBD Three Bridges
Eagle, Idaho 83616

Location: E of Eagle Rd,
NWC Colchester Rd and
Three Bridges

Acres: +/- .898

Zoning: MU - DA

Price: Contact Agent

COMMENTS:

- Bridge entry with waterfall creates gorgeous first impression
- Well located serving Eagle, West Boise and Meridian
- Signaled entrance on Eagle Rd for excellent access
- Ideal for office, retail
- Neighbors include Target, Staples and Walgreens
- Eagle road traffic counts: 42,356 VPD

839 S. Bridgeway Place
Eagle, Idaho
P(208) 377-5700 F(208) 377-0035
www.markbottles.com

Mark Bottles

Cell: (208) 866-2222 | Office: (208) 947-1075
mbottles@markbottles.com

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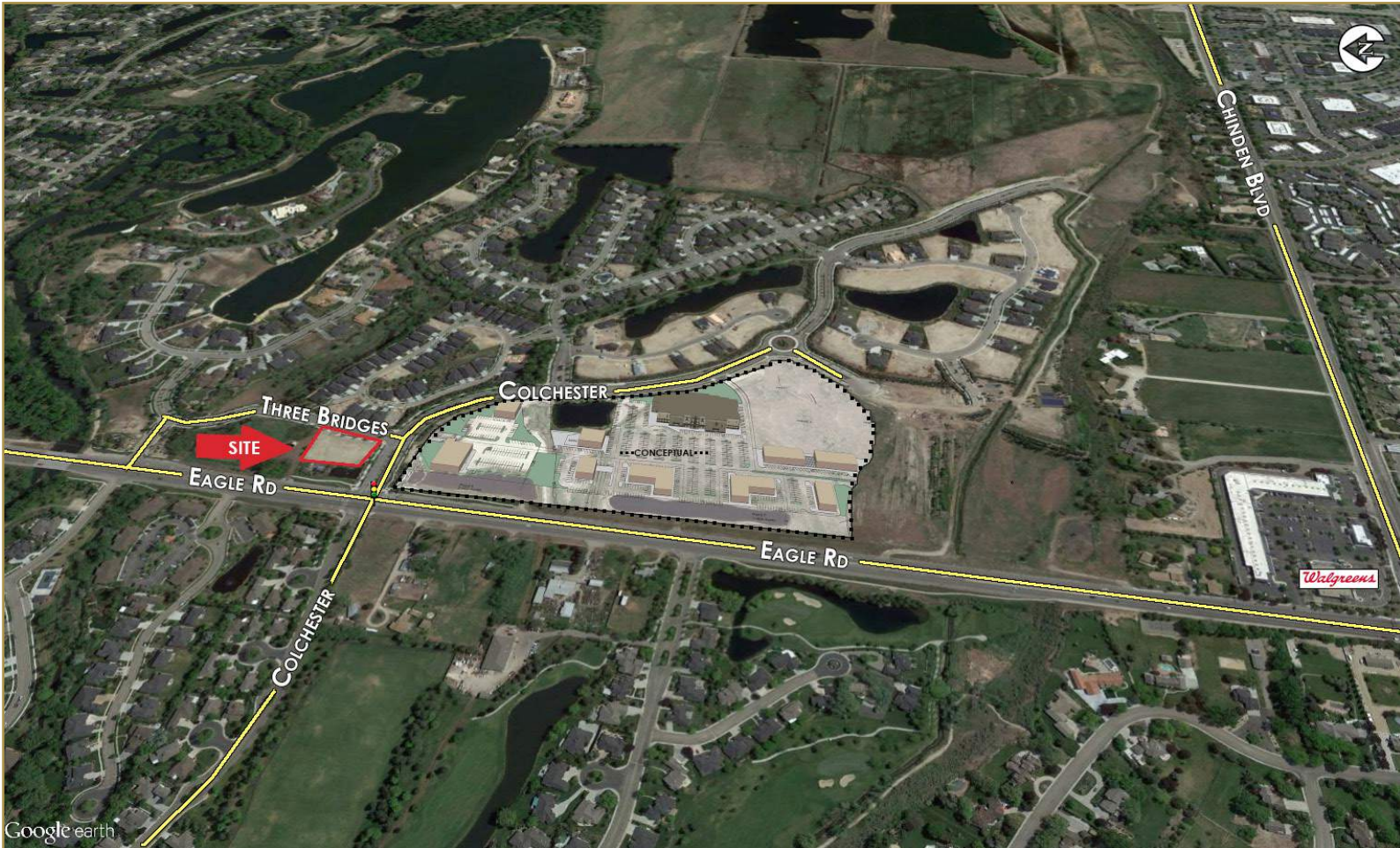
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MB DEMOGRAPHIC INFORMATION

TBD THREE BRIDGES, EAGLE, ID



Demographics 2015:

Population:

1 Mile Radius	5,664
3 Mile Radius	67,209
5 Mile Radius	166,250

Average Household Income:

1 Mile Radius	\$112,178
3 Mile Radius	\$ 92,665
5 Mile Radius	\$ 78,765

Vehicles Per Day 2014:

Eagle Rd

N of Island Woods	41,831
S of Colchester	42,536

Chinden Blvd

W of Eagle	26,704
E of Eagle	33,486

53% of adults within 1 mile of this site have a college degree or higher and have a HH income of \$112,178 making this one of the most affluent areas in Idaho

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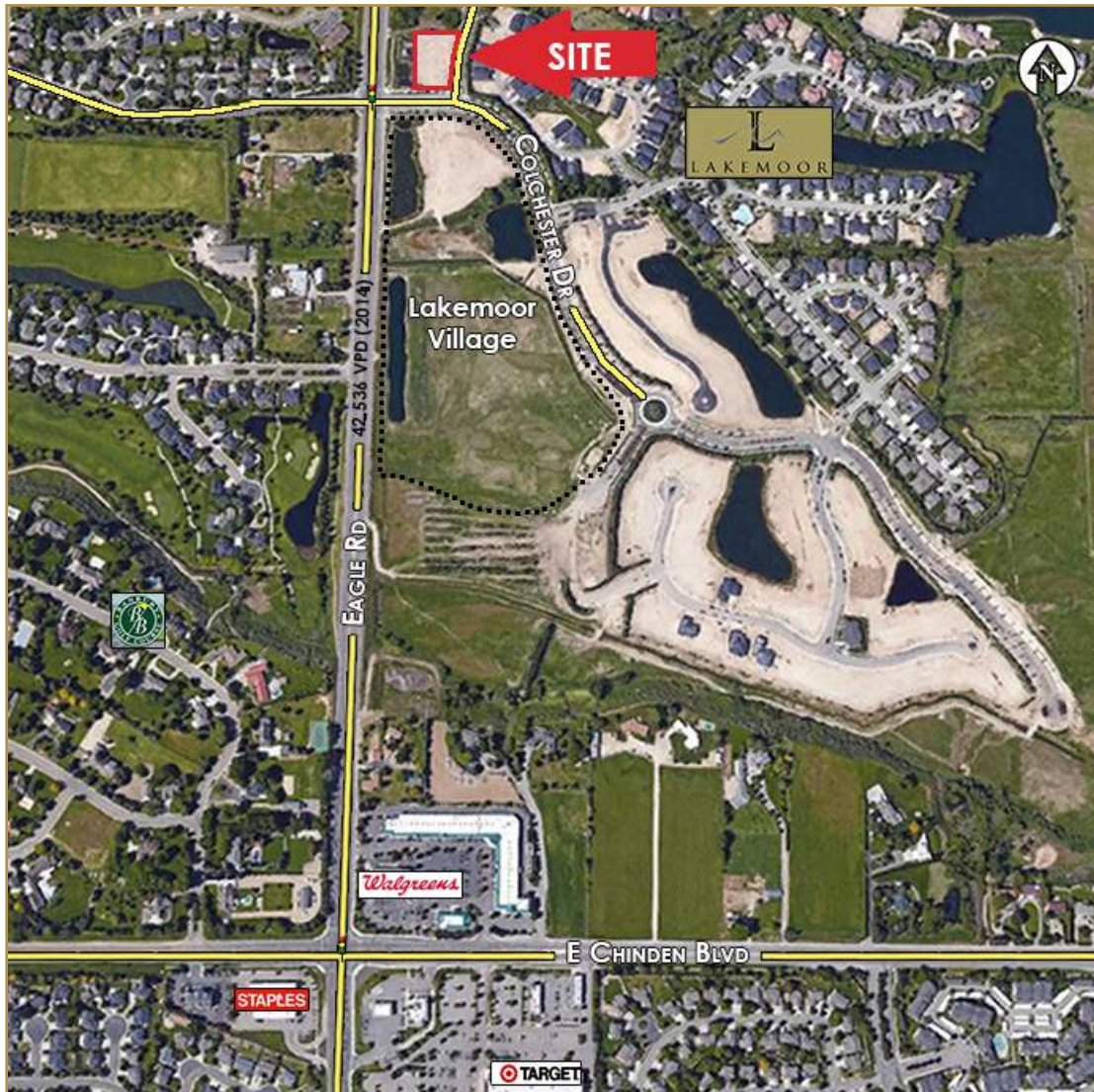
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MB SITE AERIAL

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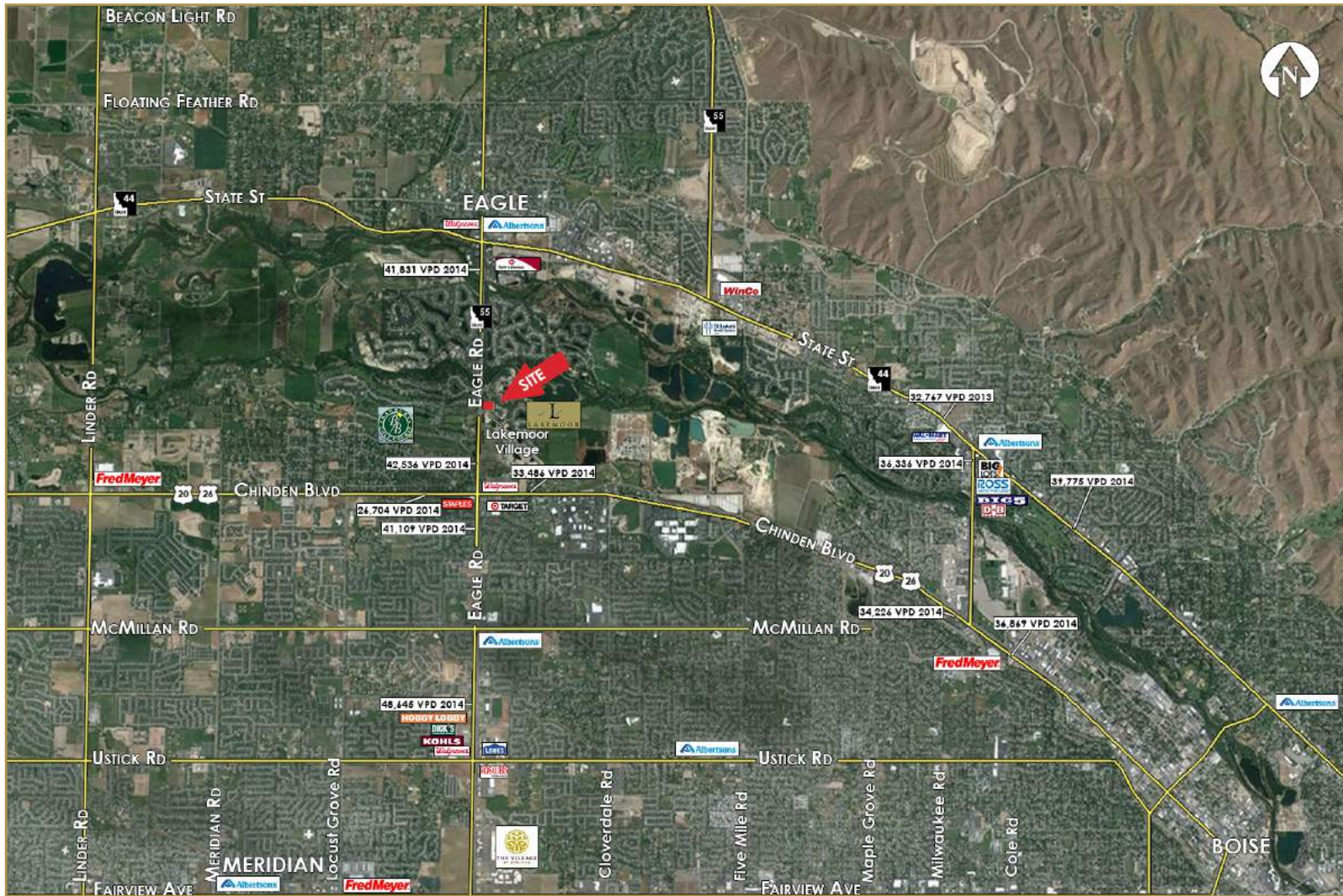


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EAGLE ROAD TO GLENWOOD AERIAL

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