

FOR SALE



## PROPERTY INFORMATION

|                       |                                                          |
|-----------------------|----------------------------------------------------------|
| <b>PROPERTY TYPE</b>  | Development Land                                         |
| <b>ZONING</b>         | RUT                                                      |
| <b>LAND SIZE</b>      | 21.34 acres                                              |
| <b>PAD SIZE</b>       | 3 parcels:<br>+/- 11.10, +/- 4.24, +/- 6.0               |
| <b>PRICE</b>          | \$4,700,000                                              |
| <b>FRONTAGE</b>       | 940 ft on Highway 55                                     |
| <b>TRAFFIC COUNTS</b> | 11,174 VPD (10/30/18)<br>Highway 55 N of<br>Beacon Light |

## HIGHLIGHTS

- Incredible potential for mixed use development
- Fantastic visibility and access on lighted intersection
- One of the last remaining development parcels on Highway 55 with 940 feet of frontage
- Surrounded by incredible Valley growth through large residential developments of Dry Creek Ranch, Avimor, Hidden Springs, Cartwright Ranch, and future Spring Valley Ranch

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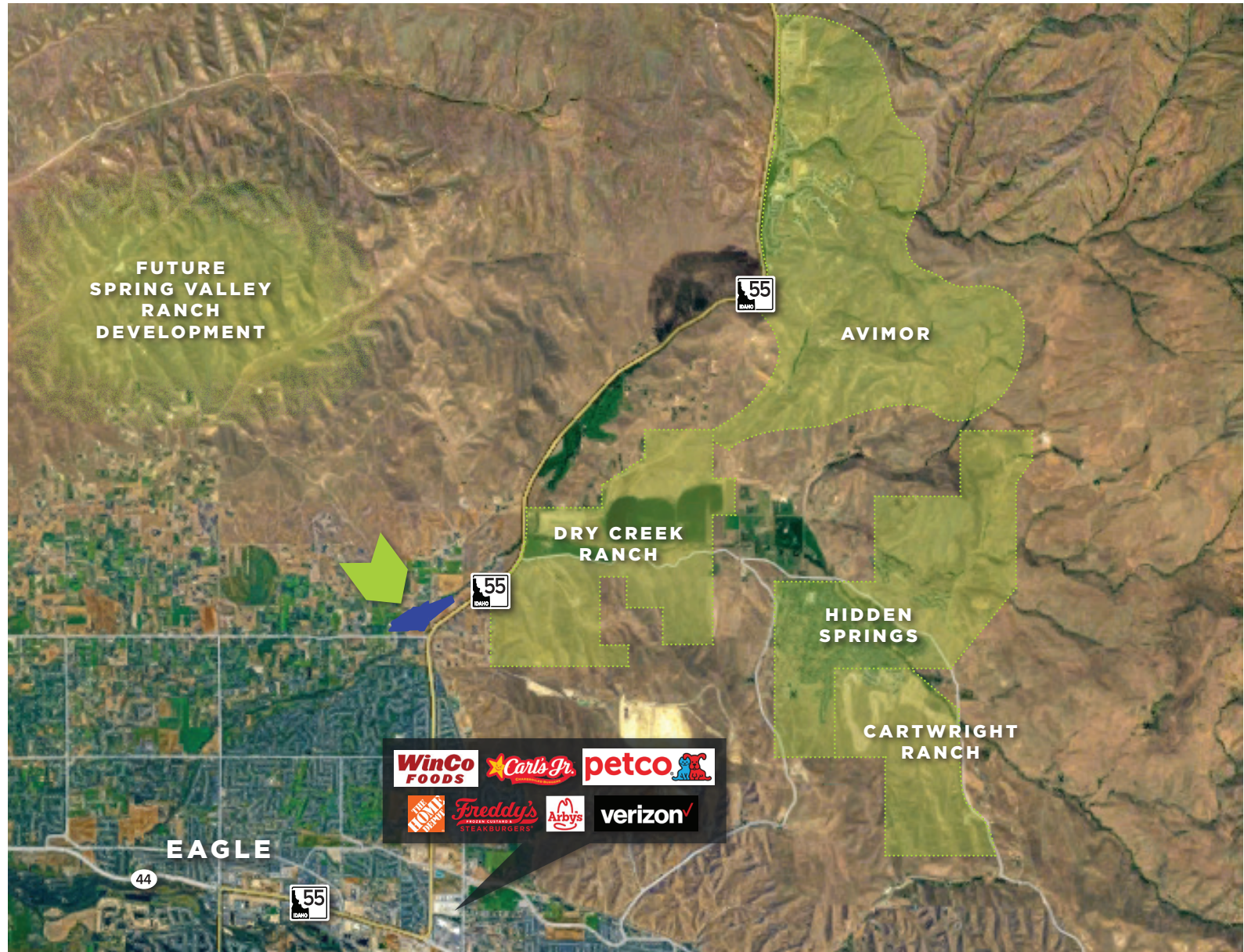
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# TBD N BROOKSIDE LN Eagle, ID 83616



## Vicinity Aerial with Surrounding Developments



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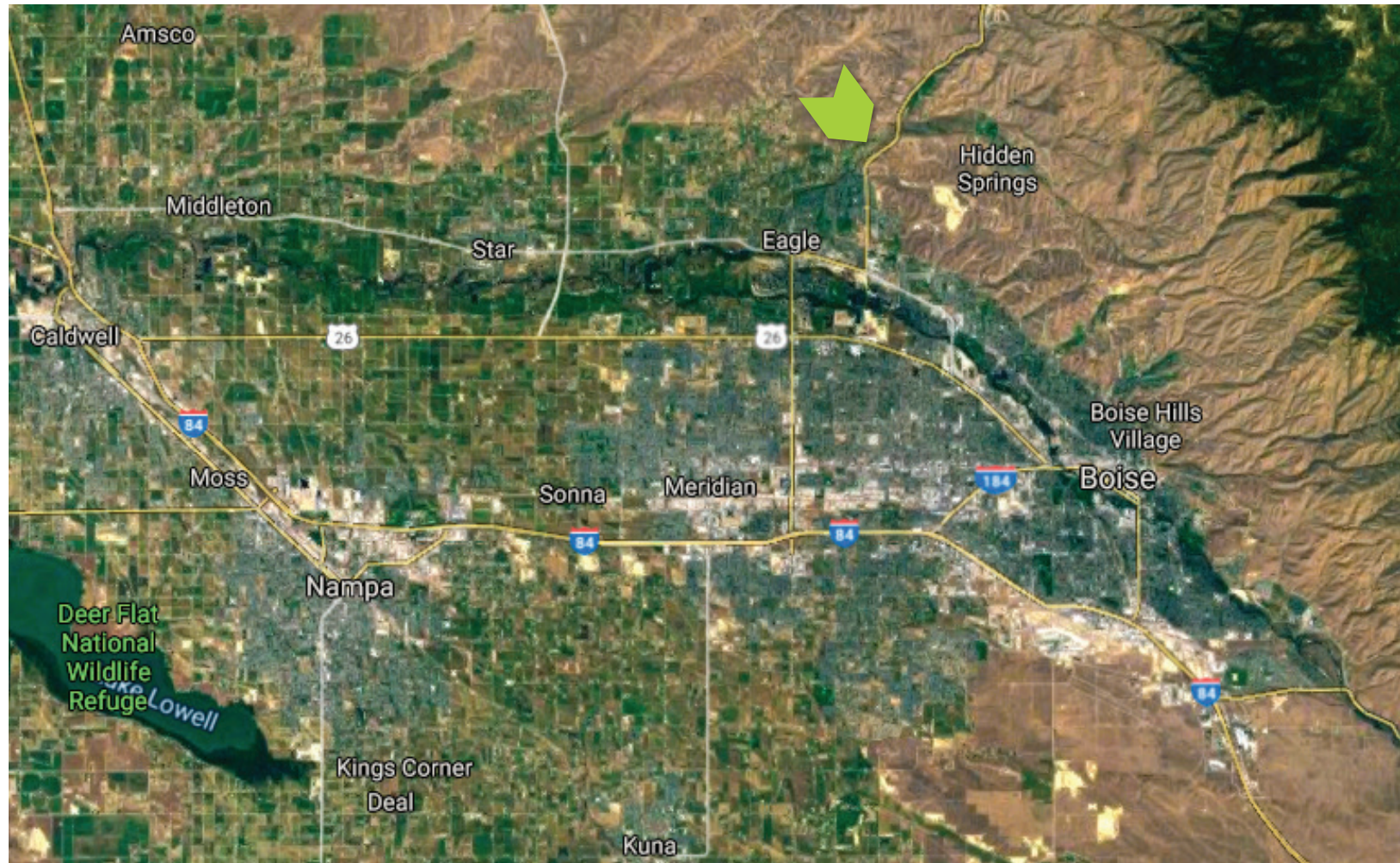


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Wide Valley  
Aerial



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