

MCDERMOTT VILLAGE

Meridian, Idaho

Parcel #'s S0433336125, S0433336093, & S0433336060

SALE PRICE: \$8.28/PSF – \$4,800,000 | 13.265 ACRES | ZONING- RURAL-URBAN TRANSITION



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MARKETING DESCRIPTION

Prime 13.26-Acre Development Opportunity in Meridian, Idaho

Offered at: \$8.28 PSF - \$4,800,000

Strategically positioned in one of the Treasure Valley's fastest-growing areas, this 13.256-acre parcel offers a rare opportunity for investors, developers, or visionary builders. This property is zoned Rural-Urban Transition, providing flexibility for future development while maintaining the charm of rural surroundings. Explore mixed-use potential, or land bank in a high-demand area, this property offers excellent access, visibility, and long-term value. Just minutes from I-84, retail centers, and major employers, the site combines peaceful open space with urban convenience.

KEY HIGHLIGHTS:

- **Zoning:** Rural-Urban Transition (RUT) – adaptable for future growth
- **Size:** 13.256 acres
- **Price:** \$8.28 PSF - \$4,800,000
- Flat topography and easily accessible utilities nearby
- Located just off first major on/off ramp of new FWY 16
- Close proximity to Owyhee High School
- Three houses on the property generate \$7,700 per month



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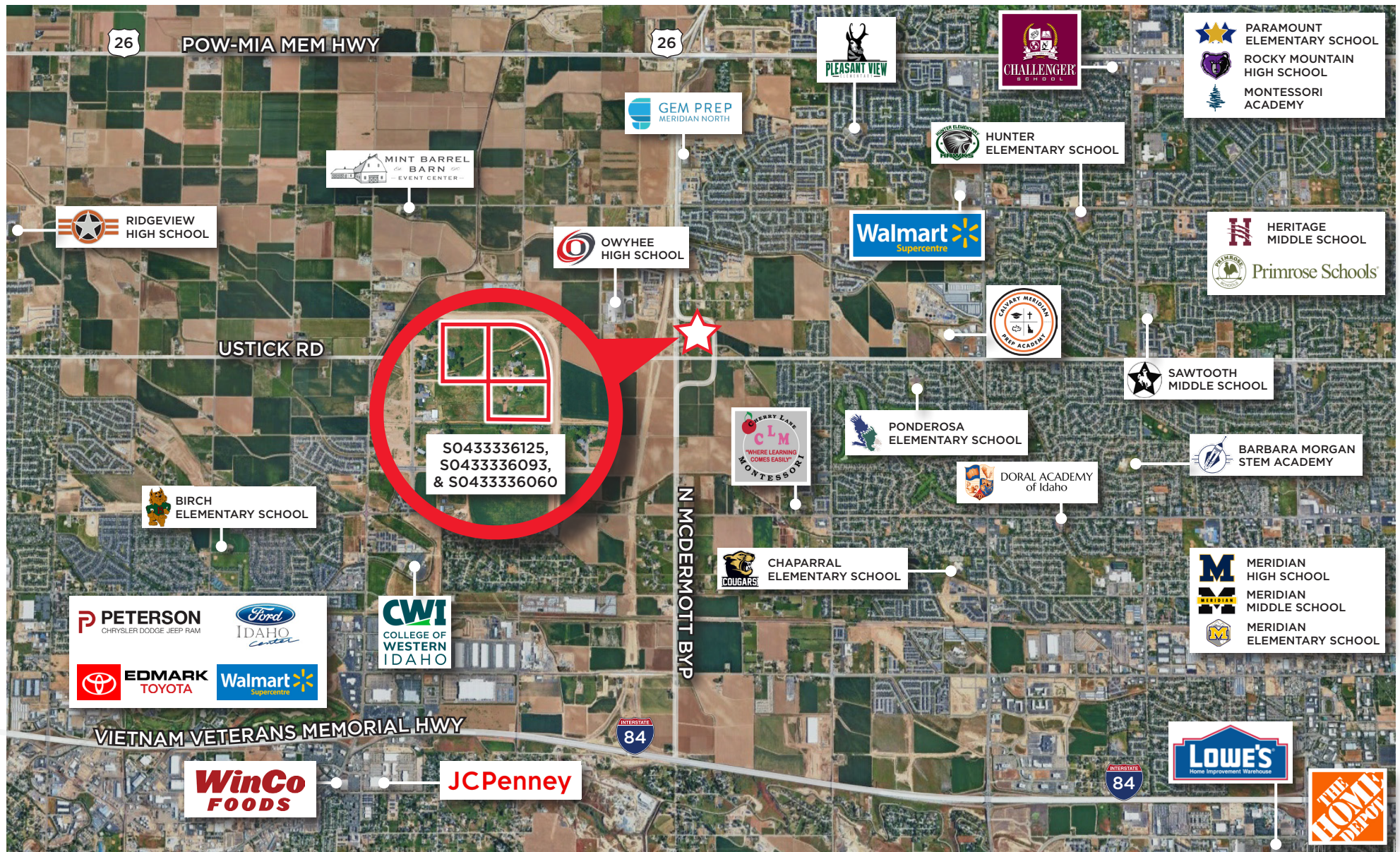
PHOTOS



MCDERMOTT VILLAGE

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AERIAL MAP



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