

MUSTANG CROSSING

FOR SALE OR LEASE



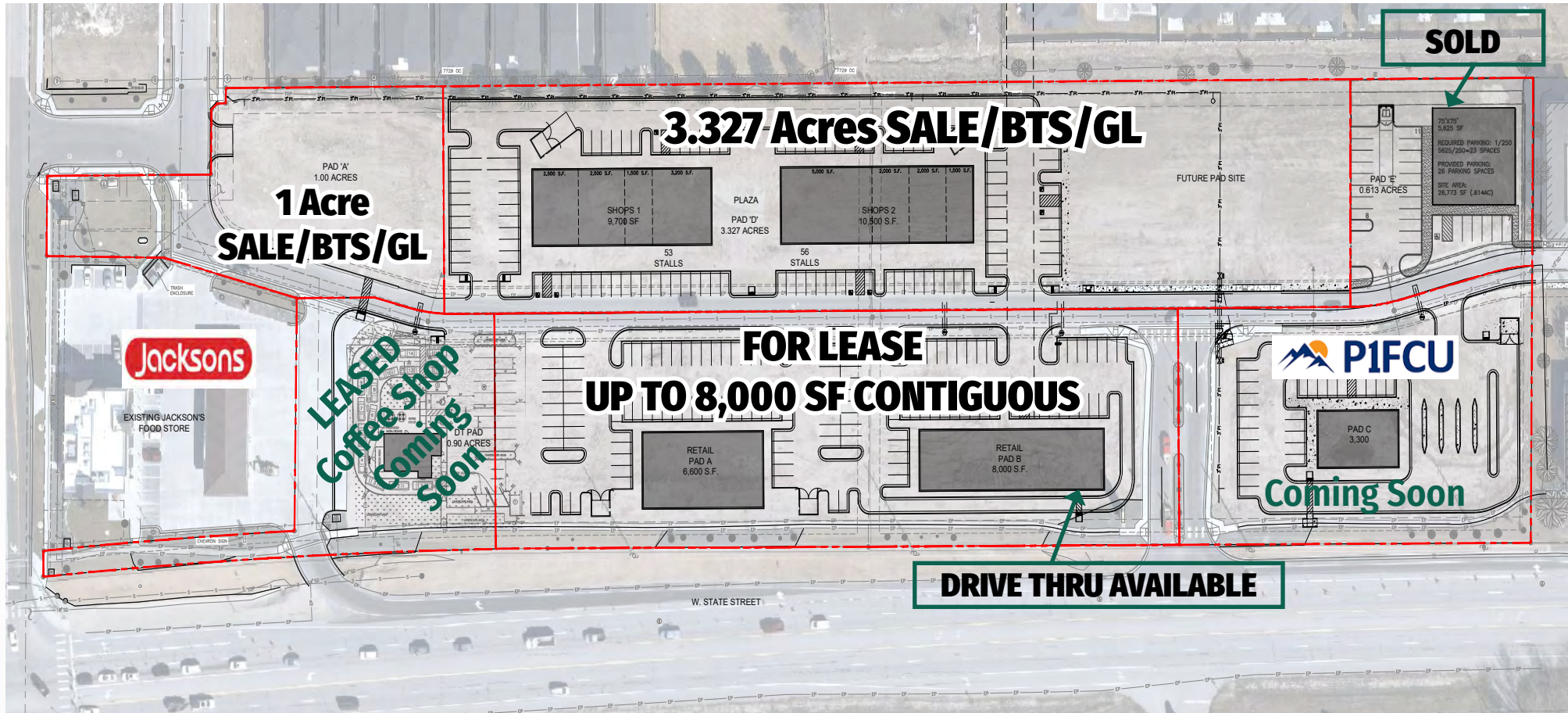
3950 W. State Street, Eagle, ID 83616

High Visibility Retail in Eagle's Fastest Growing Corridor



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Contact Agent for Pricing/Asking Rates

Scale: 1" = 40'-0"
22085

*Subject to Change

SITE PLAN INFORMATION	
PROJECT ADDRESS:	
W FLINT DR	
EAGLE, ID 83616	
PARCEL:	R2860500066 AND R286050090
ZONE CODE:	MUDA
LOT SIZE:	4.883 ACRES AND 5.09 ACRES
SUBDIVISION:	PAR #006 OF LOTS 1 & 9 BLK 2 FLINT ESTATES
DIMENSIONAL STANDARDS IN THE COMMERCIAL DISTRICTS	
FROM TABLE 11-2B-3 OF THE MERIDIAN CITY CODE	
FRONT SETBACK (IN FEET)	20'
REAR SETBACK (IN FEET)	20'
LANDSCAPE BUFFER TO RESIDENTIAL	20'
MAXIMUM BUILDING HEIGHT (IN FEET)	35'

PROPERTY HIGHLIGHTS

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



AREA MAP

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

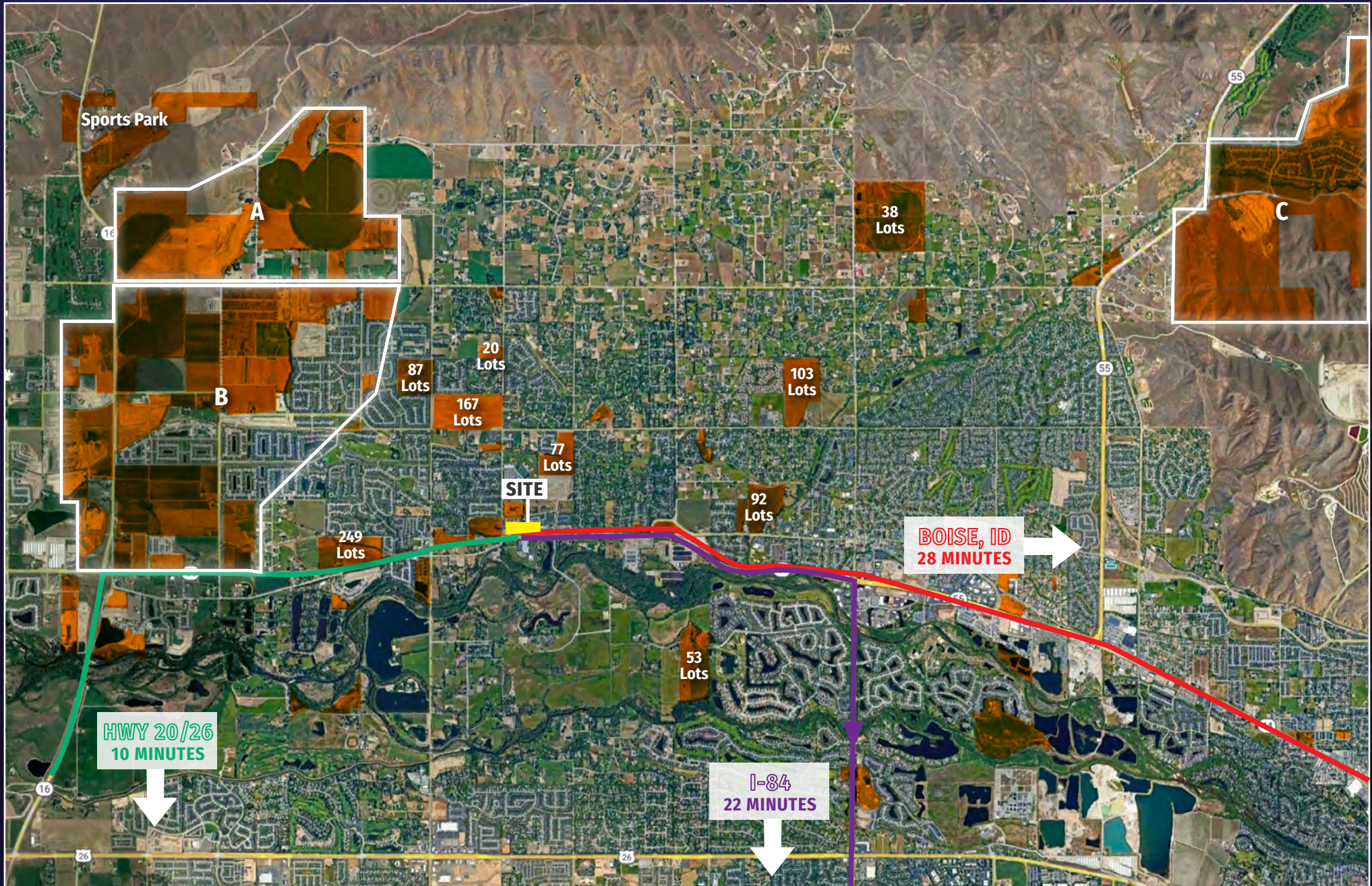


PRELIMINARY PLAT MAP

A.
630 Lots

B.
3,400 Lots

C.
1,815 Lots





Mustang Crossing
Drive Time: 10 Minutes Radii

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 TRENDS AND KEY INDICATORS

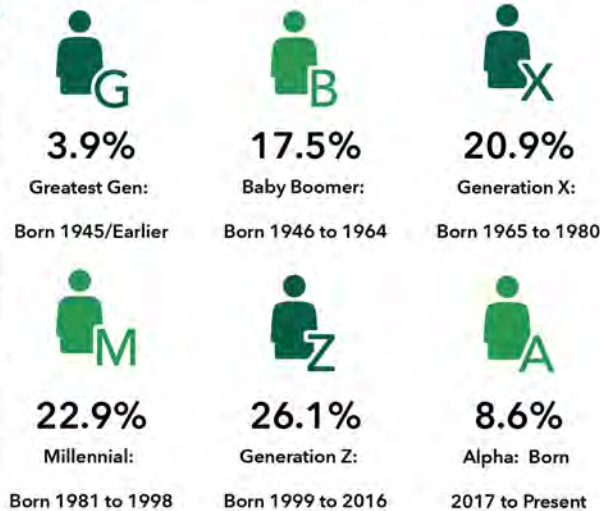
Mustang Crossing
Drive Time: 10 Minutes Radii

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

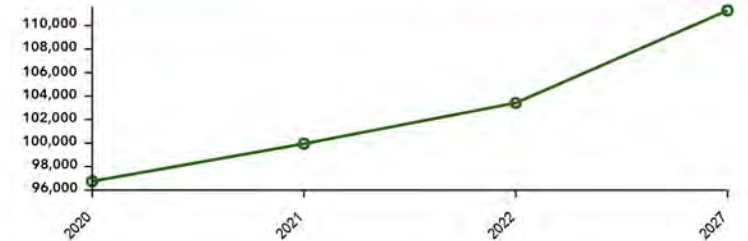
MORTGAGE INDICATORS



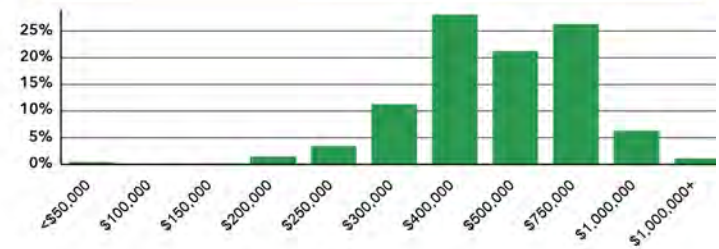
POPULATION BY GENERATION



Historical Trends: Population



Income Distribution



INCOME

