

# NWC PARK LANE & HWY 44 (STATE STREET)

EXCLUSIVE LISTING | EAGLE, IDAHO

**LOCATION** Property is located on the NWC of Park Lane and Hwy 44 at 101 North Park Lane, Eagle, Idaho.

**SIZE** ±18.94 acres

**ASKING PRICE** Contact Agent

**PARCELS** S0412314900

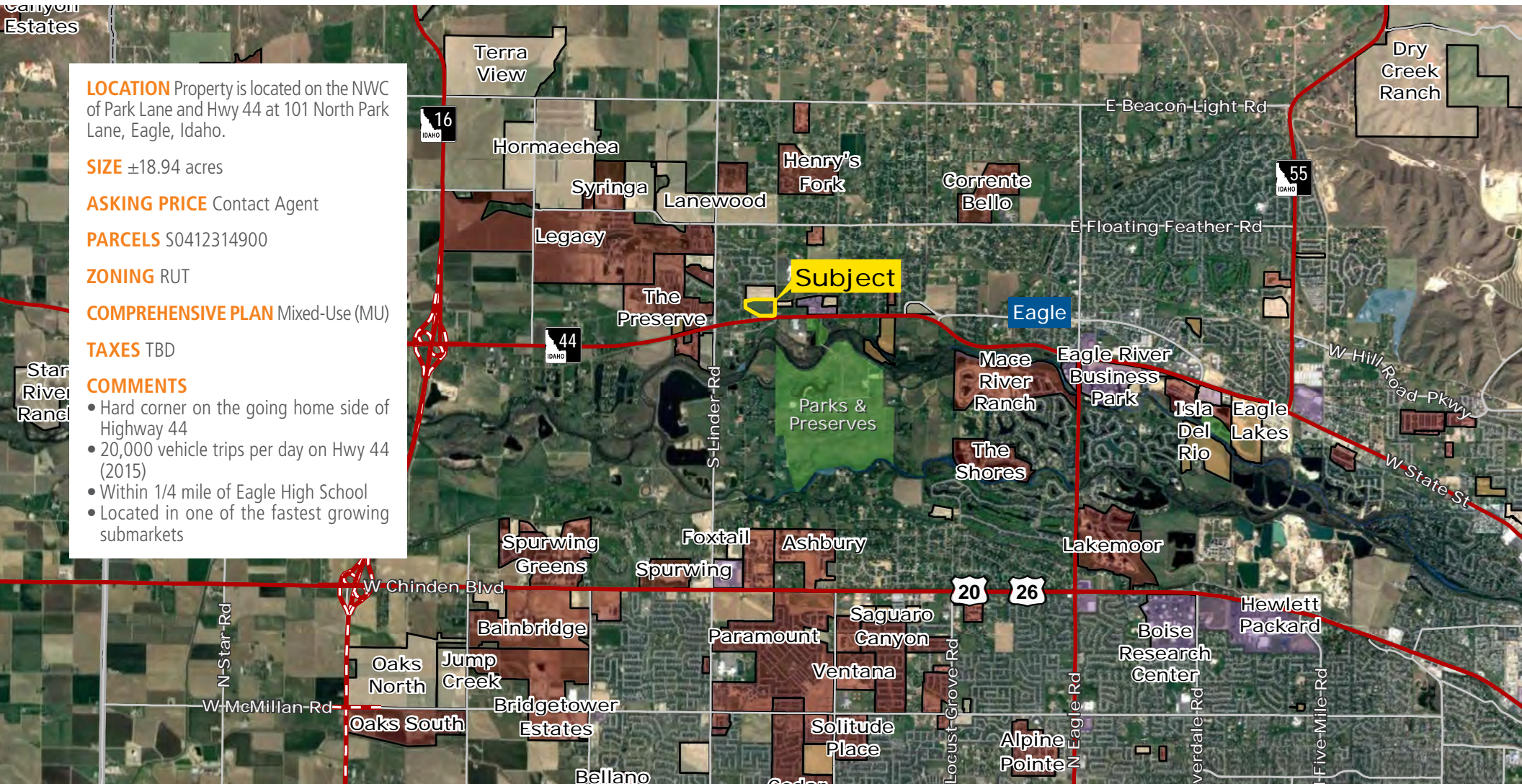
**ZONING** RUT

**COMPREHENSIVE PLAN** Mixed-Use (MU)

**TAXES** TBD

**COMMENTS**

- Hard corner on the going home side of Highway 44
- 20,000 vehicle trips per day on Hwy 44 (2015)
- Within 1/4 mile of Eagle High School
- Located in one of the fastest growing submarkets



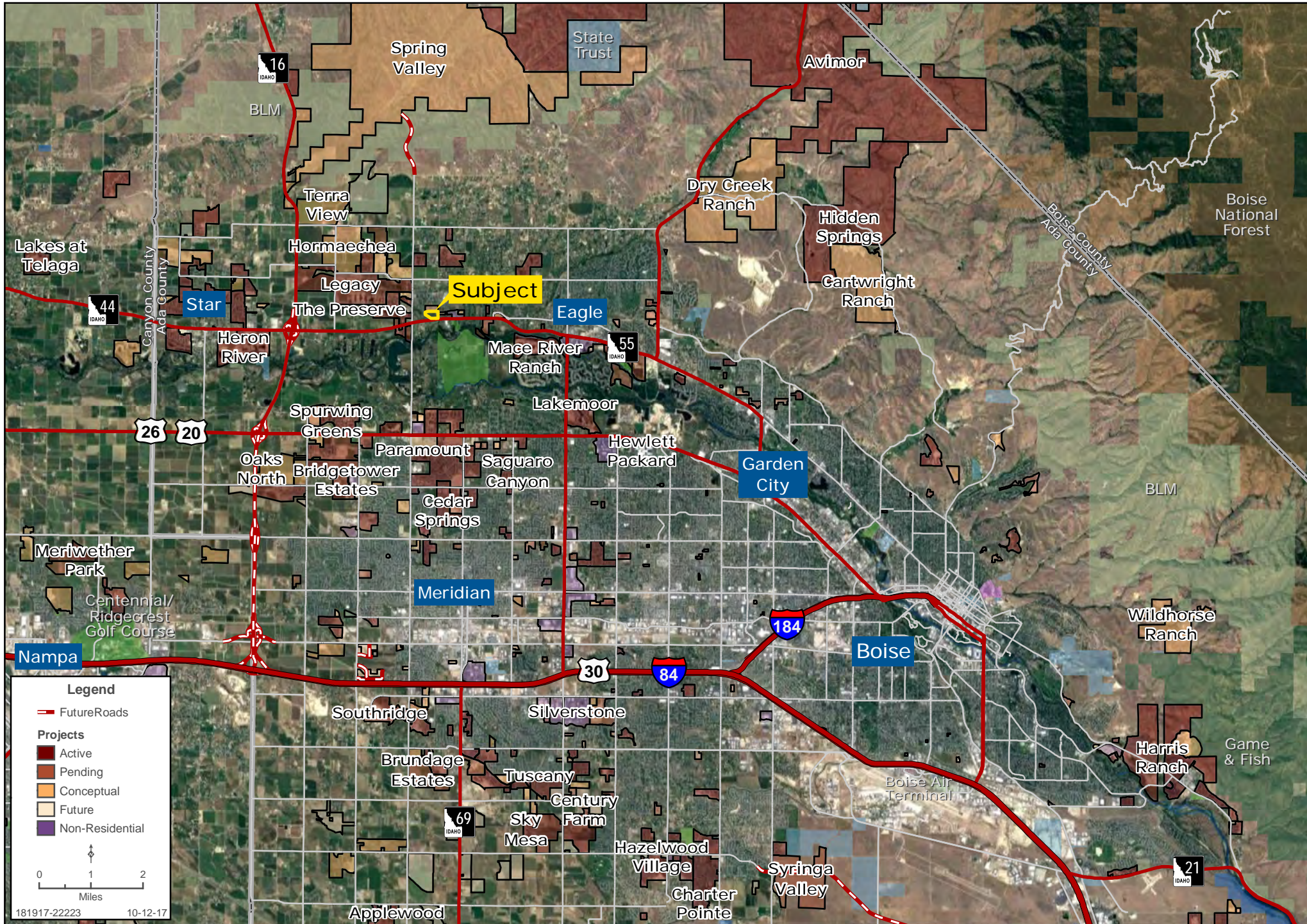
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ORGANIZATION

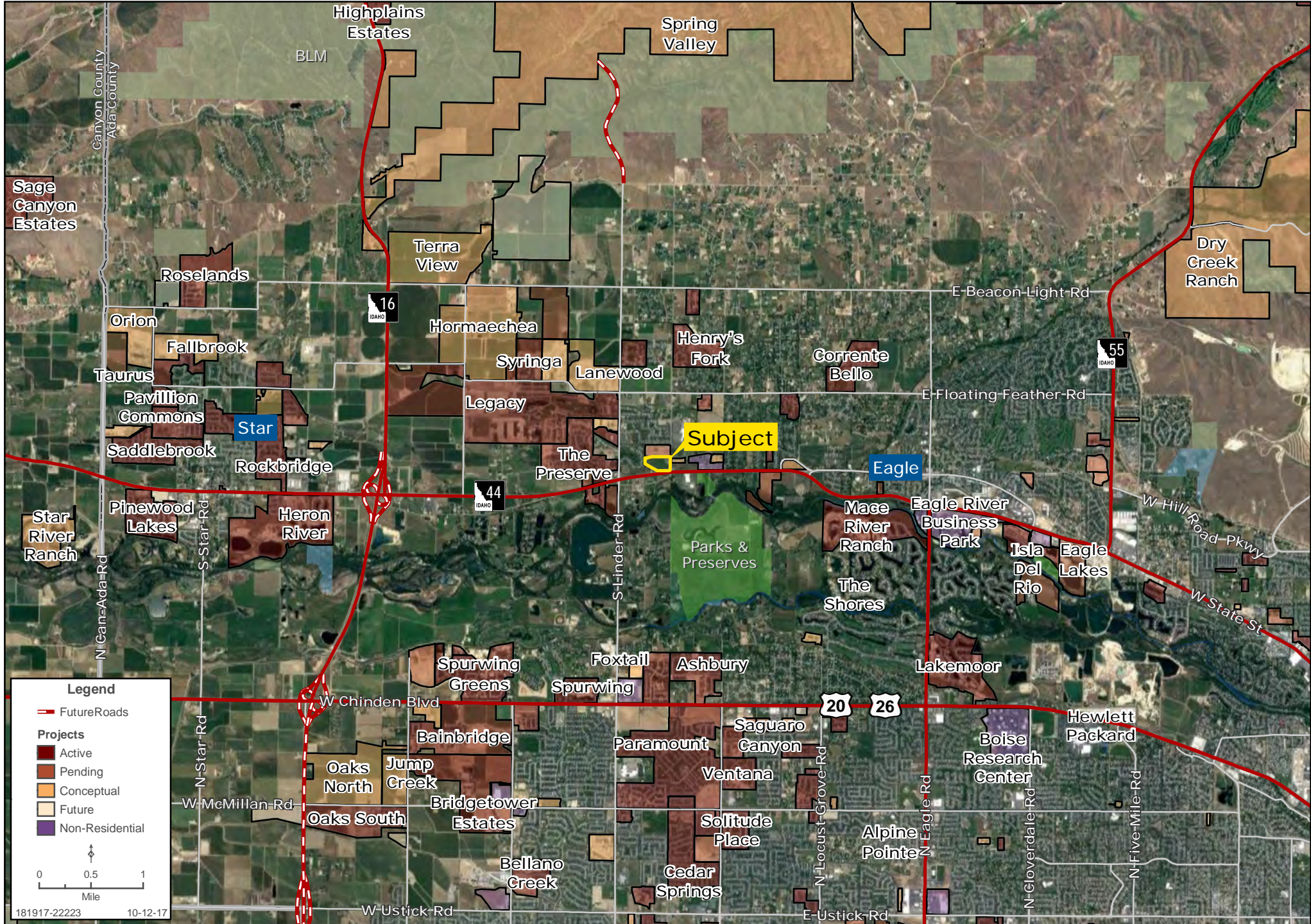
# REGIONAL MAP

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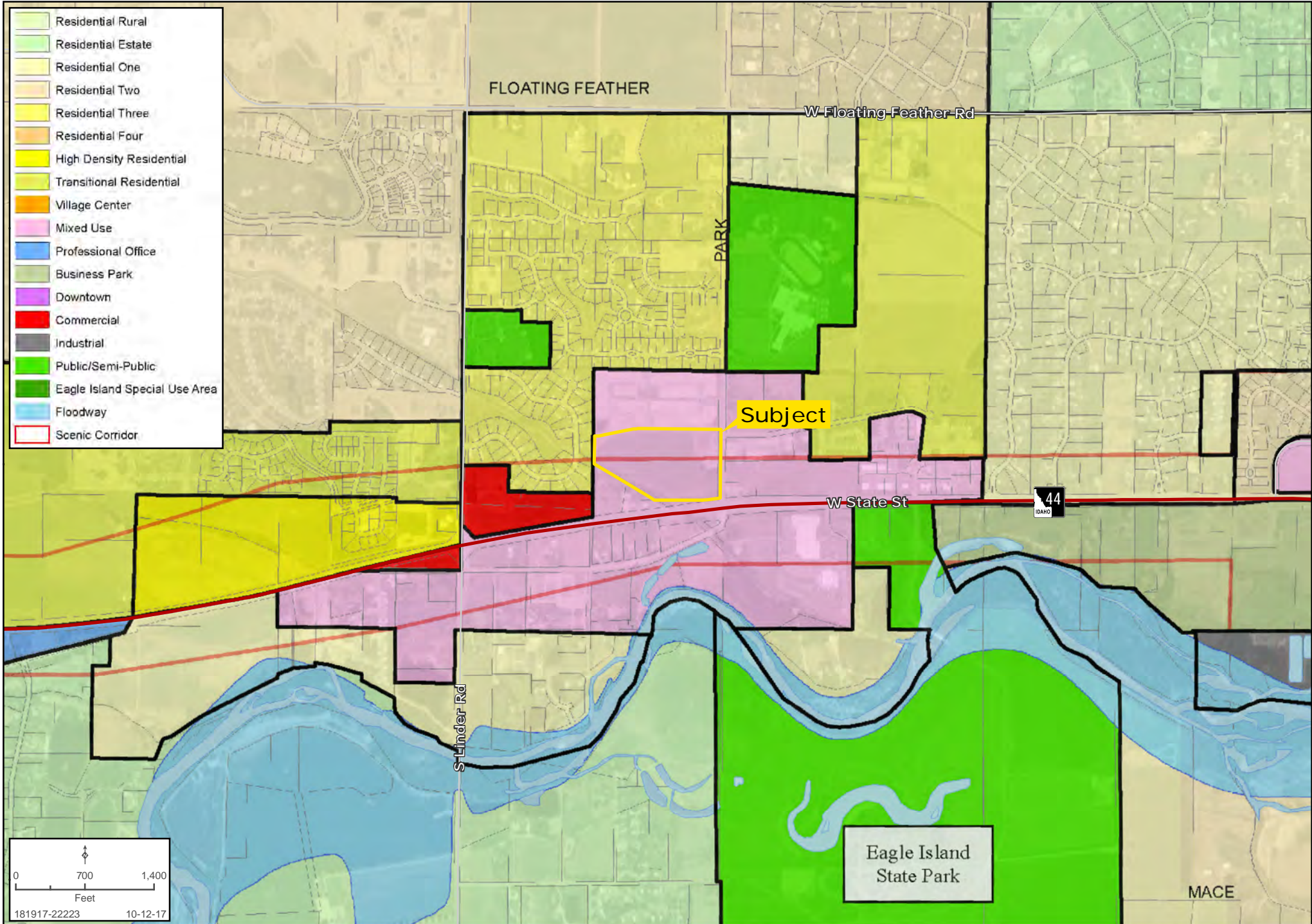
# SURROUNDING DEVELOPMENT MAP

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# FUTURE LANDUSE MAP

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# PROPERTY DETAIL MAP

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