

**FOR SALE** | Prime Developing Lot | Zoned Limited Office

*TBD South Meridian Road | Meridian, ID 83642*



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**COLDWELL BANKER  
COMMERCIAL  
TOMLINSON**

**Derek Phinney** | 208.794.7098  
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## *Property Details*

- **Lot Size:** 1 Acre
- **Price:** \$995,000
- **Zoning:** LO | Limited Office
- **Utilities:** All Near Site
- One Acre Parcel to be split from 2600 South Meridian Road
- 150' of Meridian Road Frontage
- Lot Could Accommodate Two Buildings
- A Portion of Parcel #R9071450052



## *Property Highlights*

- Prime development opportunity suited for office or professional service
- Excellent retail exposure with prominent frontage along Meridian Road
- Located on a high traffic corridor
- The site sits directly in the path of expansion and development

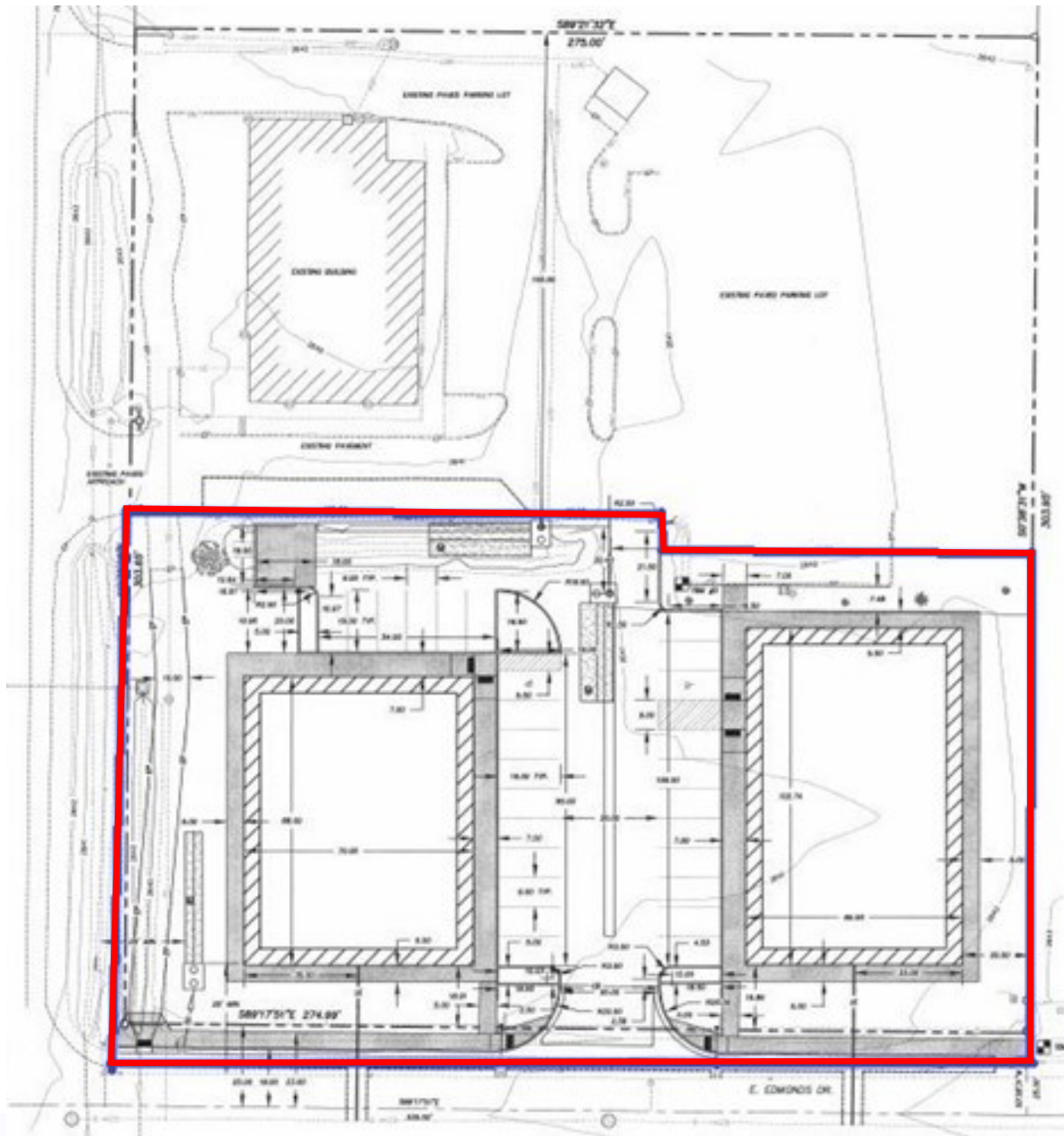
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- Meridian, Idaho is located in the heart of the Treasure Valley and is currently one of the fastest growing cities in the Gem State.
- The Boise Airport is only a 15 minute drive away, and there is quick access to Interstate-84 and also major access to rail lines.
- Idaho's Commercial Market is one of the fastest growing commercial markets in the United States. Meridian is home to several corporations to include, Idaho Timber, Scentsy, and Hill Construction. There are also companies in technology, aerospace, and food production industries
- Meridian, is considered a smart growth city that offers a variety of commercial and residential opportunities. Meridian supports local businesses, promotes expansion and growth and it's location has a lot to offer.



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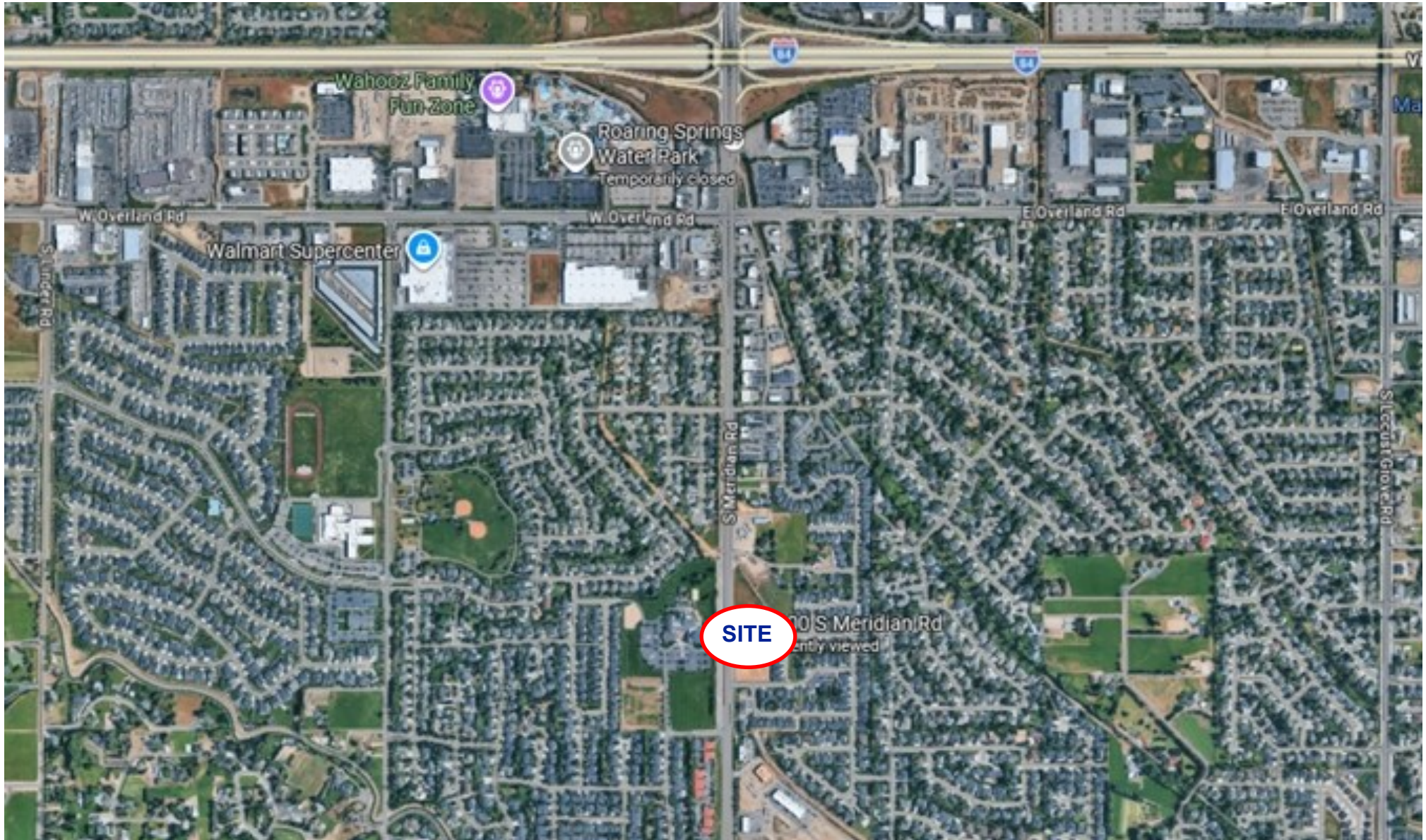
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