27 ACRES FOR SALE

QUARRY VILLAGE MIXED USED DEVELOPMENT PROJECT*

NEC of Highway 55 and Hill Road – Eagle, Idaho

*Subject to City of Eagle Development Agreement

*Conceptual Drawing Only

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File 3372 / 20260820

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FOR SALE

Quarry Village Mixed Use Development on +/- 27 Acres

Subject to City of Eagle Development Agreement

NEC HIGHWAY 55 & HILL ROAD | EAGLE, IDAHO

ASK PRICE: Contact Agent

TYPE	SIZE
Retail Lease	Up to 35,000 SF
Office Lease	Up to 35,000 SF
Restaurant Lease	Up to 10,000 SF
Pad Sites	Building up to 8,000 SF
Hotel Site	Up to 90 rooms
Apartments/Luxury Condos	200 Units

TARGET USES

RETAIL
Furniture and Design
Boutique
Sporting Themes
Other General Retail

OFFICE
Professional Service
Mid-Size Corporate
Medical / Veterinary
General Office

FOOD SERVICE
Brewery / Tap House
Fine Dining / Lounge
Casual Dining / Lounge
Bakery / Coffee / Breakfast Café

HOSPITALITY
Branded Hotel

PERSONAL SERVICES
Salon / Spa / Fitness Facilities

PROPERTY OVERVIEW

Located at what is likely one of the most vibrant business areas in Eagle, Idaho where Highway 55 and Hill Road intersect, the District is perfect for Corporate Offices, Retail, and Service businesses such as brokerage, medical, financial, daycare/preschool, etc.

Quarry Village is envisioned as a vibrant entertainment destination. A sophisticated development where urban blends perfectly with an Idaho country flair. The **Quarry Village** theme will uniquely embrace a mixed-use oasis of entertainment venues, fun and fine dining, boutique retail, mind and body spa and exercise facilities, hospitality, luxurious and creative living space, collectively creating a one-of –a-kind employment environment. Relaxing green spaces and water features will complement the peaceful coexistence of this unique mixed-use/live well development.

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QUARRY VILLAGE CONCEPTUAL DRAWING

1 Retail
2 Office
3 Office
4 Office
5 Office/Retail
6 Office/Retail
7 Office/Retail
8 Brewery/Tasting Room/Brew Pub
9 Mixed Use
10 Furniture Store
11 Mixed Use
12 Mixed Use
13 Mixed Use
14 Hotel
15 Retail/Restaurant
16 Mixed Use/Restaurant
17 Parking Garage

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QUARRY COMMONS AREA CONCEPTUAL DRAWING

Stroll, relax and visit with friends in Quarry Commons

REP
RODNEY EVANS + PARTNERS

Landscape Architecture / Urban Design / Entitlements
Land Planning / Project Management

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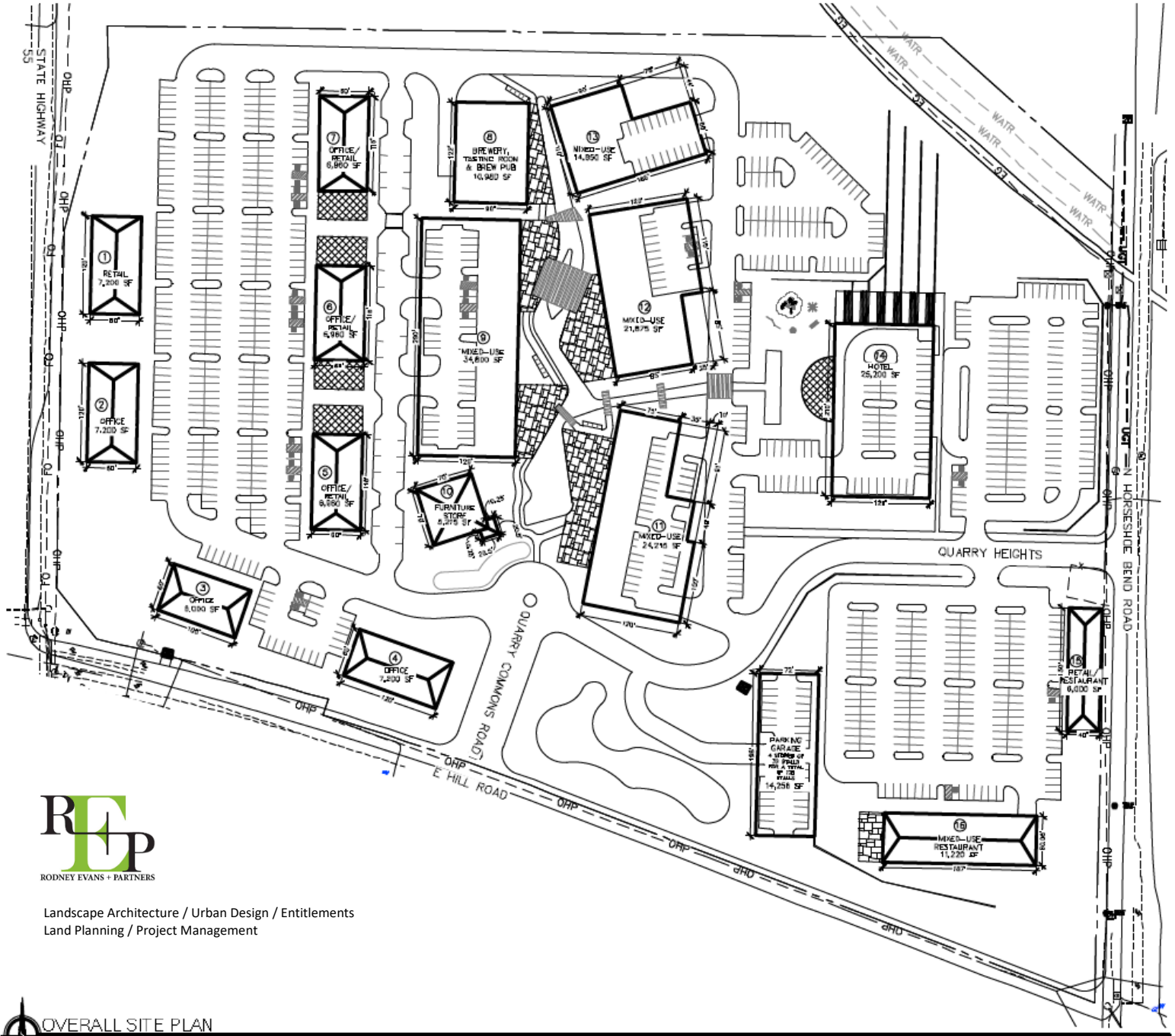
QUARRY VILLAGE (CONCEPTUAL DRAWING ONLY)



OVERALL SITE PLAN

RODNEY EVANS + PARTNERS

Landscape Architecture / Urban Design / Entitlements
Land Planning / Project Management

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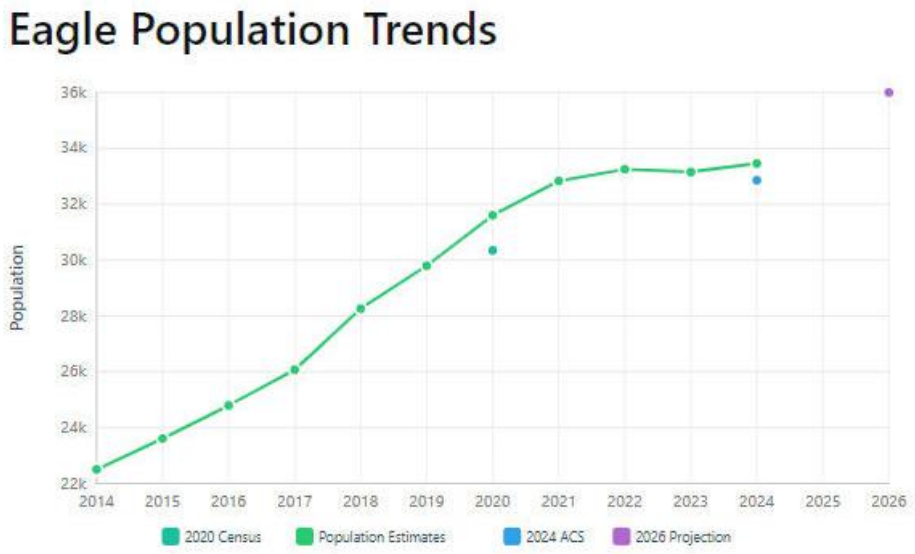
The 2026 projected population for Eagle is 35,998

This projection assumes an annual rate of change of 4.8%, consistent with the 23.9% population change from 2019 to 2024 according to US Census Bureau's American Community Survey.



Eagle is an upscale community with beautiful, well designed neighborhoods, mid to high end homes, quality schools and attractive, high-end retail and commercial developments. The area attracts outdoor enthusiasts, families, and retirees who heavily support community-centered businesses and local events. Eagle's average home price $300K to $1.5M.

Opening a business in Eagle, Idaho offers access to a rapidly growing, affluent local population, a pro-business state environment with low startup costs, and strong community support for local enterprises within the booming Treasure Valley region. Eagle and the greater Boise metro area continue to see a massive influx of new residents, creating an increasing demand for local goods, professional services, and retail.

Idaho ranks high nationally for small business growth and economic momentum, featuring low filing fees and no annual LLC fees at the state level.

The mission of the **Eagle Economic Development Department** is to help foster an environment that supports and encourages the maintenance, growth and enhancement of a high quality life, increases economic opportunities and provides a place for businesses to grow and be successful. This is accomplished through the recruitment of new business, the retention and expansion of existing businesses, downtown revitalization, tourism, workforce development, talent attraction, entrepreneurial and small business development, and promoting the city as an innovative, knowledge-based community with an exorbitant quality of life.

ECONOMICS & INCOME STATISTICS

Eagle's average per capita income is $72,314. Household income levels show a median of $122,894. The poverty rate stands at 6.12%

	Median	Mean
Married Families	$155,772	-
Families	$142,297	$199,177
Households	$122,894	$175,896
Non Families	$53,949	$85,484

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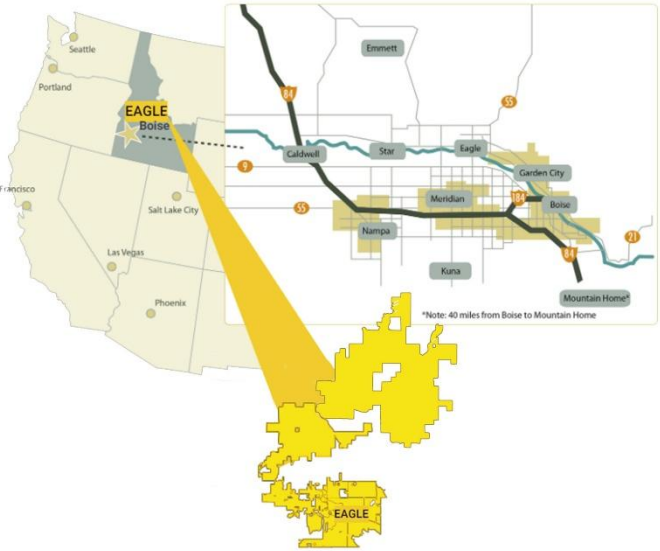

WHERE IS EAGLE?

Eagle is located in the Southwestern region of Idaho and within the Boise Metropolitan Statistical Area (MSA).

Situated in the county of Ada, Eagle lies ten (10) miles west of the capital city of Boise and is surrounded on three 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 direct connection to Interstate-84 via Eagle Road/State Highway 55. The Boise airport is a short 23-minute drive. Aerial connectivity from the Boise Airport is convenient for companies needing direct nonstop flights. The Boise Airport is served by seven major airlines with nonstop flights to 21 cities and counting.

Getting around the Treasure Valley is easy with one major interstate (I-84) serving the entire metro area, and with federal highways 20, 26 and 30, and state highways 21, 44 and 55 providing access to communities across the valley.

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QUARRY VILLAGE SITE MAP

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