

TOK

COMMERCIAL

2391 E CINEMA DRIVE

COMMERCIAL DEVELOPMENT LAND | MERIDIAN, ID 83642

84

0.79 ACRES

OVERLAND RD

PRICE REDUCED!

EXCELLENT
DEVELOPMENT PARCEL

SURROUNDED BY RAPID GROWTH

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CONTACT

HIGHLIGHTS

Prime development land rapidly growing south Meridian.

Directly adjacent planned multifamily development - Seasons at Meridian (711 Units) and Majestic Marketplace East shopping center with prominent anchor tenants such as Cinemark Majestic Cinemas and Harley Davidson High Desert.

Across from Mountain View High School (2,000+ students) and close proximity to Silverstone and El Dorado Parks (10,000+ employees).

3 minute drive to I-84 Eagle Road exit.

PROPERTY SIZE

0.79 Acres

SALE PRICE

\$645,000

PRICE/SF

\$19.91/SF

ZONING

C-G, General Commercial

SUBMARKET

South Meridian

DETAILS

UPDATED: 12.11.2025

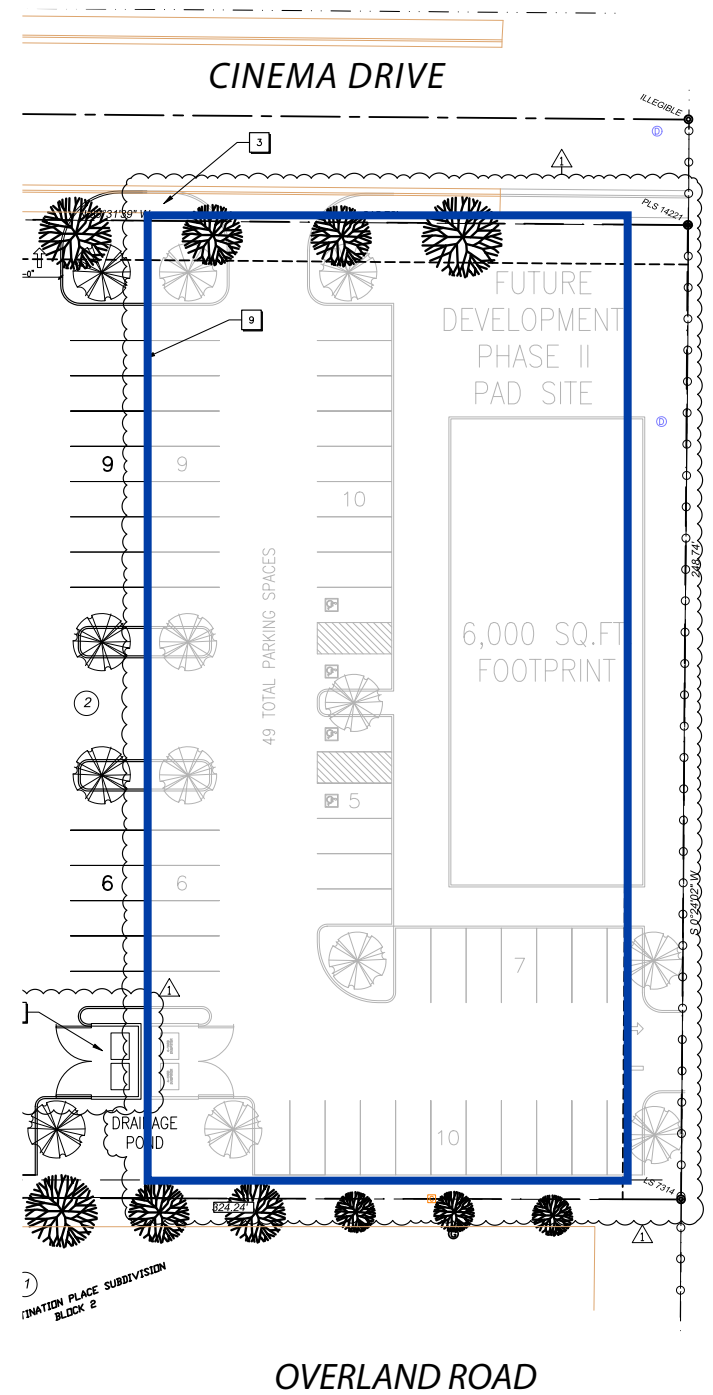
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PLANNED
SEASONS AT MERIDIAN
- 711 UNITS -

0.79 ACRES

SITE PLAN





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MOUNTAIN VIEW HIGH SCHOOL
2,462 STUDENTS

ZONED COMMERCIAL

0.79 ACRES

CELEBRATION AVE

OVERLAND RD

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RETAIL MAP



POPULATION

228,851

5 MI. RADIUS



HOUSEHOLDS

87,135

5 MI. RADIUS



MEDIAN HOUSEHOLD INC.

\$121,862

5 MI. RADIUS

STRONG DEMOGRAPHIC TRADE AREA



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DEMOGRAPHICS	1MI.	3MI.	5MI.
POPULATION	6,593	82,424	218,130
AVG HH INCOME	\$157,588	\$131,312	\$124,739
HOUSEHOLDS	2,647	34,383	86,830
EMPLOYEES	5,748	34,873	70,593

● PLANNED RESIDENTIAL LOTS = **5,784**

SITE

5MI.

3MI.

1MI.