



**FOR SALE**

**MERIDIAN DEVELOPMENT LAND**

**1823 S. MERIDIAN ROAD  
MERIDIAN, ID 83642**



**OVERLAND ROAD**

**MERIDIAN ROAD**

**LOT 5**

**LOT 3**



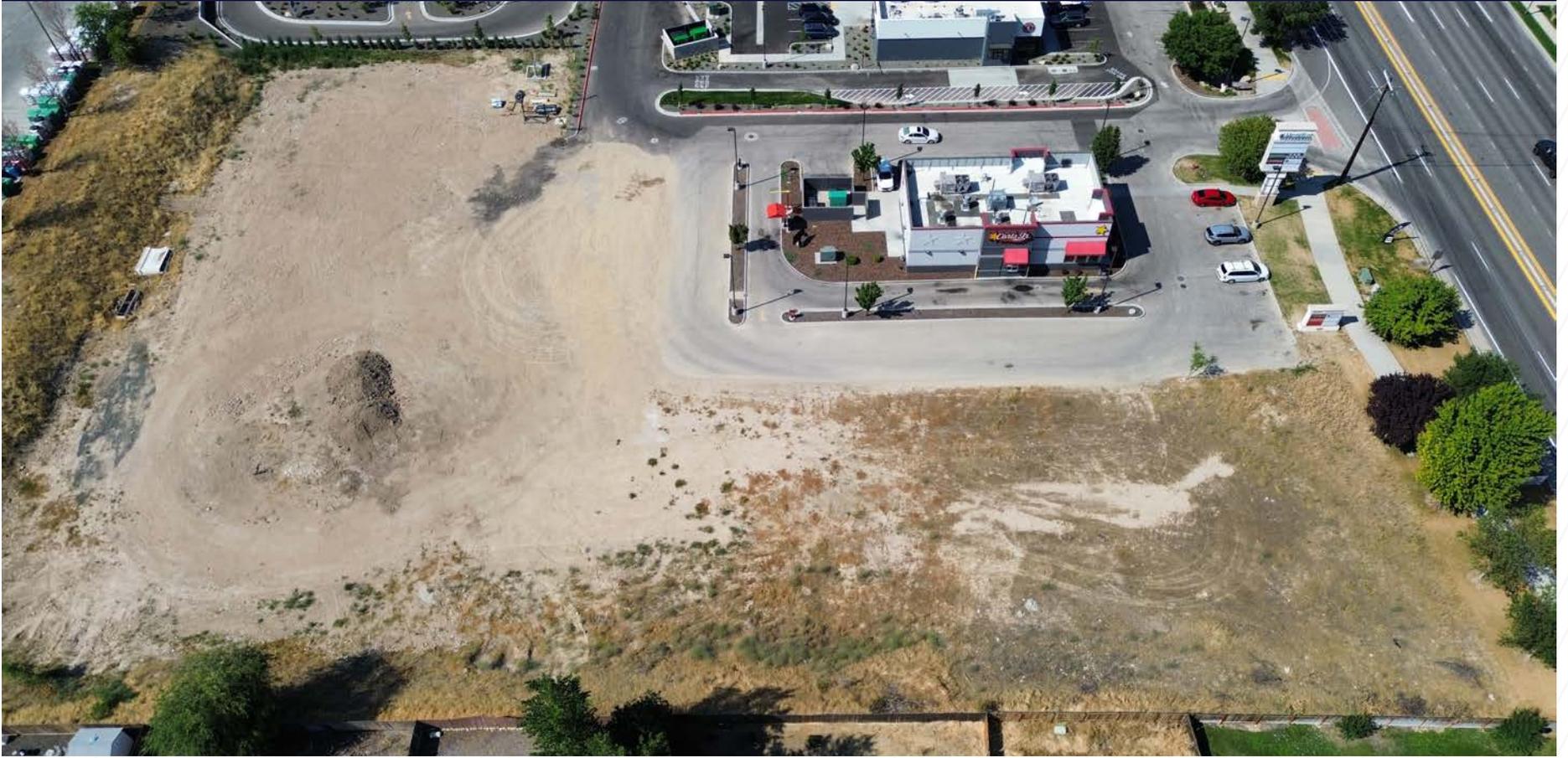
# HIGHLIGHTS

- Ideal for hotels, restaurants, and retail establishments, this centrally located property offers convenient access to the interstate and a variety of nearby dining options
- Pad-ready with established cross-access
- General-Commercial zoning allows for a wide range of other uses
- Just off the Southwest Corner of Overland & Meridian Road
- Excellent Frontage

## PROPERTY FEATURES

Price:	LOT 5 - \$980,000 (\$30.00/SF) LOT 3 - \$1,191,798 (\$18.00/SF)
Lot Size:	LOT 5 - 0.75 acres (32,670 SF) LOT 3 - 1.52 acres (66,211 SF)
Zoning:	C-G Commercial
Parcel Number:	R5652350065 & R5652350075
Utilities:	All available to site
Location:	SWC of Overland & Meridian Rd.

**UNOBSTRUCTED VISIBILITY**



**1823 S. MERIDIAN ROAD**





PRIME LOCATION WITH SURROUNDING AMENITIES

# 1823 S. MERIDIAN ROAD

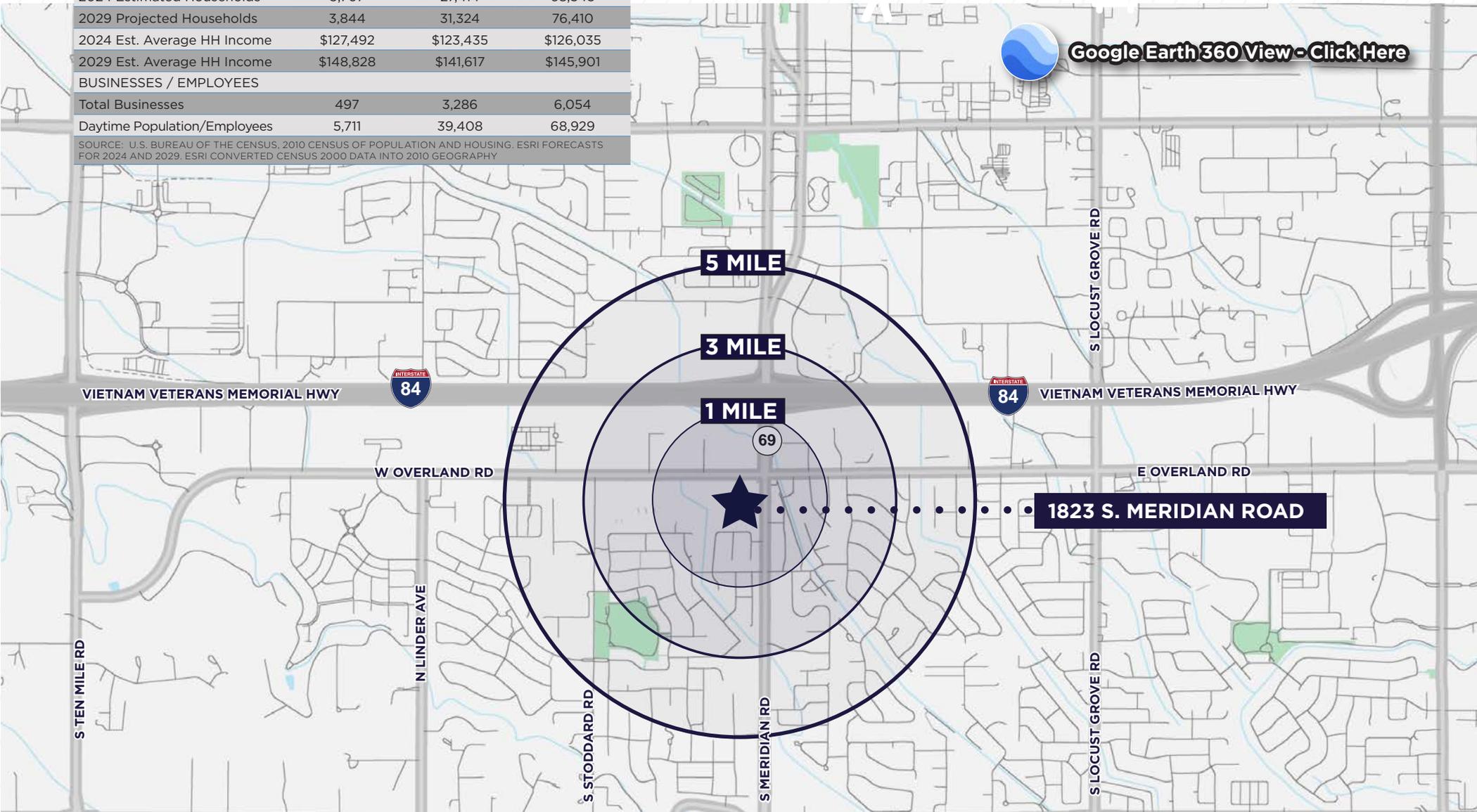
## MERIDIAN, ID 83642

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2024 Estimated Population	10,038	72,992	192,139
2029 Projected Population	10,305	82,034	211,541
<b>HOUSEHOLDS</b>			
2024 Estimated Households	3,707	27,414	68,543
2029 Projected Households	3,844	31,324	76,410
2024 Est. Average HH Income	\$127,492	\$123,435	\$126,035
2029 Est. Average HH Income	\$148,828	\$141,617	\$145,901
<b>BUSINESSES / EMPLOYEES</b>			
Total Businesses	497	3,286	6,054
Daytime Population/Employees	5,711	39,408	68,929

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING. ESRI FORECASTS FOR 2024 AND 2029. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY



[Google Earth 360 View - Click Here](#)



5 MILE

3 MILE

1 MILE

69

1823 S. MERIDIAN ROAD



S TEN MILE RD

N LINDER AVE

S STODDARD RD

S MERIDIAN RD

S LOCUST GROVE RD

S LOCUST GROVE RD

W OVERLAND RD

E OVERLAND RD

VIETNAM VETERANS MEMORIAL HWY

VIETNAM VETERANS MEMORIAL HWY

# YOU'RE NEVER FAR AWAY FROM THE REST OF THE WORLD

Meridian is strategically located in the heart of the Boise Metro and the diverse Pacific Northwest. The Treasure Valley is ripe with opportunities for entrepreneurs and start-ups, as well as established businesses. Come see where your place will be.

## OFFICE? INDUSTRIAL? RETAIL? YES

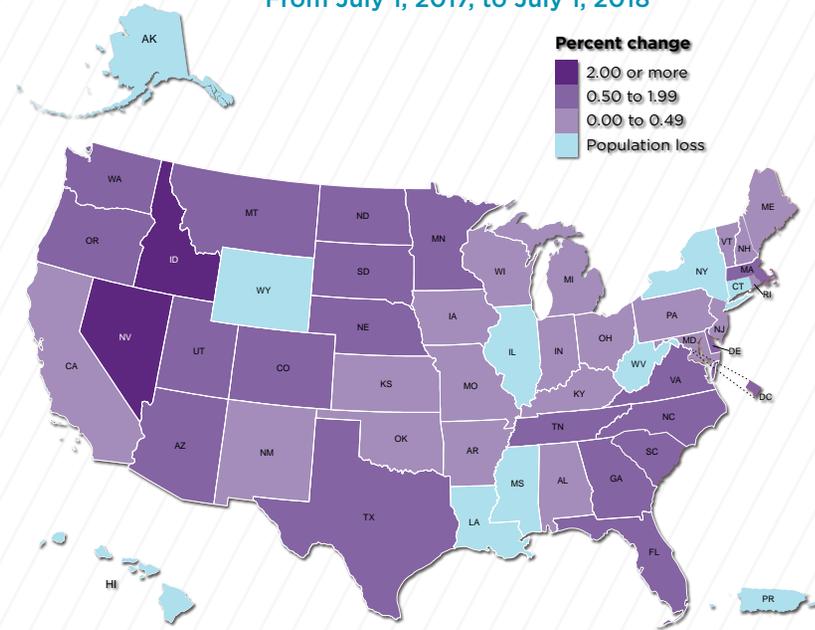
With more than 16 million square feet of commercial real estate, Meridian offers spaces to suit any business operation. Class A office and medical buildings, manufacturing facilities and industrial parks, bustling retail centers, and land ready for development make up Meridian's robust business community.



CLICK HERE TO DOWNLOAD THE COMPLETE CITY OF MERIDIAN OVERVIEW:  
<https://meridiancity.org/business/economic-development/>

# IDAHO IS ONE OF THE NATION'S FASTEST GROWING STATES

Population Change for States (and Puerto Rico)  
 From July 1, 2017, to July 1, 2018



United States™  
**Census**  
 Bureau

U.S. Department of Commerce  
 Economics and Statistics Administration

U.S. CENSUS BUREAU SOURCE: VINTAGE 2018 POPULATION ESTIMATES  
**census.gov** WWW.CENSUS.GOV/PROGRAMS-SURVEYS/POPEST.HTML



CITY INFORMATION



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