

FOR SALE | Prime Commercial Development

• Two Purchase Options Available

• *Option One*

- 1.62 acre Development Parcel
- Price: \$950,000

• *Option Two*

- 1.62 acre Development Parcel
- Plus 1,420/SF House on .41 acres
- Price: \$1,295,000

Rick McGraw

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FOR SALE | 1.62 Acre Development Parcel | 1,420/SF House

500 East Victory Road | Meridian, ID 83642

PROPERTY SUMMARY

- **Option #1:**
- **Price:** \$950,000
- **Lot Size:** 1.62 acres (portion of Lots 1 & 2)
- **Zoning:** R-4
- **Utilities available to property line**
- **Victory Road frontage with easy access to I-84**
- **Excellent location for possible multi family rezone**
- **Exact size of parcel to be adjusted based on new survey prior to closing.**

- **Option #2:**
- **Price:** \$1,295,000
- **1,420/SF House on .41 acres plus the 1.62 acres parcel**
- **Total Acres:** 2.03 acres

⇒ **Contact Agents for Full Information Package**

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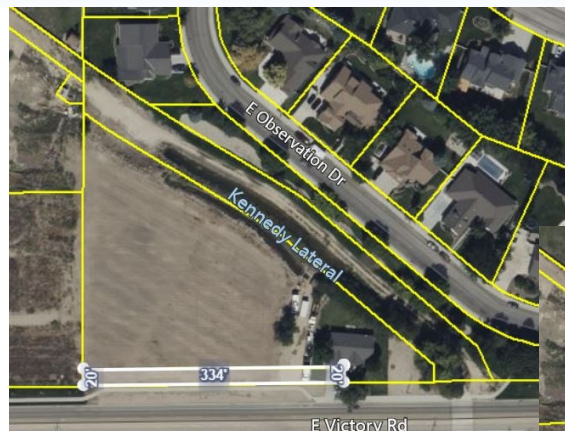
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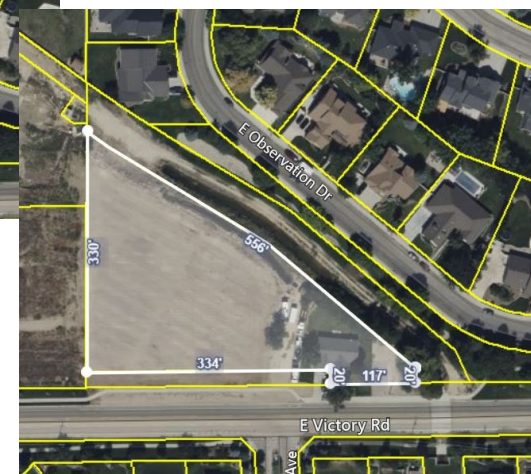


COLDWELL BANKER
COMMERCIAL
TOMLINSON

Lot 1,
Block 2



Lot 2,
Block 2



1,420 SF
House



Area Summary

- 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, there is quick access to Interstate-84 and major access to rail lines.
- There has been significant Commercial growth in Meridian. One project that is now in progress, is **The District at Ten Mile**. This is a 200 acre development that will include a hotel, restaurants, stores, offices and residential opportunities.
- 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 located in the area.
- Boise, Idaho is the largest city in Idaho and the third largest city in the Northwest. Boise is located just east of Meridian and is home to **Micron Technologies, Hewlett Packard, J.R. Simplot Company, Albertson's** and **Meta Platforms** is currently building a 960,000 square foot space to open in 2025.
- Idaho's Commercial Market is one of the fastest-growing commercial markets in the United States, with a 250% increase commercial and industrial construction over the past 15 years.

Meridian, Idaho



- Both, Boise and Meridian, are smart growth cities that offer a variety of commercial and residential opportunities. The two cities support local businesses, promote expansion and growth and their locations have a lot to offer.

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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.