

QUARRY VILLAGE MIXED USE DEVELOPMENT PROJECT

NEC of Highway 55 and Hill Road - Eagle, Idaho



**ARTHUR BERRY
& COMPANY**

250 W Bobwhite Court, Suite 230, Boise, Idaho 83706 208-336-8000 www.arthurberry.com

The above is provided by the Owner. Arthur Berry & Company makes no representation as to its completeness and accuracy. Price and terms subject to change at Owner's discretion.

Randy Limani
208-639-6172
rlimani@arthurberry.com

File 3372 / Rev20210428



QUARRY VILLAGE

Mixed Use Development on +/- 27 Acres

AT NEC HIGHWAY 55 & HILL ROAD | EAGLE, IDAHO

TYPE

Retail Lease
Office Lease
Restaurant Lease
Pad Sites
Hotel Site
Apartments/Luxury Condos

SIZE

Up to 35,000 SF
Up to 35,000 SF
Up to 10,000 SF
Building up to 8,000 SF
Up to 90 rooms
200 Units

PRICE/RATE

Contact Agent
Contact Agent
Contact Agent
Contact Agent
Contact Agent
Contact Agent

TARGET USES

RETAIL

*Furniture and Design
Boutique
Sporting Themes
Other General Retail*

OFFICE

*Professional Service
Mid Size Corporate
Medical
Veterinary
General Office*

FOOD SERVICE

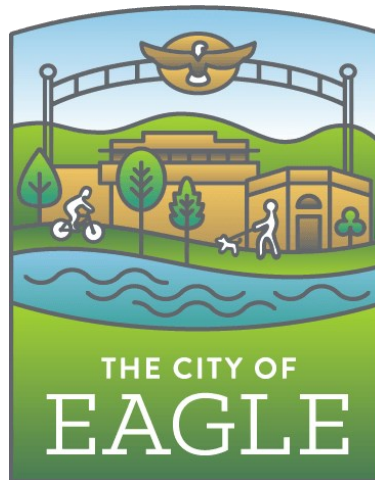
*Brewery/Tap House
Fine Dining/Lounge
Casual Dining/Lounge
Bakery/Coffee/Breakfast Cafe*

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 greenspaces and water features will complement the peaceful coexistence of this unique mixed-use/live well development.

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CONCEPTUAL DRAWING



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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



Stroll, relax and visit with friends in Quarry Commons



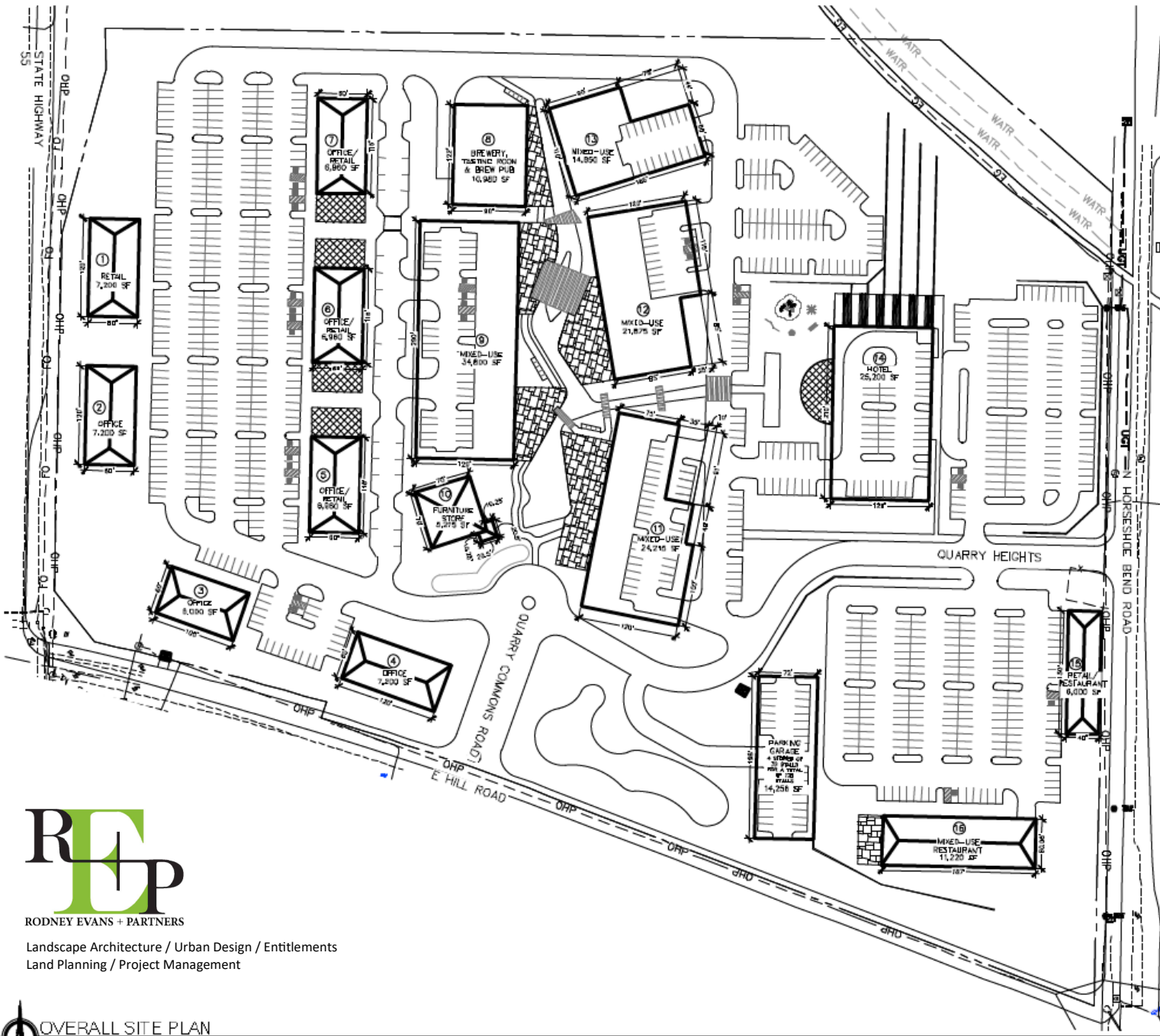
Landscape Architecture / Urban Design / Entitlements
Land Planning / Project Management

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QUARRY VILLAGE PRELIMINARY SITE PLAN



RODNEY EVANS + PARTNERS

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



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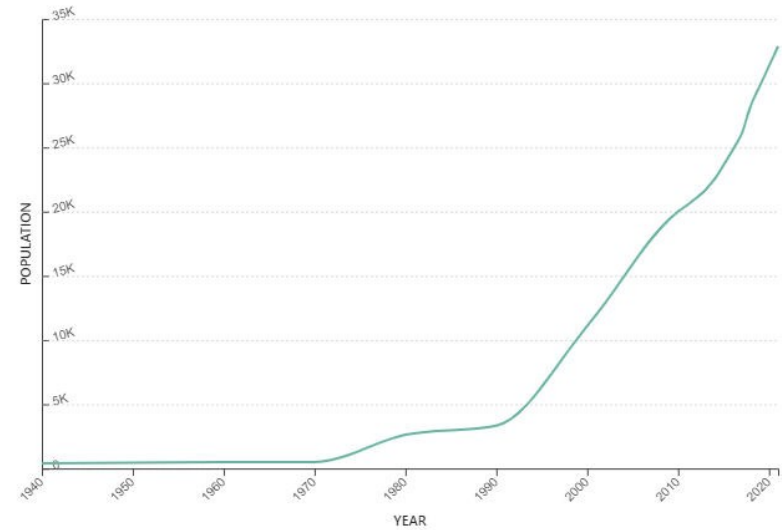


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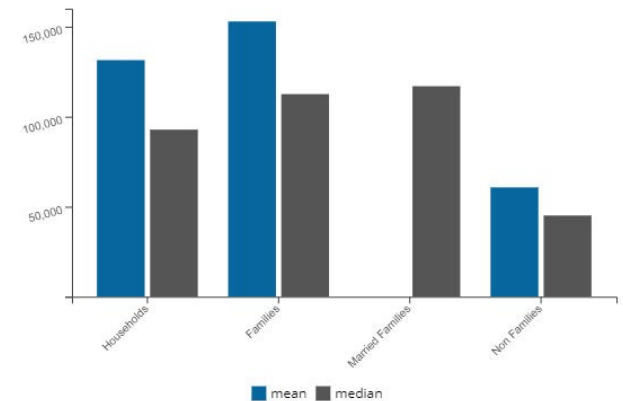
Eagle, Idaho Population 2021

32,868

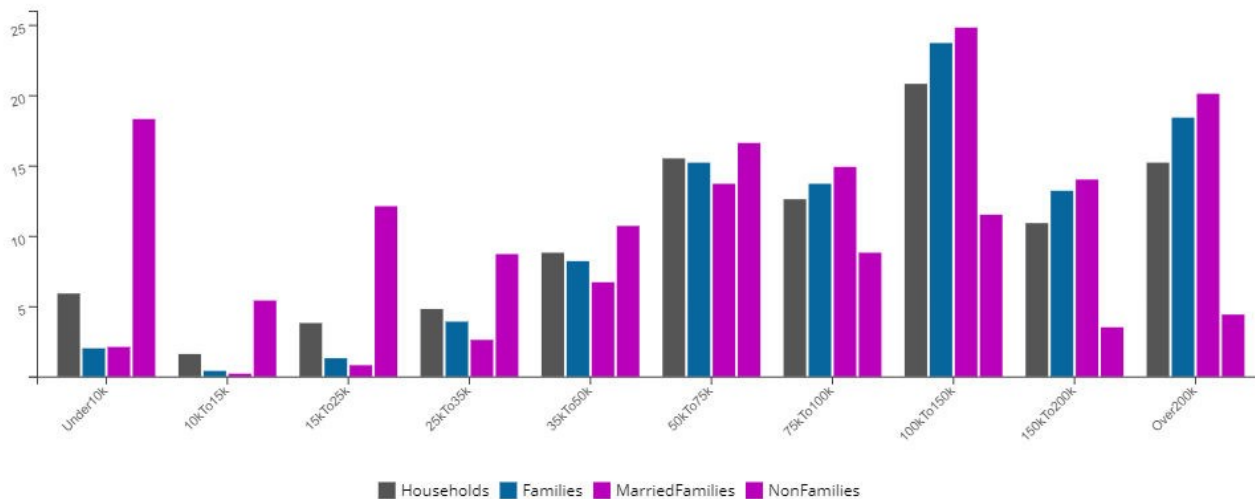


With a 2020 population of **32,868** Eagle, Idaho is the **11th** largest city in Idaho and the **1198th** largest city in the United States. Eagle is currently growing at a rate of 4.90% annually and its population has increased by 65.10% since the most recent census, which recorded a population of **19,908** in 2010. Eagle reached it's highest population of 32,868 in 2021. Spanning over 31 miles, Eagle has a population density of 1,075 people per square mile.

The average household income in Eagle is \$131,440 with a poverty rate of 4.95%. The median rental costs in recent years comes to \$1,138 per month, and the median house value is \$426,000. The median age in Eagle is 47.1 years, 44.9 years for males, and 48.7 years for females. For every 100 females there are 97.7 males.

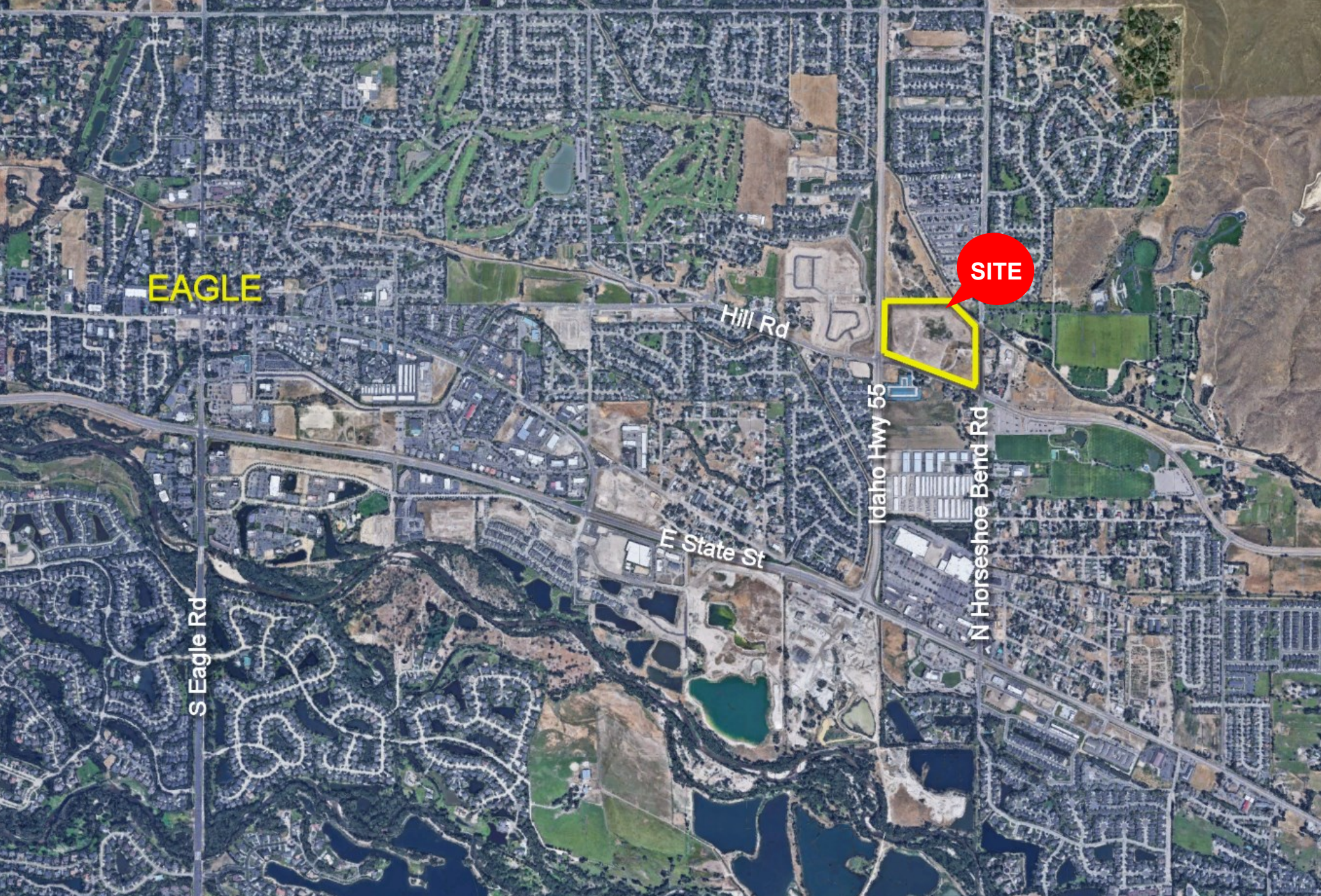


Eagle Income by Household Type



[CSV](#) [JSON](#)

Name	Median	Mean
Households	\$92,807	\$131,440
Families	\$112,548	\$152,916
Married Families	\$116,951	-
Non Families	\$45,109	\$60,721



EAGLE

SITE

S Eagle Rd

Hill Rd

Idaho Hwy 55

E State St

N Horseshoe Bend Rd



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