

# GROUND LEASE OR BTS

BOISE, ID  
25 MINUTES



EAGLE HIGH SCHOOL

MUSTANG CROSSING

EAGLE ISLAND CROSSING



Jacksons

31,000 VPD

HWY 44/STATE STREET

CAMILLE BECKMAN  
GIFT SHOP

EAGLE ISLAND STATE PARK

# MUSTANG CROSSING FOR LEASE

CHATEAU  
des FLEURS

3950 W. State Street, Eagle, ID 83616 | Available: 1,500 - 13,000 SF | Asking Rate: Contact Agent

Great Opportunity in an Underserved Submarket of Eagle



INTERMOUNTAIN  
COMMERCIAL REAL ESTATE

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## PROPERTY HIGHLIGHTS

- Many Full Access Points Off of State Street.
- In the Path of Growth.
- Just Minutes Away from Highway 16 (Soon to Connect to I-84).
- Great Opportunity in an Underserved Submarket of Eagle.



# AREA MAP

• 10 MINUTES TO HWY 20/26 • 28 MINUTES TO DOWNTOWN BOISE • 22 MINUTES TO I-84

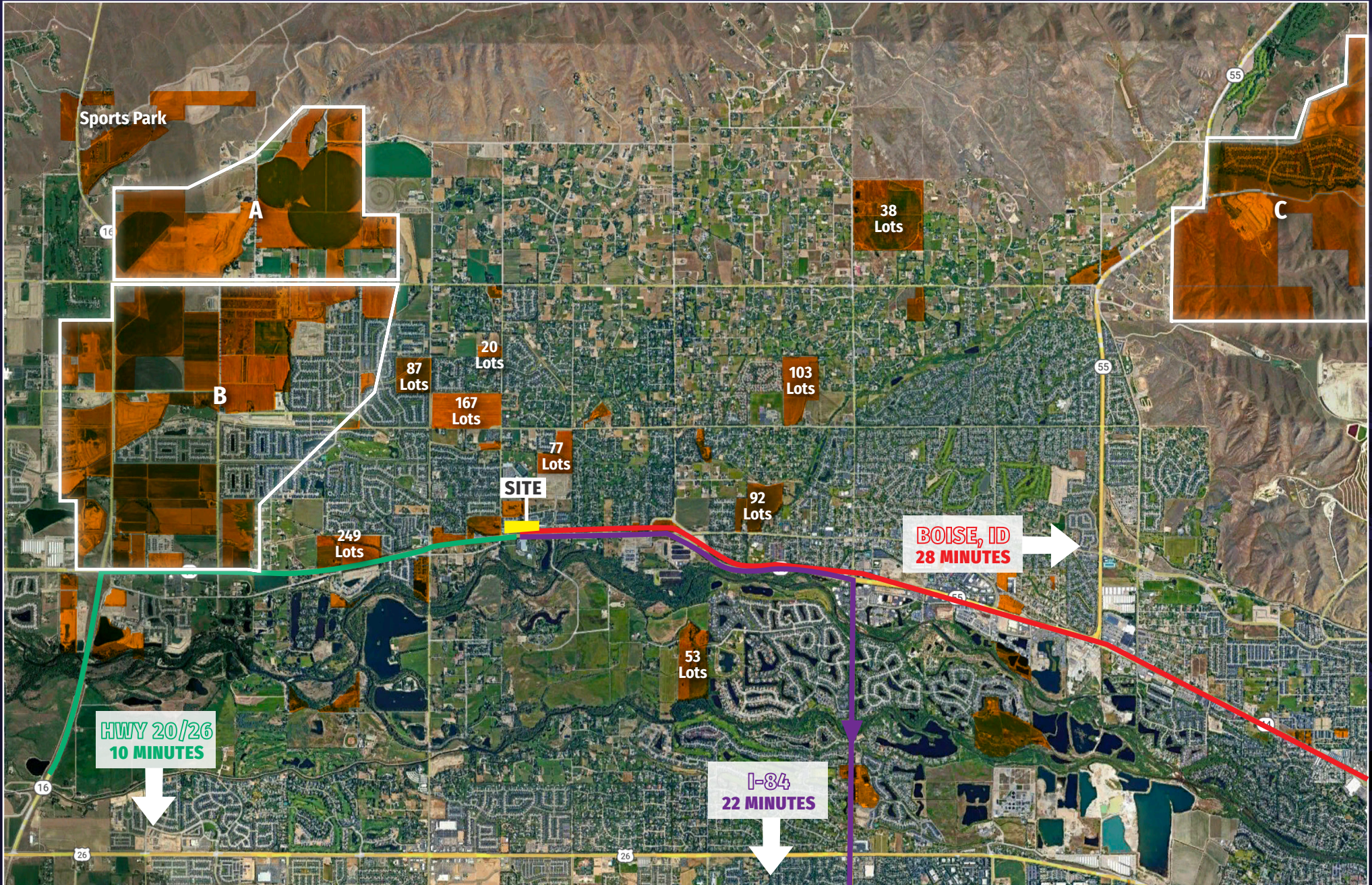


# PRELIMINARY PLAT MAP

**A.**  
630 Lots

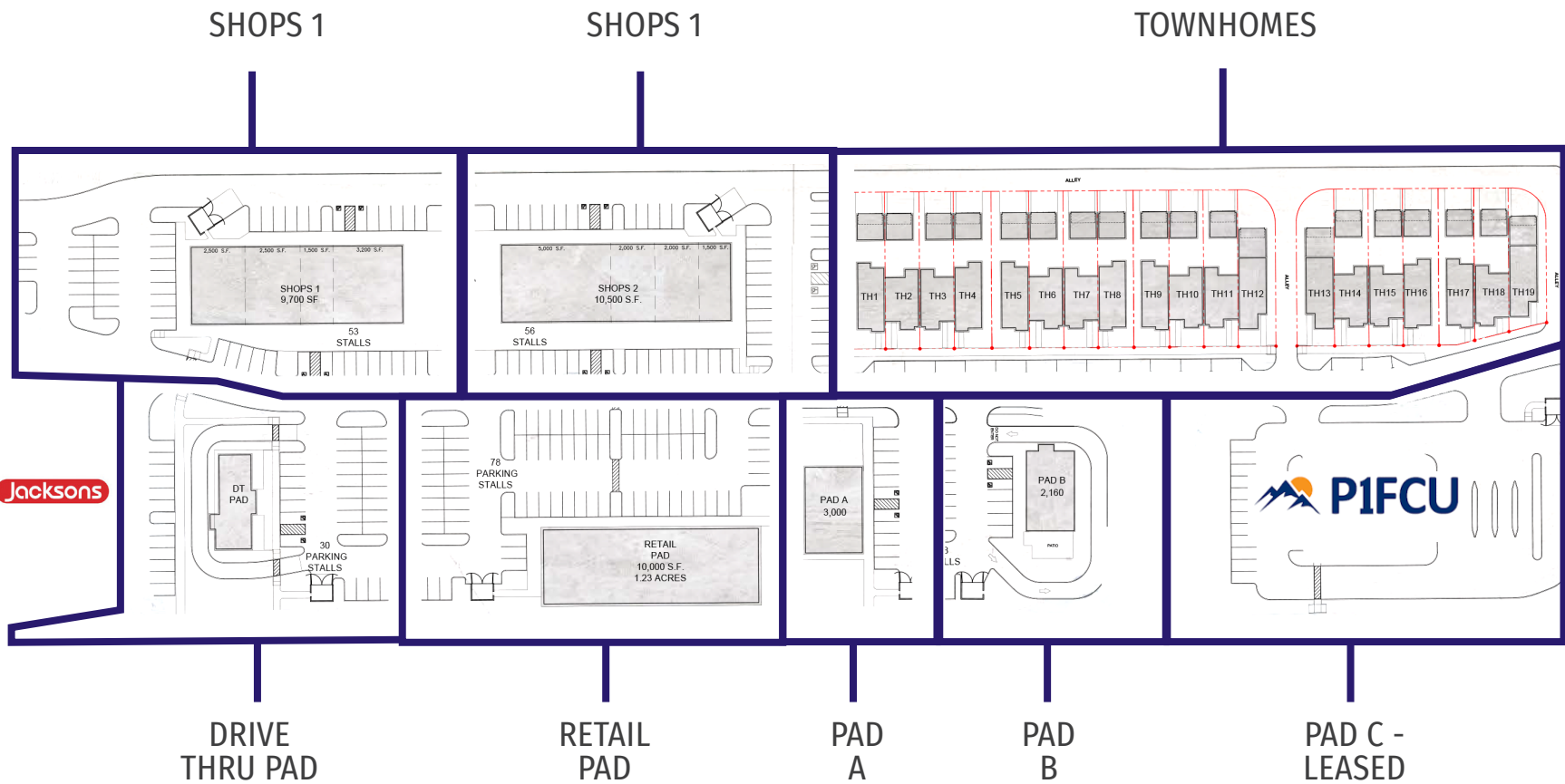
**B.**  
3,400 Lots

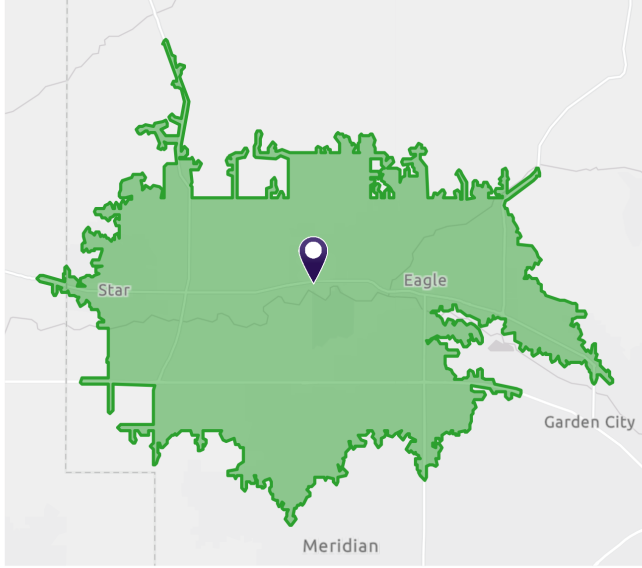
**C.**  
1,815 Lots



# BUILD-TO-SUIT OPTIONS

- **Shops 1:** 1,500 - 9,700 SF
- **Shops 2:** 1,500 - 10,500 SF
- **Drive-Thru Pad**
- **Retail Pad:** 13,300 SF
- **Pad A:** 3,000 SF
- **Pad B:** 2,160 SF
- **Pad C:** Leased





# POPULATION TRENDS AND KEY INDICATORS

Mustang Crossing  
Drive Time: 10 Minutes Radii

103,417	36,566	2.81	36.6	\$102,649	\$424,647	146	114	36
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

## MORTGAGE INDICATORS



**\$17,348**

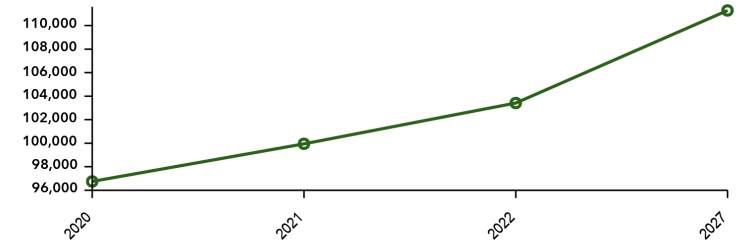
Avg Spent on Mortgage & Basics



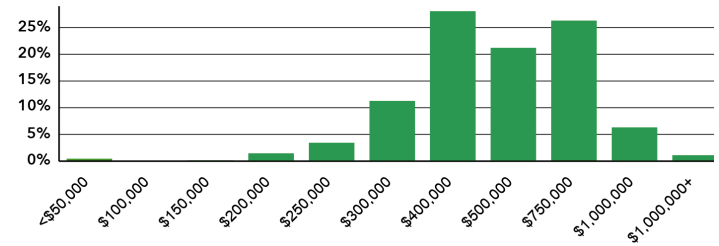
**21.8%**

Percent of Income for Mortgage

## Historical Trends: Population



## Home Value



Variables	10 minutes
2022 Per Capita Income	\$47,829
2022 Median Household Income	\$102,649
2022 Average Household Income	\$135,453
2027 Per Capita Income	\$55,416
2027 Median Household Income	\$114,134
2027 Average Household Income	\$156,440

## POPULATION BY GENERATION



**3.9%**

Greatest Gen:

Born 1945/Earlier



**17.5%**

Baby Boomer:

Born 1946 to 1964



**20.9%**

Generation X:

Born 1965 to 1980



**22.9%**

Millennial:

Born 1981 to 1998



**26.1%**

Generation Z:

Born 1999 to 2016



**8.6%**

Alpha: Born

2017 to Present

## INCOME



**\$102,649**

Median Household Income



**\$47,829**

Per Capita Income



**\$373,093**

Median Net Worth