

\$2,531,250 - 4648 W Old Valley Road, Eagle

MLS® #98956970

\$2,531,250

Bedroom, Bathroom, 5,625 sqft
Commercial Sale on 8.00 Acres

N/A, Eagle, ID

Divisible to 1,000 SF. Join Eagle's newest mixed-use development including office, retail, and restaurant space. Located along the fast-growing State Street corridor, surrounded by new rooftops, retail and development. Excellent exposure on Highway 44 frontage, at the signalized intersection of Linder Road, visible to over 26,622 vehicles per day! Rare, patio space seating available for restaurant users. Excellent shared parking ratio of over 4:1000. Located at the front door of the first highest income demographic in the state, conveniently serving the Eagle, Star and Meridian market. Surrounding traffic drivers include Eagle High School (2,000+ Students), Eagle Island State Park (545 acre park including a 50 space campground, swimming & waterslide, picnic areas, 19-hole disc golf and over 5 miles of trails for horseback riding, hiking or walking), Camille Beckman Factory & Giftshop, Chateau Des Fleurs (Event Center), Eagle Island Crossing.



Essential Information

MLS® #	98956970
Price Per SQFT	\$450
Square Footage	5,625
Acres	8.00
Type	Commercial Sale
Status	Active

Community Information

Address	4648 W Old Valley Road
Area	Eagle - 0900
Subdivision	N/A
City	Eagle
County	Ada
State	ID
Zip Code	83616

Amenities

Golf Course	N
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Exterior

Lot Description	5 - 9.9 Acres
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Additional Information

Date Listed	August 4th, 2025
Days on Market	65
New Construction	Yes
Office	TOK Commercial
Contact Info	info@TOKcommercial.com

Listing Details

Listing Office	TOK Commercial
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Listing information last updated on November 3rd, 2025 at 12:33am MST