

CENTURY FARM NORTH

SEC EAGLE ROAD & AMITY ROAD

MERIDIAN, IDAHO 83642

PRIME COMMERCIAL LOTS IN SOUTH MERIDIAN FOR SALE

DEVELOPED BY



MARKETED BY



PHOTO COURTESY OF CENTURY FARM

CENTURY
FARM NORTH
COMMERCIAL
LOTS



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DETAILS

- SUBMARKET:** South Meridian
- ADDRESS:** SEC Eagle Road & Amity Road
Meridian, ID 83642
- ZONING:** C-N Neighborhood Business District See Pg. 3
- LAND USE:** MU-N | Mixed-Use Neighborhood See Pg. 3
- AVAILABLE:** 0.547 Acres
- PRICING:** See Next Page

HIGHLIGHTS

- Surrounded by rapid residential development.
- Part of an 87 acre, 675 homesite community in South Meridian.
- Prime development lots in underserved area of the Treasure Valley.
- Close proximity to Boise Ranch Golf Course, Lake Hazel Elementary and Middle Schools, Hillsdale Elementary and more.

CONTACT

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| LOT | BLOCK | ACRES | SQ. FEET | PRICE/SF | PRICE | ZONING |
|--------|-------|-------|----------|----------------|-----------|--------|
| LOT 1 | BLK 1 | 0.497 | 21,649 | SOLD | | C-N |
| LOT 2 | BLK 1 | 0.497 | 21,649 | SOLD | | C-N |
| LOT 3 | BLK 1 | 0.497 | 21,649 | UNDER CONTRACT | | C-N |
| LOT 4 | BLK 1 | 0.497 | 21,649 | UNDER CONTRACT | | C-N |
| LOT 6 | BLK 1 | 0.503 | 21,911 | SOLD | | C-N |
| LOT 7 | BLK 1 | 0.503 | 21,911 | SOLD | | C-N |
| LOT 8 | BLK 1 | 0.503 | 21,911 | SOLD | | C-N |
| LOT 9 | BLK 1 | 0.547 | 23,827 | \$14.00 | \$333,578 | C-N |
| LOT 11 | BLK 2 | 0.611 | 26,615 | UNDER CONTRACT | | C-N |
| LOT 14 | BLK 2 | 0.682 | 29,708 | UNDER CONTRACT | | C-N |



LAND USE

MU-N / MIXED USE NEIGHBORHOOD

The purpose of this designation is to assign areas where neighborhood-serving uses and dwellings are seamlessly integrated into the urban fabric.

The intent is to avoid predominantly single-use developments by incorporating a variety of uses. Land uses in these areas should be primarily residential with supporting non-residential services.

Nonresidential uses in these areas tend to be smaller scale and provide goods or services that people typically do not travel far for (approximately one mile) and need regularly. Employment opportunities for those living in the neighborhood are encouraged. Connectivity and access between the non-residential and residential land uses is particularly critical in MU-N areas. Tree-lined, narrow streets are encouraged.

ZONING DISTRICT

C-N NEIGHBORHOOD BUSINESS DISTRICT

The purpose of this zoning district is to allow for small scale convenience with limited hours of operation.

Permitted Uses for C-N Neighborhood Business District

- Animal care facility
- Artist studio
- Arts, entertainment or recreation facility, indoor
- Church or place of religious worship
- Daycare, group
- Education institution, private
- Education institution, public
- Financial institution
- Healthcare or social services
- Industry, information
- Laundromat
- Laundry and dry cleaning
- Parks, public and private
- Personal service
- Professional service
- Public or quasi-public use
- Public utility, minor
- Restaurant
- Retail sales
- Retail store
- Retail store, wine and beer sales and servings



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