



# 2850 E JEWELL ST

*Meridian Idaho*

## PROPERTY DESCRIPTION

### Opportunity Zone

Discover an exceptional opportunity with this prime piece of land on Jewell Street, perfectly situated just off the bustling Eagle and Fairview intersection. This property is located in an Opportunity Zone, presenting a unique investment advantage.

With a zoning designation that offers a wide range of possibilities, this property is a blank canvas for your vision. Whether you're planning a new commercial venture or an industrial development, the potential for success is immense.

Beyond the business potential, the location is a major asset. The property is within walking distance of a variety of grocery stores, restaurants, and entertainment venues, and just a short stroll away from the beautiful Julius M. Kleiner Memorial Park. Plus, with easy access to I-84, this location connects you to the entire Treasure Valley, making it an ideal spot to invest in your future.

## Offering Summary

<b>Sale Price:</b>	<b>\$2,200,000</b>
<b>Lot Size:</b>	<b>1.96 Acres</b>
<b>Zoning:</b>	<b>I-L (Vehicle Related Business, Warehouse, Animal Care Facility, Flex Space, Food and Beverage Production)</b>



Each Office Independently  
Owned and Operated

KW Commercial

### Tricia Callies

Director, CCIM, CPM

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1065 S. Allante Place, Boise, ID 83709





## LIVING IN THE TREASURE VALLEY

Backed by beautiful mountains, blessed with over 200 days of sunny weather and an unemployment rate of 2.8% the Treasure Valley is earning national acclaim like no other mid-sized city in America. It 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. Our unbelievable quality of life has attracted a thriving mix of agribusiness, high tech and manufacturing industries along with a young, educated workforce to support them. The Boise Foothills provide over 135 miles of unmatched mountain biking and hiking trails expanding to Bogus Basin Ski Area. A beautiful greenbelt system runs from Lucky Peak Reservoir through Boise, 25 miles, along the Boise River and ending in Eagle, ID.

### Location Details

County	Ada
Signal Intersection	No



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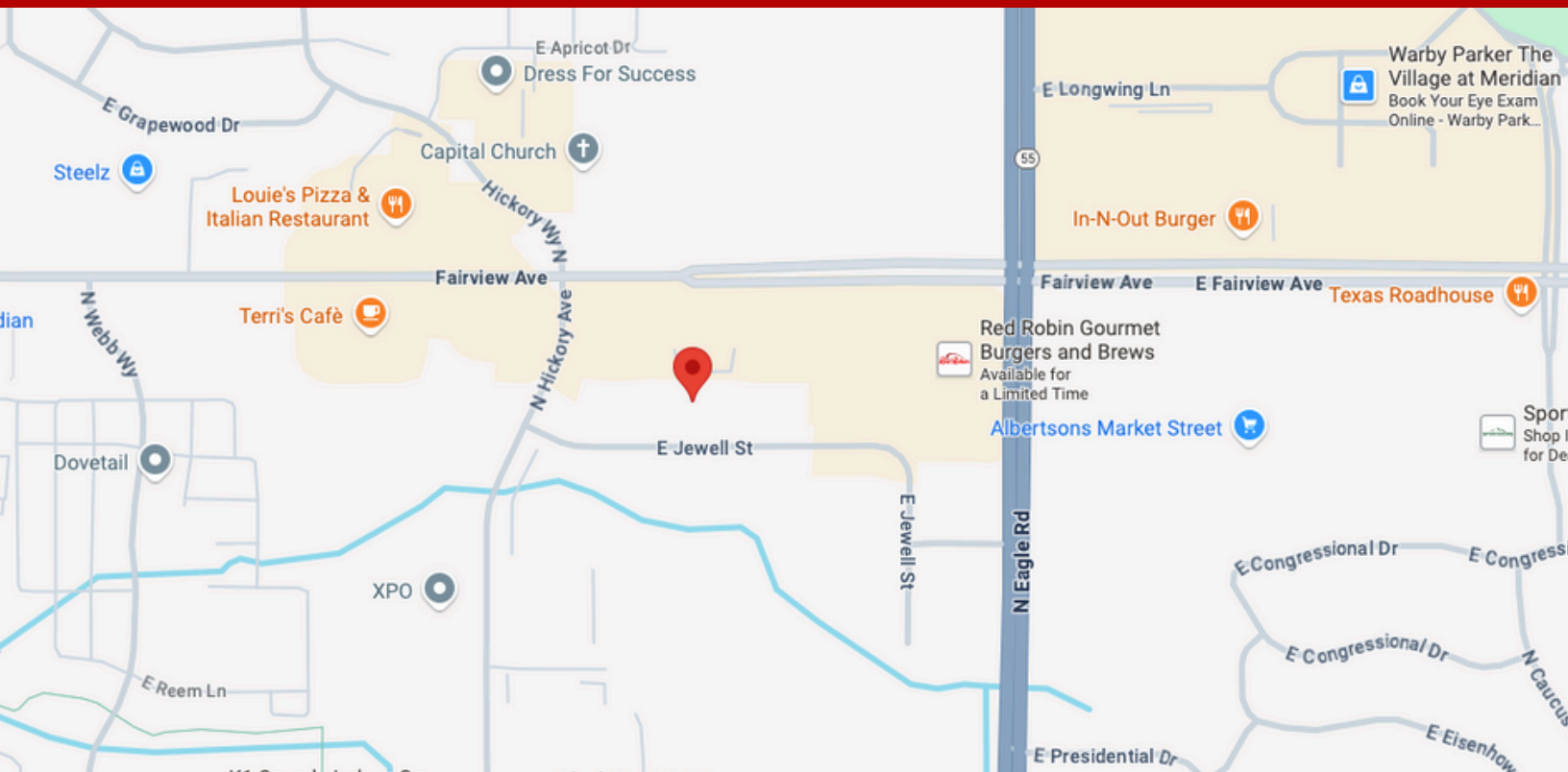
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,836	62,526	164,524
Average Age	33.3	33.4	34.8
Average Age (Male)	33.0	33.2	34.5
Average Age (Female)	33.8	33.8	35.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,486	22,662	59,951
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$78,427	\$76,363	\$74,946
Average House Value	\$220,433	\$217,556	\$225,644

\*Demographic data derived from 2020 ACS - US Census



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