

2.7 ACRES AVAILABLE MERIDIAN, ID



LOCATION

2700 N Eagle Rd
Meridian, Idaho 83646



AVAILABLE

2.7 AC for Sale or Ground Lease



TRAFFIC COUNTS

Eagle Rd: 54,000 AADT ('22) ITD



PROPERTY HIGHLIGHTS

- Less than a mile from several major shopping centers
- Located at high-volume trafficked intersection
- High-growth market

2023 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
TOTAL POP.	11,725	105,237	254,269
2028 POP.	11,925	106,733	263,170
HOUSEHOLDS	4,302	39,242	95,925
AVG HH INCOME	\$114,435	\$107,231	\$110,845

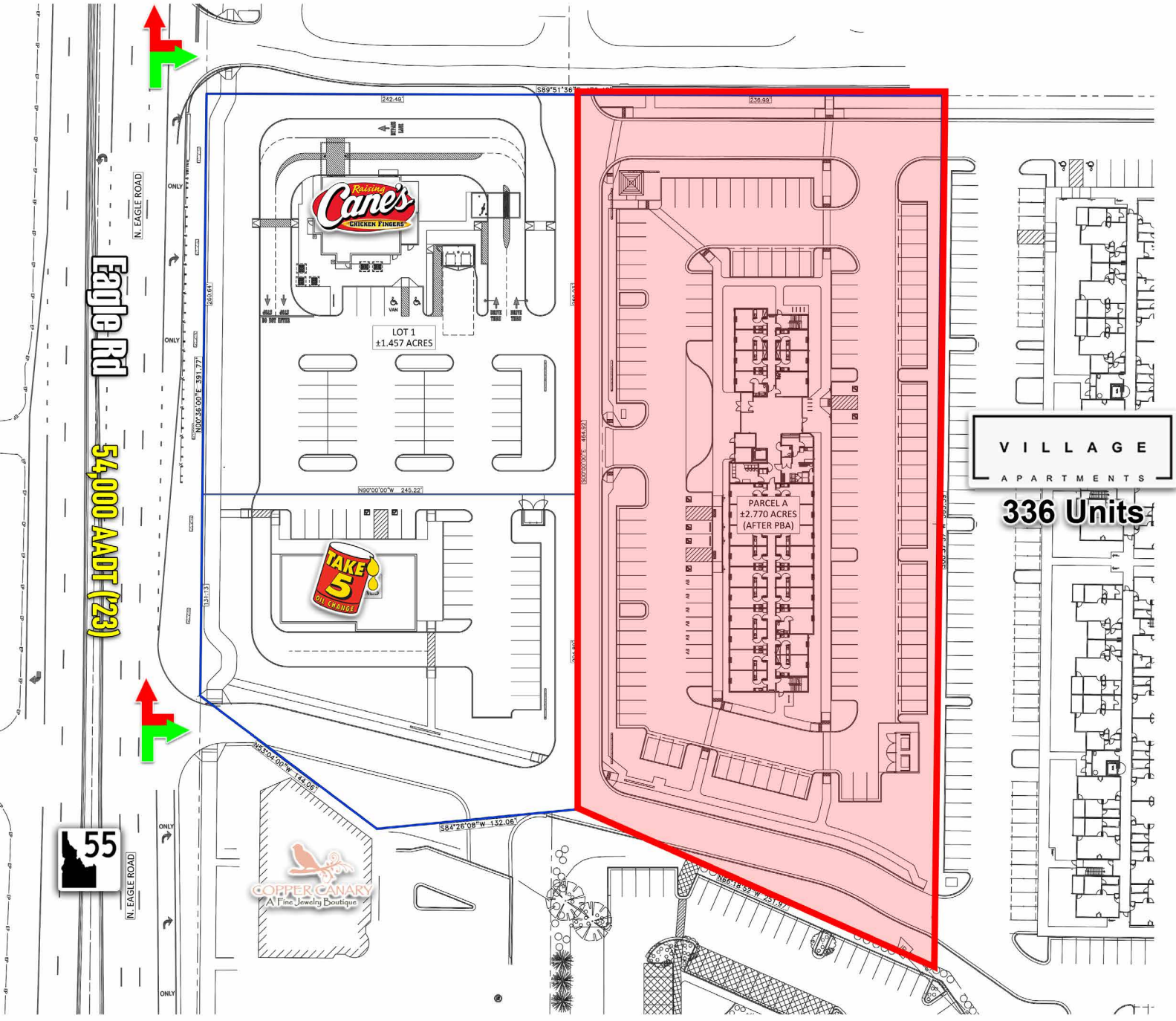
TREVOR GASSER
801.809.9731
trevor@tgirealestate.com

74 East 500 South, Suite 200
Bountiful, UT 84010
801.292.5000



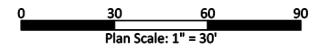
TGI
REAL ESTATE

SITE PLAN



VILLAGE
APARTMENTS

336 Units



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

MARKET AERIAL



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