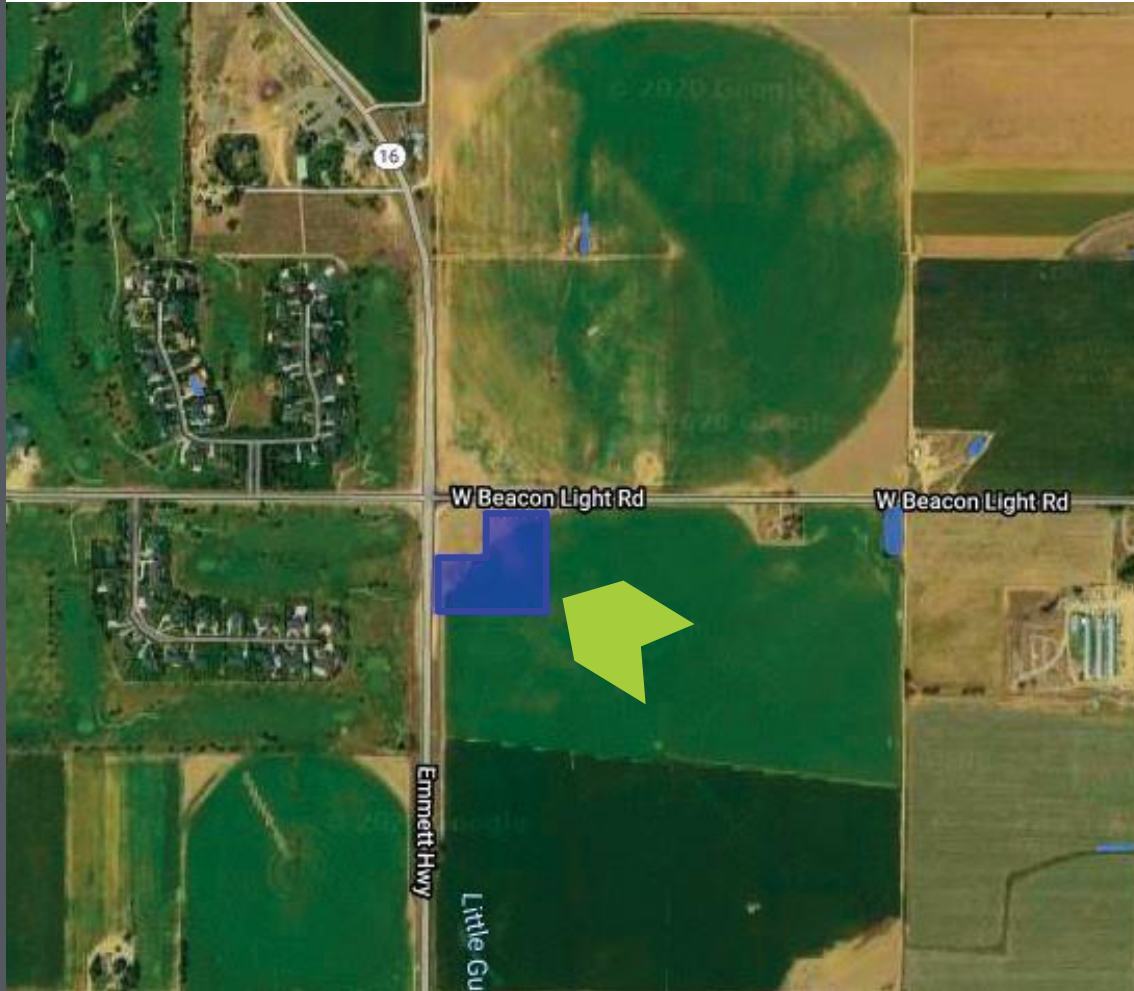


FOR SALE



### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Commercial Development Land
<b>ZONING</b>	Commercial
<b>LAND SIZE</b>	+/- 7.5 Acres
<b>UTILITIES</b>	Septic, Well
<b>FRONTAGE</b>	Highway 16 & Beacon Light
<b>TRAFFIC COUNTS</b>	14,963 VPD (7/2019)
<b>PRICE</b>	Contact Agent

### HIGHLIGHTS

- Rare Eagle location for commercial development
- Most accessible commercial corner in long-term Highway 16 corridor plan
- Excellent visibility with 650 feet of Highway 16 frontage
- Development anchored by fantastic tenant
- Surrounded by incredible valley growth and forthcoming residential developments

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal



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# TBD W BEACON LIGHT RD Eagle, ID 83616



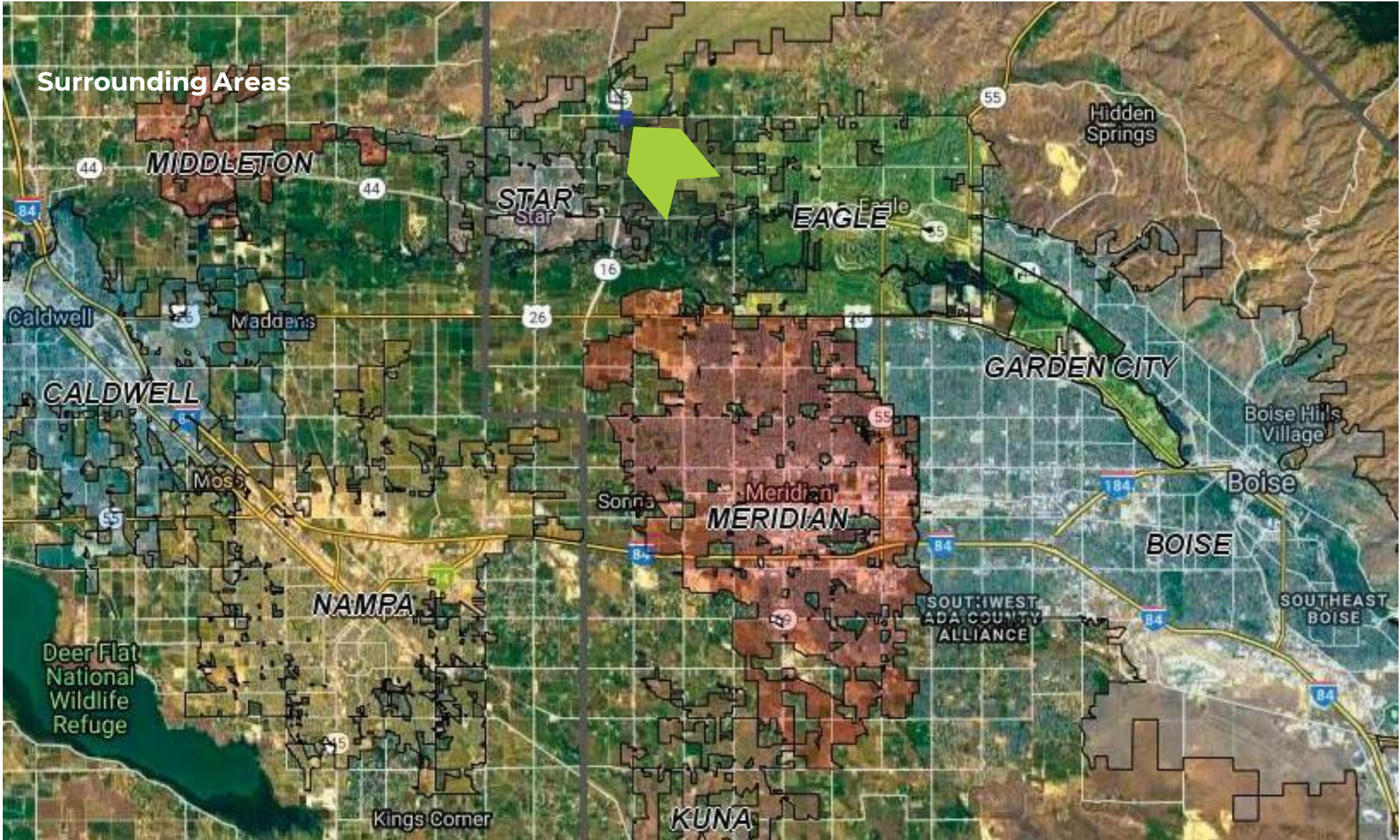
## Vicinity Aerial



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