

# LAND FOR SALE

1400 Jade Ave, Meridian, ID 83642



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$750,000
<b>LOT SIZE:</b>	1.67 Acres
<b>ZONING:</b>	R-1
<b>PRICE / SF:</b>	\$10.31

## PROPERTY OVERVIEW

Amazing commercial potential with upcoming commercial development next to Eagle Road, between I-84 and Overland.

## PROPERTY HIGHLIGHTS

- In the heart of the Treasure Valley Metropolitan Area
- Convenient access to Interstate 84
- Adjacent to future commercial development between the interstate, Eagle Rd, and Overland Rd
- Next to established Silverstone and El Dorado Business Campuses
- Across the interstate from St. Luke's Hospital and associated business park

**KW COMMERCIAL**  
1065 S. Allante Place  
Boise, ID 83709

**JASON KNORPP**  
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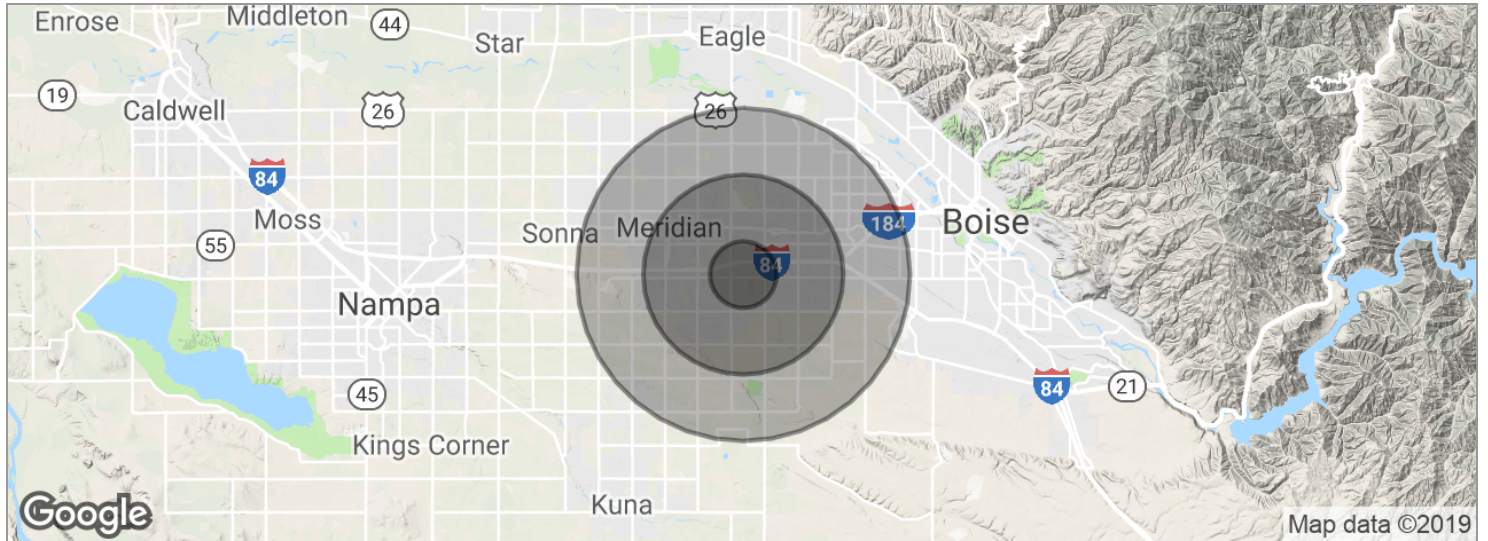
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,946	64,509	170,539
Median age	33.3	34.0	34.9
Median age (male)	33.2	33.8	34.6
Median age (Female)	33.5	34.3	35.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,150	23,487	62,558
# of persons per HH	2.8	2.7	2.7
Average HH income	\$80,584	\$76,100	\$73,858
Average house value	\$221,629	\$217,766	\$224,795

\* Demographic data derived from 2010 US Census

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