

CENTURY FARM NORTH

SEC EAGLE ROAD & AMITY ROAD

MERIDIAN, IDAHO 83642

PRIME COMMERCIAL LOTS IN SOUTH MERIDIAN FOR SALE

DEVELOPED BY

◆ BRIGHTON

MARKETED BY

TOK COMMERCIAL
REAL ESTATE

PHOTO COURTESY OF CENTURY FARM

CENTURY
FARM NORTH
COMMERCIAL
LOTS





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

PETER OLIVER SIOR CCIM
208.947.0816
peter@tokcommercial.com

MIKE GREENE SIOR CCIM
208.947.0835
mikey@tokcommercial.com

NICK SCHUITEMAKER CCIM
208.947.0802
nick@tokcommercial.com



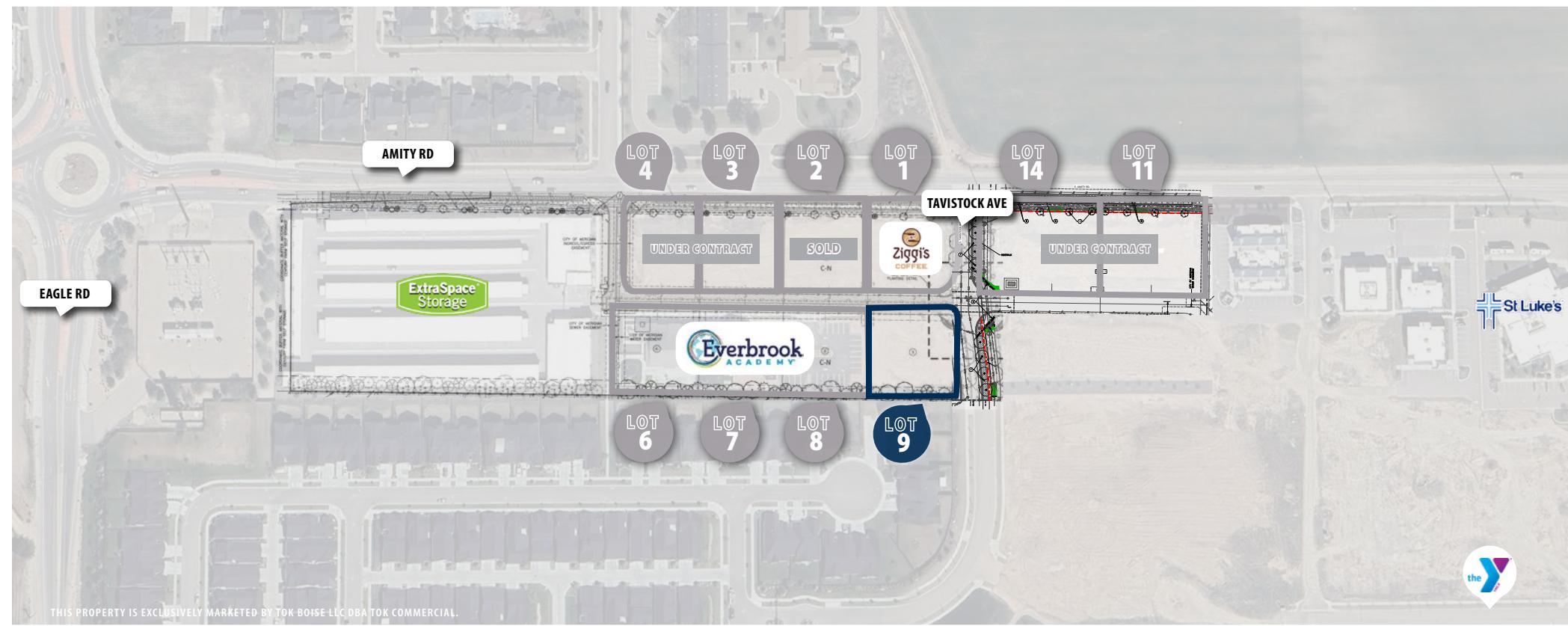


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CENTURY

FARM NORTH

PRIME COMMERCIAL LOTS IN SOUTH MERIDIAN



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



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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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