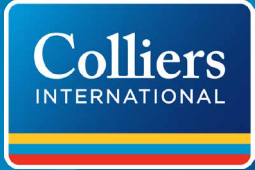


FOR SALE

OVERLAND VILLAGE

NEC Eagle Road & Overland Road | Meridian, ID



SITE

EAGLE ROAD 37,433 VPD

I-84 127,000 VPD

OVERLAND ROAD 26,198 VPD



MIKE CHRISTENSEN
208 472 2866
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OVERLAND VILLAGE

Property Overview

Colliers
INTERNATIONAL

One of the last hard corners available for development along Eagle Road at the northeast corner of Eagle Road and Overland Road. The land is strategically located just off Interstate 84 at exit 46—large traffic counts and dense residential create an excellent opportunity for a variety of uses. Meridian is Idaho's second largest city with a population of 95,000 and *in February of 2018 Forbes named the Boise area as the #1 Fastest Growing City in America.*

Profile

Property Name:	Overland Village
Address:	TBD S Eagle Rd, 3330 & 3376 E Overland Rd
Land Size:	4.649 Acres
Parcels:	S1116336421, S1116336403, S1116336453
Zoning:	C-G
Price PSF:	\$19.50
Price:	\$3,949,803

Highlights

- » Most strategic hard corner development land in Meridian
- » Only 11 minutes to Downtown Boise, and 12 minutes to Garrity Boulevard
- » Interstate and Eagle Road Visibility



OVERLAND VILLAGE

Gallery



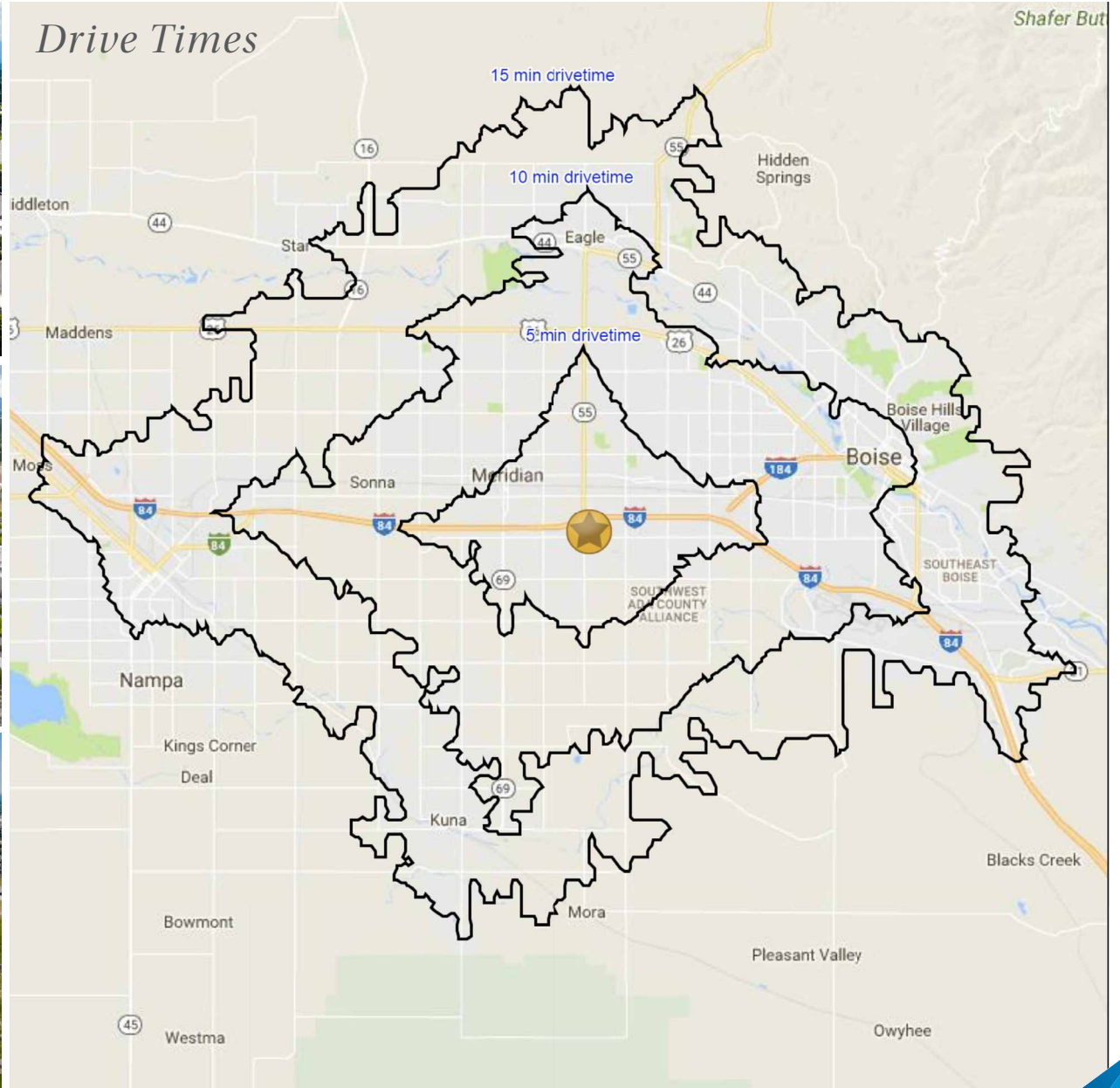
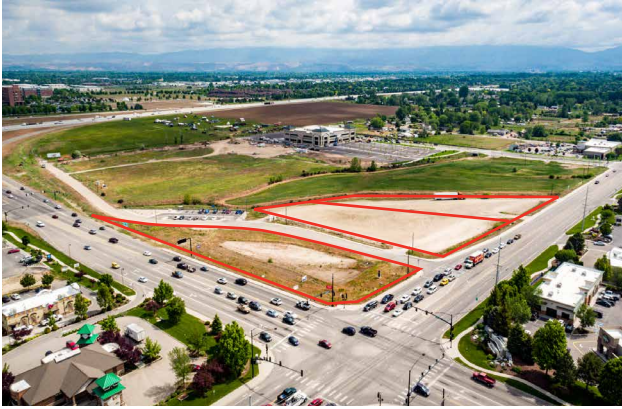
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Location



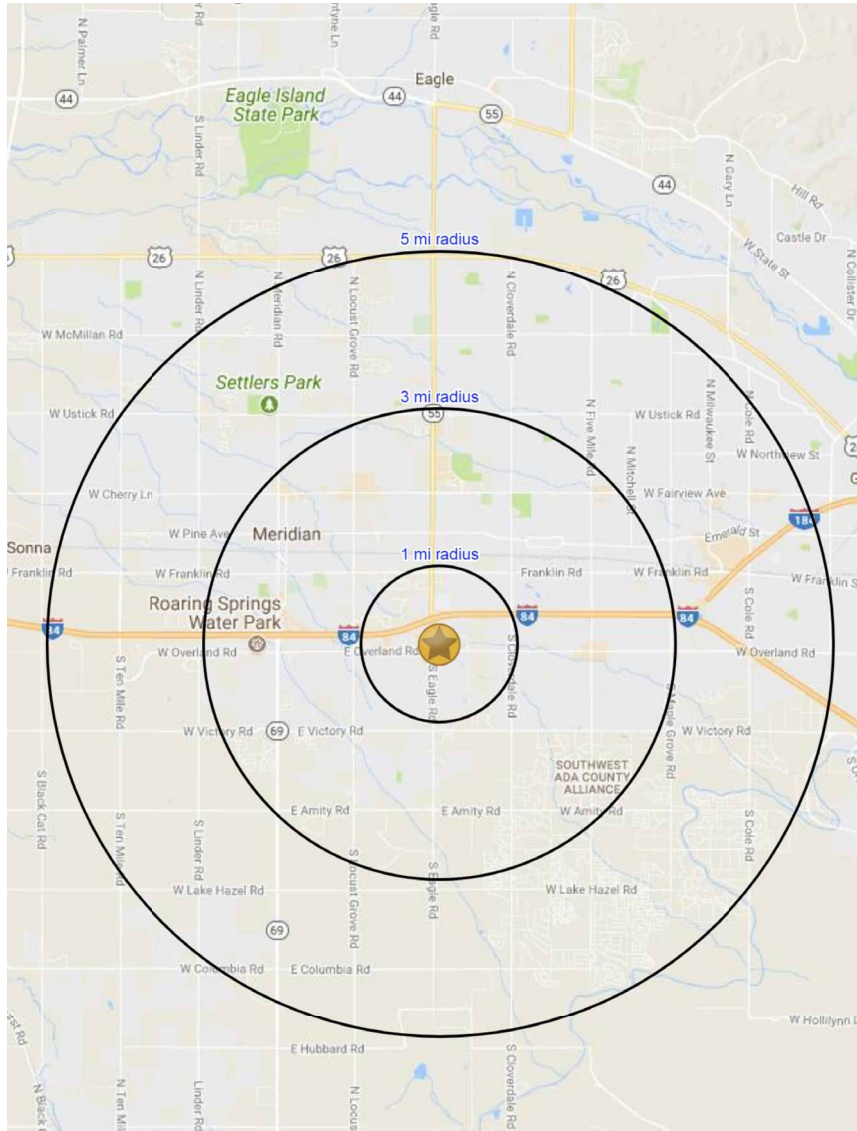
OVERLAND VILLAGE

Location



OVERLAND VILLAGE

Demographics



Eagle & Overland Meridian, ID	1 Mile	3 Miles	5 Miles
POPULATION			
2018 Estimated Population	6,318	77,529	217,886
2023 Projected Population	7,077	86,383	242,727
2010 Census Population	4,700	63,401	182,921
2000 Census Population	1,842	44,270	132,112
Historical Annual Growth 2000 to 2018	13.5%	4.2%	3.6%
HOUSEHOLD			
2018 Estimated Households	2,160	27,649	77,738
2023 Projected Households	2,368	30,237	85,207
2010 Census Households	1,582	22,655	65,382
Historical Annual Growth 2000 to 2018	13.9%	4.5%	3.8%
INCOME			
2018 Est. Average Household Income	\$105,245	\$87,988	\$83,605
2018 Est. Median Household Income	\$77,026	\$72,382	\$68,212
MISC.			
2010 Median Home Value *	\$242,598	\$222,851	\$220,626
2010 Median Rent	\$806	\$829	\$847
2018 Est. Median Age	34.9	35.8	36.1
2018 Est. Vacant Housing	1.8%	2.0%	2.1%
2018 Est. Total Household Expenditure	\$159 M	\$1.79 B	\$4.84 B

* The Wall Street Journal reported in April 2018 that the median price of a single-family home in the Boise area has doubled from \$147,000 in 2011 to \$297,000 in 2018.

* According to Intermountain Multiple Listing Service reports, the average price of homes sold in Ada County is \$335,000 (as of 04/12/2019)

OVERLAND VILLAGE

Area Overview – Meridian



Meridian is Idaho 2nd largest city and has been one of Top 5 fastest growing cities in Idaho for 15 consecutive years. Meridian's undeniable quality of life, affordability and urban proximity make it one of the most desirable places to live in the West.

<p>#1 Fastest Growing City in America FEB 2018 Forbes</p>	<p>#1 City for New Home Sales Meridian, ID FEB 2017 CURBED</p>	<p>#3 Popular U.S. Growth Cities FEB 2017 U-HAUL</p>	<p>#2 Best City to Live Meridian, ID OCT 2016 24/7 WALL ST</p>
<p>#3 Best Cities for Jobs MAR 2016 BUSINESS INSIDER UK</p>	<p>#1 Top Performing Economy AUG 2017 Bloomberg Business</p>	<p>Top 10 Hottest Housing Markets JAN 2016 Zillow</p>	<p>#4 Best Midsize Real Estate Market AUG 2016 W WalletHub</p>
<p>Top 10 Best Places to Live in 2016 MAR 2016 Men's Journal</p>	<p>Top 10 States with the Hottest Job Market JUNE 2016 Kiplinger</p>	<p>#6 Best Places to Live MAR 2016 U.S. NEWS & WORLD REPORT</p>	<p>Top 10 Cities for Young Families MARCH 2017 moveBuddha</p>
<p>#10 Meridian, Fastest Growing City in USA MAY 2018 United States Census Bureau</p>	<p>#5 Best Cities for Quality of Life OCT 2017 nerdwallet</p>	<p>#8 Safest Cities in the World OCT 2017 The Daily Meal</p>	<p>#1 State for Wage Growth MAR 2018 COMMERCE DEPT.</p>
<p>Under Appreciated American Cities You Should Totally Move To FEB 2017 THRILLIST</p>	<p>Top 10 Cheapest States to Live JULY 2017 CNBC</p>	<p>#6 Top States for Job Growth JAN 2016 Forbes</p>	<p>#12 Best Places to Live FEB 2017 U.S. NEWS & WORLD REPORT</p>
<p>Top 25 Best Performing Cities DEC 2016 MILKEN INSTITUTE</p>	<p>Top 10 Best Cities for Active Families JULY 2016 Outside MAGAZINE</p>	<p>#1 States for Job Love JULY 2016 MONSTER</p>	<p>#1 Lowest Cost Metro in the Pacific U.S. APR 2016 KPMG</p>
<p>Top 20 Best Cities for Young Professionals MAY 2017 Forbes</p>	<p>#2 Best City to Live Meridian, ID OCT 2016 24/7 WALL ST</p>	<p>Top 25 Best Towns Ever "Best Rocky Mountain Secret" JUNE 2017 Outside MAGAZINE</p>	<p>#2 Destination You Need to See in 2018, USA MAR 2018 lonely planet</p>

OVERLAND VILLAGE

Area Overview

Quality of Life

Referred to as the “Treasure Valley”, the region is home to about 675,000 people. The workforce of roughly 330,000, live within a 45-minute draw area. Known for its extraordinary quality of life and affordable cost of living (currently one of the lowest in the western states, according to the ACCRA Cost of Living Index), the Valley is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work.

Commuting in the Valley

The major interstate serving the Treasure Valley is I-84, running through the metro area’s major cities (Boise, Meridian, Nampa and Caldwell). Branching off to the northeast is I-184, which runs into downtown Boise. Daily commutes are easy, with several U.S. and state highways providing direct routes and minimal traffic. The average commute time is only 18 minutes. Public transportation is handled by ValleyRide, Treasure Valley Transit and ACHD Commuteride.

Recreation

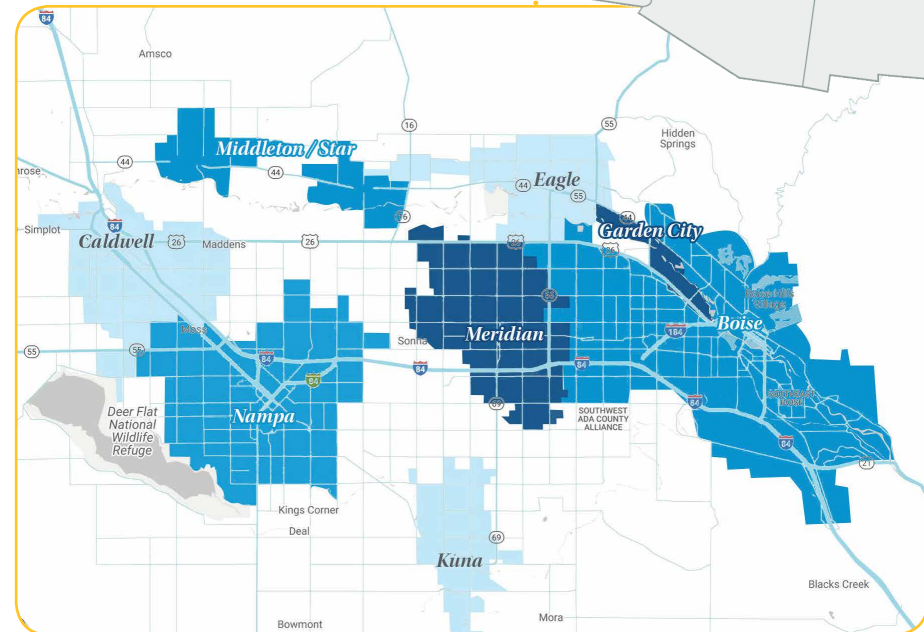
The Boise River runs through downtown and is accessible through a greenbelt system with over 25 miles of bike paths and 850 acres of parks. Up in Foothills you’ll find more than 135 miles of nationally acclaimed hiking and mountain biking trails that extend from the city up to Bogus Basin Ski Area. Only 17 miles from the city center Bogus Basin offers winter skiing and summer adventure. With world-class golf courses, hiking, fishing and mountain biking, the recreation opportunities are virtually unlimited within a 30-minute drive.

Diversity

The City of Boise has been recognized for its work welcoming over 800 new citizens (refugees) each year from over 20 foreign countries. Annual diversity events and resources include PRIDE activities, The Basque Cultural Center, Hispanic Cultural Center and the Black History Museum. More than 90 different languages are spoken in the Boise School District and the Mexican Consulate also has an office in Boise.

What about logistics?

There are 50 motor freight companies traveling 5 interstates, 20 U.S. highways and 30 state highways that serve the Boise Valley. More than 1,600 miles of rail line through Union Pacific and Burlington Northern Santa Fe provide connection points to Canada, Mexico and the U.S. They are aided by the state’s regional line and 6 short line railroads. Annually, the rail system transports over 11 million tons of freight.



OVERLAND VILLAGE

Area Overview

IDAHO TAX OVERVIEW

Sales and Use Tax in Idaho is 6%. This would apply to items purchased or consumed in Idaho. Exemptions are available for equipment and raw materials used directly in manufacturing, processing, or fabrication; clean rooms used in semiconductor and semiconductor equipment manufacturing; and any equipment or material used in research and development activities.

We do not tax services including telecommunication services, and utilities such as water, gas, electricity, or natural gas. In our region we do not have any local option sales tax.

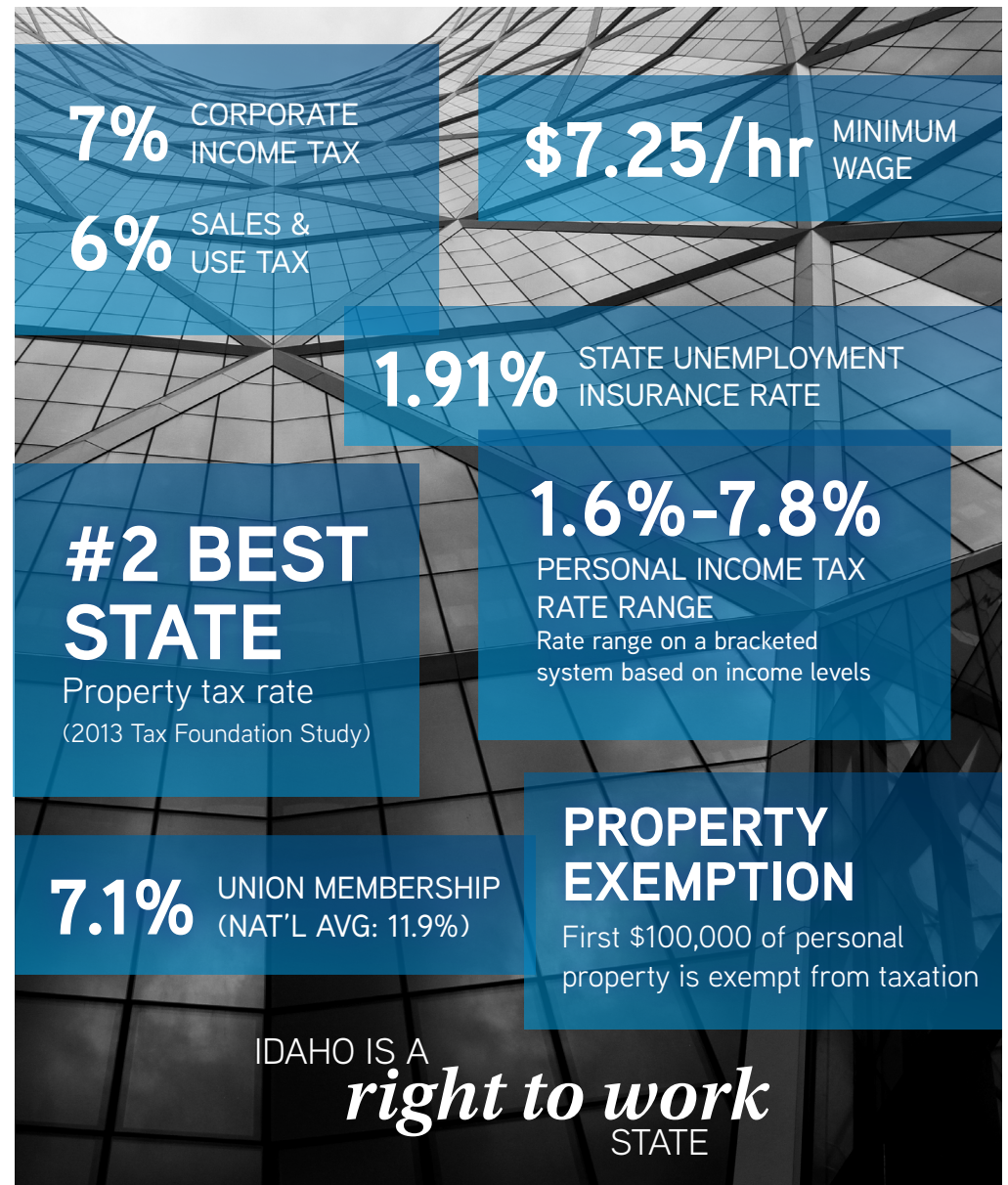
Property Tax personal (machinery/equipment) and real (land/buildings) – based on market value.

2018 Rates:

Ada County Average Range:	1.1% - 1.8%
Bannock County Average Range:	0.8 - 1.2%
Canyon County Average Range:	1.5% - 2.5%
Elmore County Average Range:	1.8%
Twin Falls County Average Range:	0.82%

Idaho does not have an inventory tax.

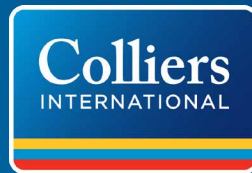
Corporate Income Tax – Computed at 7.4% of the Idaho taxable income of a corporation. Corporations that are taxable in Idaho and another state or country or are part of a unitary group of corporations, use a 3 factor formula to ascertain how much of the business is conducted in Idaho. The apportionment formula is made up of a property factor, a payroll factor, and a sales factor. These three factors, with the sales factor being double weighted for all taxpayers except for electrical and telephone companies, are totaled and divided by 4 to compute the Idaho apportionment factor. The Idaho apportionment factor is then applied to the business income of the corporation to compute income assigned to Idaho. Non-business income allocable to Idaho is added to the income apportioned to Idaho to arrive at Idaho taxable income.





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