

DEVELOPMENT LAND



EAGLE ROAD DEVELOPMENT LAND

3570 N. EAGLE ROAD - MERIDIAN, IDAHO

3.67 +/- ACRES

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

DAVID MCDONALD, BROKER

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david@icbre.com

MOE THERRIEN, ASSOCIATE BROKER

mobile: (208) 859-7935

moe@icbre.com

EAGLE ROAD DEVELOPMENT LAND

PROPERTY HIGHLIGHTS



OFFERING PRICE: \$ 3,500,000
PRICE PER SF: \$21.89
SALE TERMS: Cash
SIZE: 3.67 Acres
ZONING: [C-G](#)
FLUM DESIGNATION: [Mixed Use Regional](#)
PARCEL: R7991140012

- Located near the second highest traffic intersection in the State of Idaho.
- City of Meridian Future Land Use Map designation of Mixed Use Regional allows for a wide variety of uses on the site.
- Owner successfully negotiated an update to the ECCR's to include market rate Residential Multi-Family as a permitted use on the parcel.

All information herein has been obtained from sources deemed reliable but is subject to verification by Buyer. This offering is subject to price change, corrections, errors, omissions, prior sales and/or withdrawal.

EAGLE ROAD DEVELOPMENT LAND

DEMOGRAPHIC SUMMARY

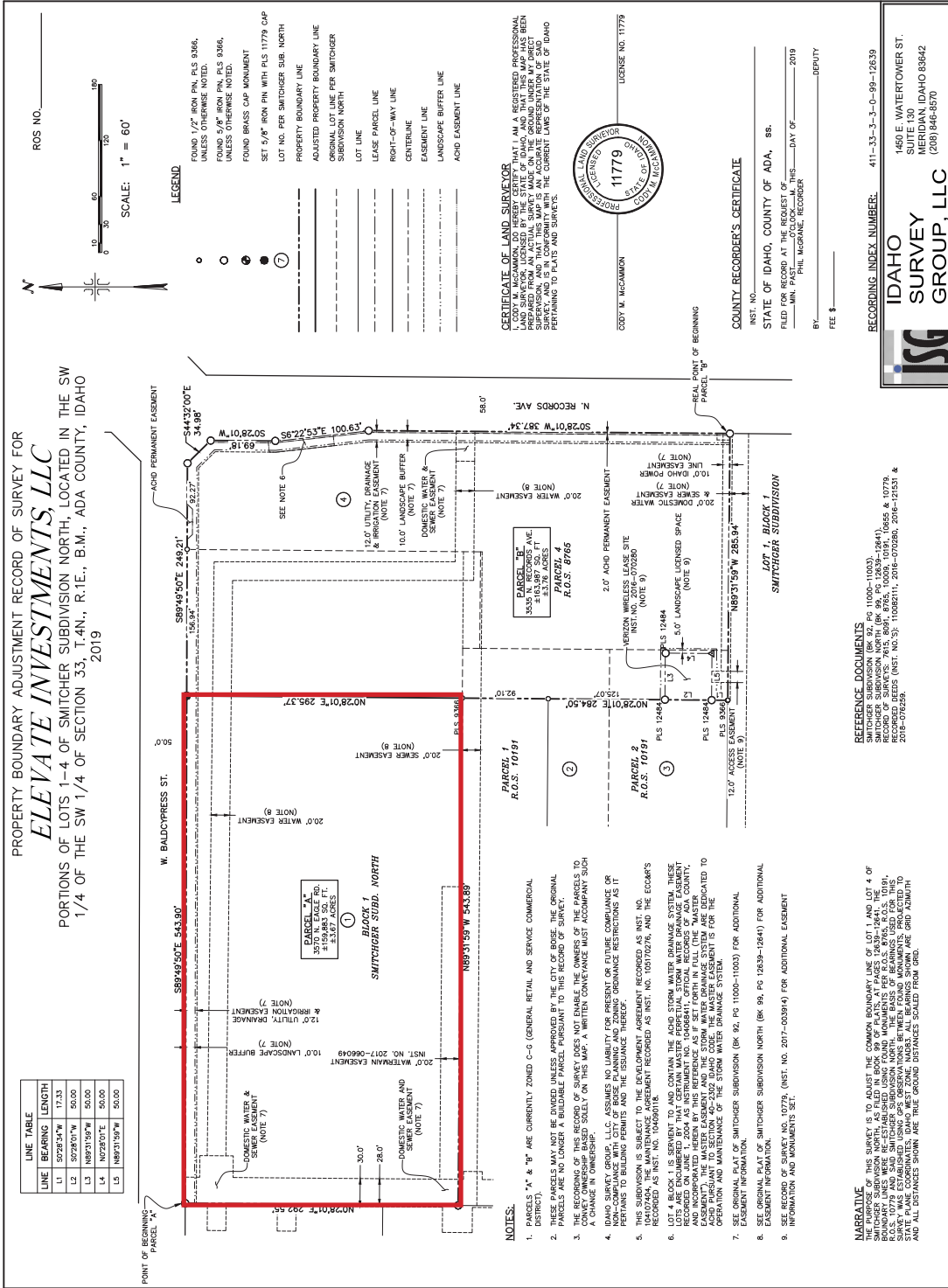


	1 Mile	3 Miles	5 Miles
Population	12,863	103,645	252,508
Households	4,806	39,742	99,851
Median Income	\$91,974	\$82,458	\$81,409
Employees	4,614	43,918	112,318

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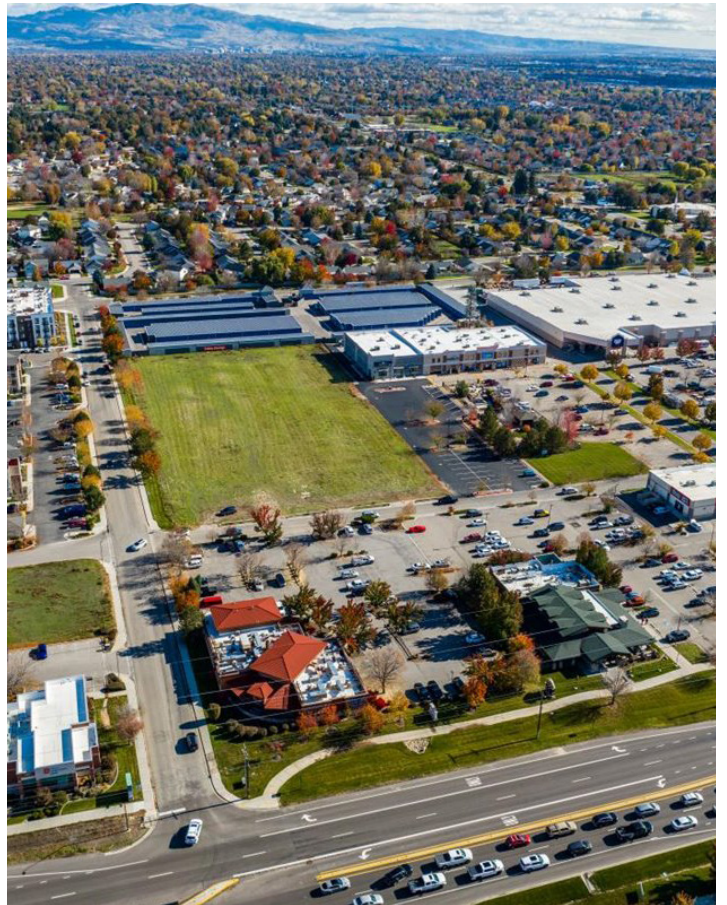
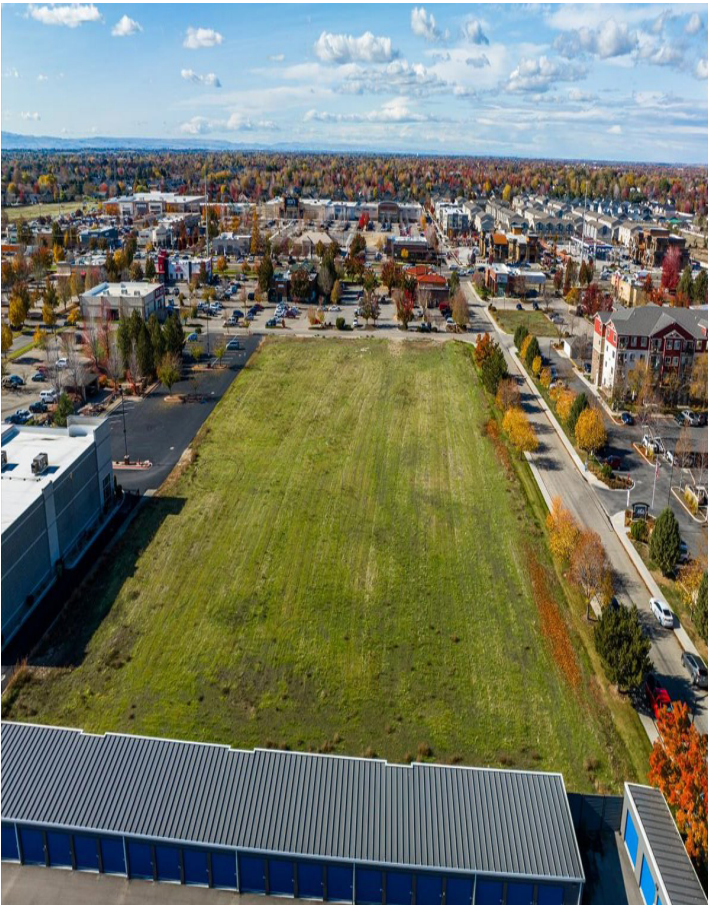
SURVEY - PARCEL "A"



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PHOTOGRAPHS



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EAGLE ROAD DEVELOPMENT LAND

DAVID S. MCDONALD - BROKER



DAVID S. MCDONALD

Broker
CCIM
(208) 720-2000
david@icbre.com

REAL ESTATE PRACTICES

Hard work, perseverance and integrity have made David McDonald a leader in the commercial investment field. David specializes in consulting and brokerage of investment properties including apartments, industrial, office and retail.

WORK HISTORY

In a career spanning more than 23 years of real estate experience in Idaho, David has established himself as a powerful force in the real estate community having successfully completed over 500 transactions. He is continually ranked among the top 1% of agents in Idaho for total sales production and was ranked number one in sales at his previous brokerage firm, Thornton Oliver Keller Commercial.

In November 2002, David founded Idaho Commercial Brokerage with the simple mission of providing superior representation and investment advising services to his clients. With uncompromising integrity, concise market knowledge and extensive experience, David continues to be a leader in his field.

Between 2006 and 2010, David developed over 50 million dollars of residential vacation property in the Sun Valley area.

Growing with the changing demands of the market, David has built strong business relationships within the banking community. He has created one of the most comprehensive approaches to developing business and creative loan solutions in the currently ever-changing financial markets.

PROFESSIONAL ACCREDITATION

- CCIM designation
- Vice President of the Boise Chapter of the Commercial Investment Real Estate Institute from 2001-2003
- Member of the National Association of Realtors and the Commercial Investment Real Estate Institute (CCIM)

PERSONAL

David is a life-long Idaho resident. He grew-up in the Wood River Valley, moved to Boise in 1991 and now splits his time between Hailey and Boise.

David spends much of his free-time in the Sawtooth Valley where he and his family have raised organic Angus cattle on the Salmon River. When he's not in the mountains, he's flying over them. In 2006 David earned his pilot's license and now spends time in the air flying his Scout in the back country of Idaho and the beaches of Mexico.

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MOE THERRIEN - ASSOCIATE BROKER



MAURICE (MOE) THERRIEN

Associate Broker
Principal
MAI
(208) 859-7935
moe@icbre.com

WORK HISTORY

Licensed Broker for 32 years
Commercial Real Estate Appraiser for 40 years

Idaho Commercial Brokerage, LLC (2005-present): Seller/Buyer representation of investment real estate brokerage. Specializing in apartment, office, retail, warehouse and land.

MSA Realty (1999-2004): Sole Owner, Broker with two agents, Seller/Buyer representation, investment real estate brokerage. Specializing in apartment, office, retail, warehouse and land.

Mountain States Appraisal, Inc (1977-2022): Managing partner, MAI designation 1982. Commercial Real Estate Appraiser with an emphasis on apartment, office, retail, warehouse, land and special use.

Ada Real Estate Surveys (1987-2019): Ada County apartment surveys; occupancy and rent tracking.

PROFESSIONAL DESIGNATIONS

1990-present: Licensed Real Estate Broker, State of Idaho
1990-present: Realtor – Idaho Association of Realtors
1982-present: Member of the Appraisal Institute (MAI)
1992-present: Idaho Certified General Real Estate Appraiser

PERSONAL BACKGROUND

- Boise resident since 1977
- Married to wife Roxy / 2 children, Marc 39 and Michael 36
- Washington State University – Bachelors of Arts Degree, Business Administration- 1977 Summa Cum Laude
- Raised in Colfax, Washington