

3330 - 3376 E OVERLAND RD, MERIDIAN, ID 83642
NEC EAGLE & OVERLAND

*A rare hard corner location in the Treasure Valley's most visible,
high-growth location, minutes to everything in Boise!*



**FOR MORE
INFORMATION PLEASE
CONTACT US:**

SHERRY SCHOEN
📞 208.870.6933
✉️ sherry@cornerpointcre.com

JOSH WIETING
📞 208.870.9633
✉️ josh@cornerpointcre.com

FOR SALE | 3330 - 3376 E OVERLAND RD

For Sale \$3,400,000 / \$16.75 SF

PROPERTY HIGHLIGHTS

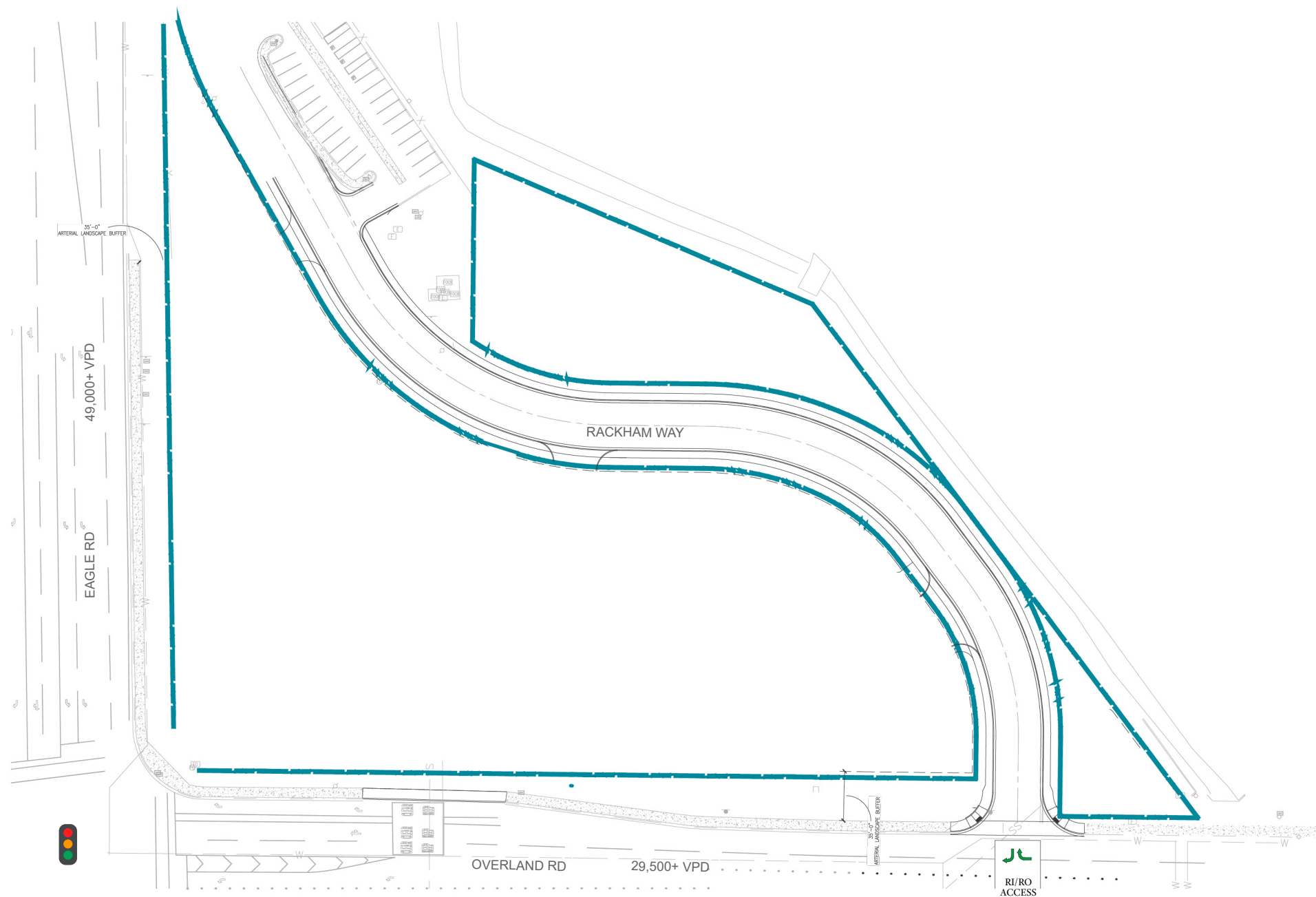
- ▶ Rare 4.66-acre hard corner located immediately off I-84 on one of the busiest intersections in the Treasure Valley (over 78,500 vehicles per day)
- ▶ Outstanding visibility from Eagle Road, Overland Road and the I-84 eastbound off-ramp
- ▶ Surrounded by a 73-acre mixed use development, Eagle View Landing, with 750,000 SF of class A office, Idaho's only Top Golf, three hotels, 396 multifamily housing units, retail and restaurants
- ▶ High residential growth area with 8,056 units currently under construction, 11,484 preliminary plats approved and 5,450 preliminary plats pending for a total of 24,990 plats (see map on pg. 6)
- ▶ Minutes to Boise Airport, downtown Boise and surrounding cities
- ▶ Zoning - City of Meridian C-G (Commercial)

142,000+ VPD



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SITE PLAN



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NORTH VIEW

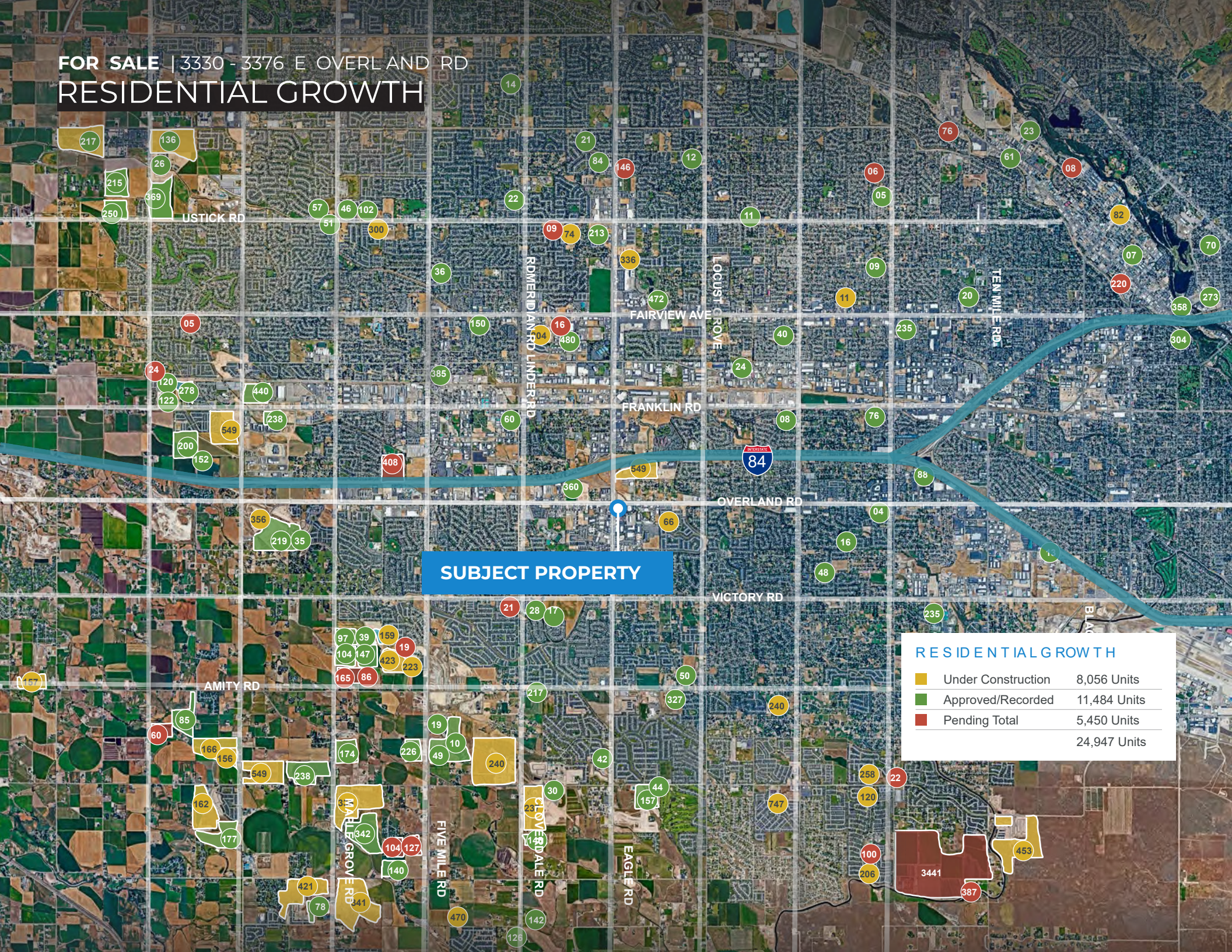


FOR SALE | 3330 - 3376 E OVERLAND RD

SOUTH VIEW



FOR SALE | 3330 - 3376 E OVERLAND RD RESIDENTIAL GROWTH



SUBJECT PROPERTY

RESIDENTIAL GROWTH

| | |
|--------------------|--------------|
| Under Construction | 8,056 Units |
| Approved/Recorded | 11,484 Units |
| Pending Total | 5,450 Units |
| | 24,947 Units |

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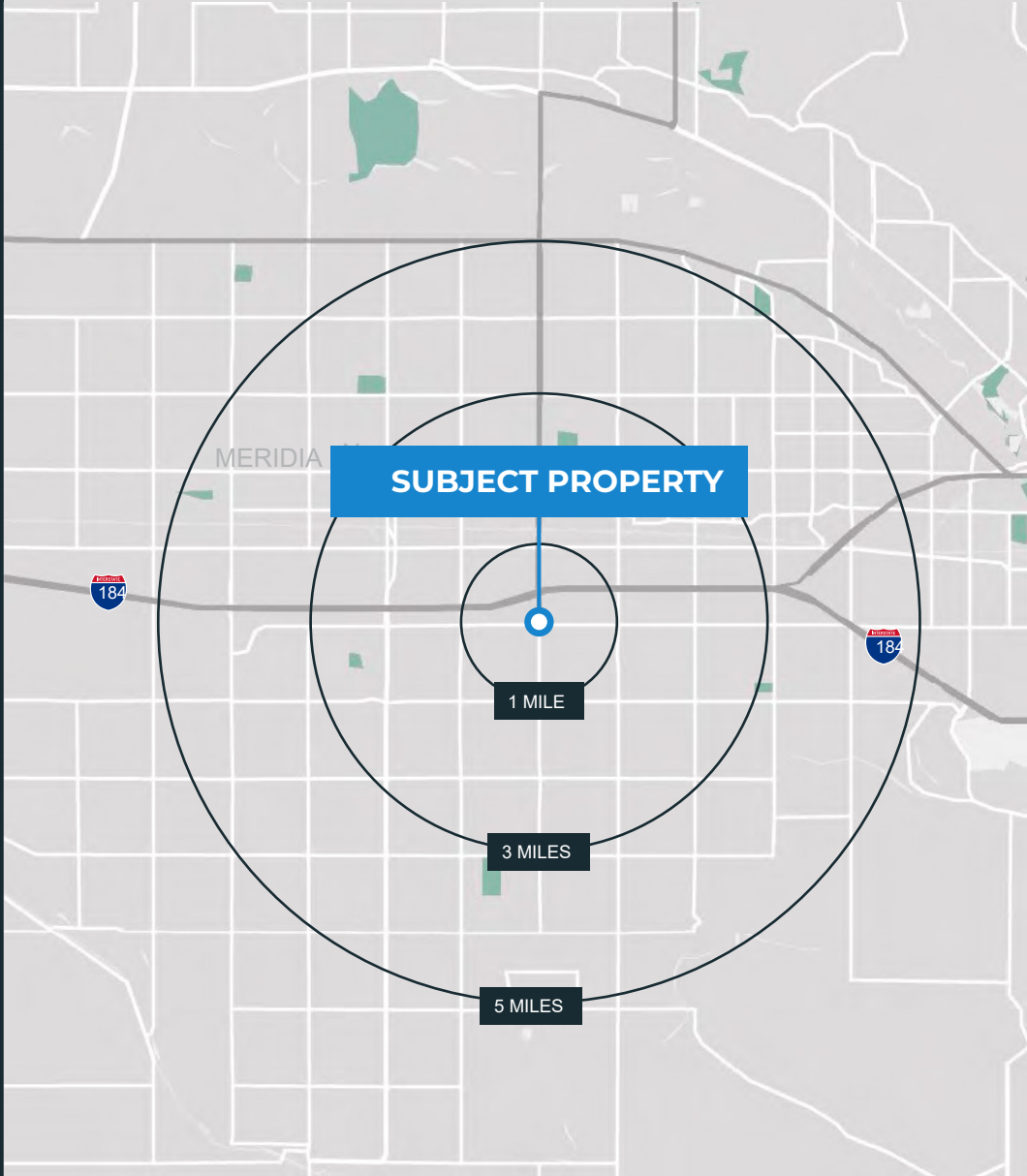
DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| ESTIMATED POPULATION (2025) | 7,260 | 86,340 | 230,641 |
| PROJECTED POPULATION (2030) | 7,625 | 91,277 | 237,268 |
| CENSUS POPULATION (2020) | 7,464 | 82,067 | 224,581 |
| CENSUS POPULATION (2010) | 5,326 | 60,394 | 177,842 |

| HOUSEHOLD INCOME | 1 Mile | 3 Miles | 5 Miles |
|------------------------|-----------|-----------|-----------|
| 2025 MEDIAN | \$115,692 | \$102,808 | \$95,040 |
| 2030 MEDIAN PROJECTED | \$120,661 | \$106,548 | \$97,857 |
| 2025 AVERAGE | \$139,932 | \$131,040 | \$120,335 |
| 2030 AVERAGE PROJECTED | \$142,829 | \$137,395 | \$125,907 |

| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| ESTIMATED HOUSEHOLDS (2025) | 3,120 | 33,241 | 88,587 |
| PROJECTED HOUSEHOLDS (2030) | 3,339 | 35,627 | 92,410 |

Data Source: ©2023, Sites USA



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