

FOR SALE

2320 W. Copper Silo Street | Eagle, ID 83616

**.955 Acre
Development Lot
(43,342 SF)**

**OFFERED FOR
\$850,000**

Rick McGraw

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Property Summary

- Price: \$850,000
- Lot Size: .955 Acres (43,342 SF)
- Commercial Lot located in the Stillwater Subdivision
- Lot will accommodate a building up to 9,000 SF
- Minutes from Downtown Eagle

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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

STILLWATER

A MAINTENANCE FREE COMMUNITY

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Stillwater Subdivision is 27 acres that is a mixed use development and is located at the intersection of South Urban Gate Avenue and Hwy 44, just west of Eagle Road. The site is located on the Boise River with direct access to the Greenbelt and is near Eagle Island State Park. The area benefits from excellent proximity to downtown Eagle.

The commercial part of Stillwater Subdivision will consist of 60,000 SF of mixed office, corporate campus, restaurant retail and fitness. Also planned is 30,000 SF of flex-residential, office and work studio.

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Eagle, Idaho

Situated in the County of Ada and ten (10) miles west of the capital city of Boise, Eagle is one of the fastest growing cities in the Boise Metro Area and Region. The City is surrounded on three (3) sides by the city of Garden City, Meridian and Star, and on the northerly boundary by the foothills. The Boise River runs directly through the City of Eagle in an east-west direction, connecting Eagle to Boise with a scenic pedestrian greenbelt pathway.

Eagle has an excellent transportation network with direct connection to Interstate 84 - via Eagle Road/State Hwy 55. The Boise Airport is within 25 minutes from Eagle making it convenient for companies needing a direct non-stop flight to major destinations. There are also several freight trucking, air freight, and express companies working from the Boise Airport facility.

Eagle offers the ideal setting for businesses, employees and their families. The current economy consists of a variety of businesses that vary in size and industry sectors. The City of Eagle understands the value of strong working relationships and a true business friendly climate.



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