



For Sale

Patrick Chetwood, MPA
208 761 3054
patrick.chetwood@colliers.com

David Cadwell
208 850 3733
david.cadwell@colliers.com

755 West Front Street, Suite 300
Boise, Idaho 83702
208 345 9000
colliers.com/idaho

Artemisia Subdivision

Overland Road/S. Spanish Sun Way | Meridian, ID

Highlights

- New to market South Meridian Overland Road frontage lots between Meridian Road and Ten Mile interchanges
- Close proximity to area retailers Walmart, Lowe's, Scheels Sporting Goods
- 24 commercial lots, 49 multi-family unit permits and 653 single family residence lots approved in fast growing South Meridian submarket in 2024
- Located near the center of the Boise MSA with close access to two I-84 interchanges and within 20 minute drive time of nearly all the Boise MSA

For Sale

Property Information

Property Type	Land for Retail/Industrial
Location	Overland Road, Meridian, ID

Demos

	1 Miles	3 Miles	5 Miles
Population	8,365	64,194	164,896
Households	3,097	23,996	58,095
Avg. HH Income	\$109,975	\$103,104	\$120,802

Space Available

	Lot Size	Parcel #	Price	Price/SF	Zoning
Block 1					
Lot 2	1.175 Acres	R0525200040	\$1,177,122	\$23.00 PSF	C-G
Lot 3	1.215 Acres	R0525200060	\$1,217,275	\$23.00 PSF	C-G
Lot 4	1.345 Acres	R0525200080	\$1,346,535	\$23.00 PSF	C-G
Block 2					
Lot 1	0.499 Acres	R0525200100	\$576,000	\$26.50 PSF	C-G
Lot 2	0.598 Acres	R0525200120	\$599,127	\$23.00 PSF	C-G
Lot 3	0.68 Acres	R0525200140	\$622,037	\$21.00 PSF	C-G



Property Gallery



Street View

