



For Sale *0.49-1.03 Acres*

Greenlinks Commerical Pad Sites
 215 Greenlinks Avenue &
 1531 Augusta Street | Middleton, ID

| | | |
|---------------|----------------------------|----------------|
| Property Type | Development land | |
| Parcel No. | R3391614200 R3391614100 | |
| Land Size | Two parcels available: | |
| | 215 Greenlinks | 0.54 Ac |
| | 1531 Augusta | 0.49 Ac |
| | Total | 1.03 Ac |

Sale Price

1531 Augusta Street
 \$425,000 | \$19.91/SF

215 Greenlinks Avenue
 + \$520,000 | \$22.11/SF

\$945,000
 for all parcels | \$21.06/SF

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Property Overview

- Lots sold separately or together
- Build-to-suit options for qualified tenants, uses, and terms
- Potential uses include gas station, convenience store, gym, church, medical office, professional office, restaurant or multiple retail uses
- All utilities available to site (sewer, water, electrical)
- Grading, compacting, sewer and water stubs, curbs and landscaping and sidewalks on site
- Highly visible site along Hwy 44 (12,500/Vehicles Per Day) between Star and Middleton
- Area of high residential growth

Demos



[Google Map](#)



[Street View](#)

1 Miles

3 Miles

5 Miles

Population

3,922

18,340

51,468

Households

1,339

5,801

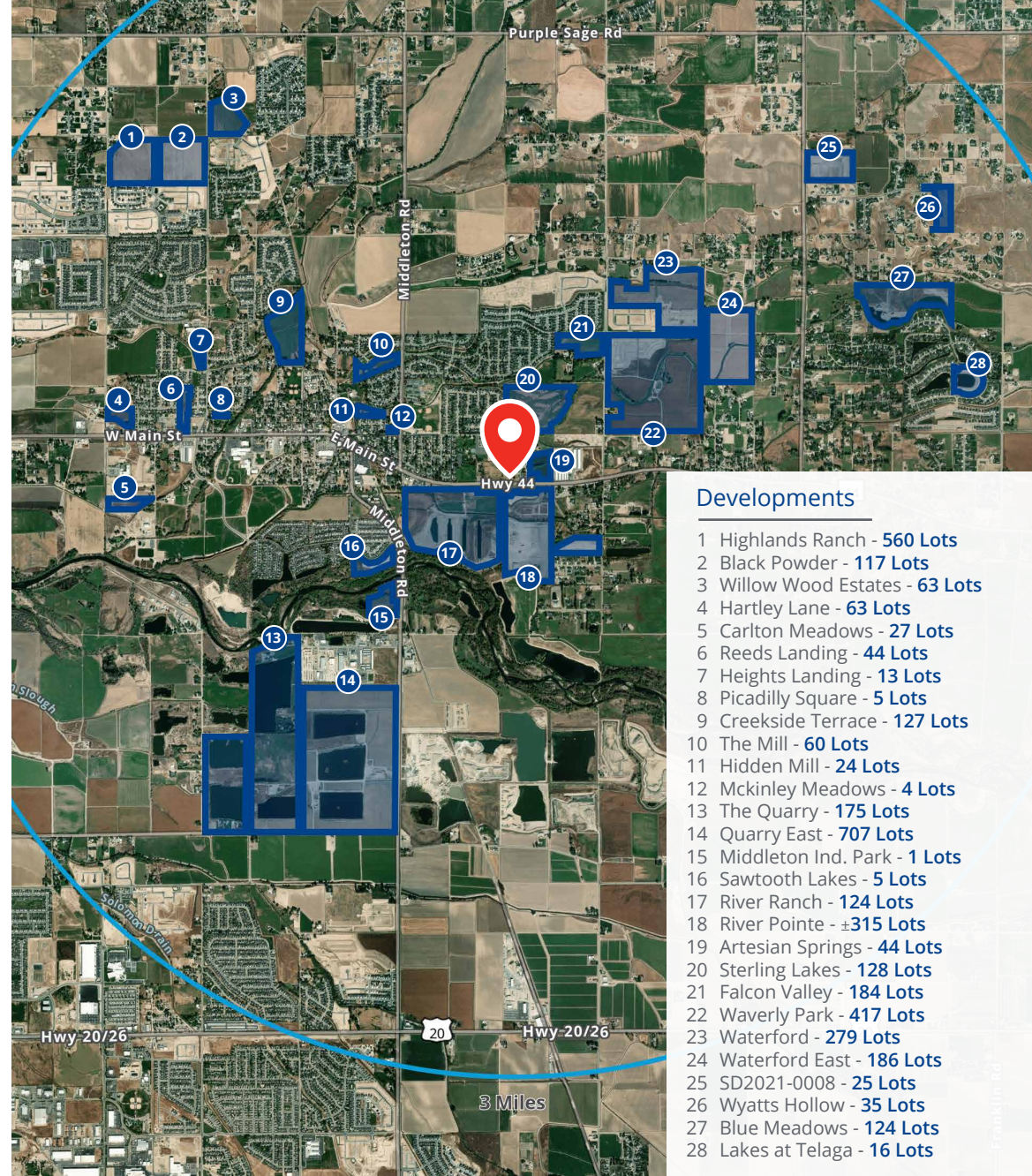
16,372

Avg. Income

\$82,691

\$104,228

\$100,795



Developments

- 1 Highlands Ranch - **560 Lots**
- 2 Black Powder - **117 Lots**
- 3 Willow Wood Estates - **63 Lots**
- 4 Hartley Lane - **63 Lots**
- 5 Carlton Meadows - **27 Lots**
- 6 Reeds Landing - **44 Lots**
- 7 Heights Landing - **13 Lots**
- 8 Picadilly Square - **5 Lots**
- 9 Creekside Terrace - **127 Lots**
- 10 The Mill - **60 Lots**
- 11 Hidden Mill - **24 Lots**
- 12 Mckinley Meadows - **4 Lots**
- 13 The Quarry - **175 Lots**
- 14 Quarry East - **707 Lots**
- 15 Middleton Ind. Park - **1 Lots**
- 16 Sawtooth Lakes - **5 Lots**
- 17 River Ranch - **124 Lots**
- 18 River Pointe - **±315 Lots**
- 19 Artesian Springs - **44 Lots**
- 20 Sterling Lakes - **128 Lots**
- 21 Falcon Valley - **184 Lots**
- 22 Waverly Park - **417 Lots**
- 23 Waterford - **279 Lots**
- 24 Waterford East - **186 Lots**
- 25 SD2021-0008 - **25 Lots**
- 26 Wyatts Hollow - **35 Lots**
- 27 Blue Meadows - **124 Lots**
- 28 Lakes at Telaga - **16 Lots**



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