



FOR SALE

INTERSTATE 84 127,000 VPD

Overland Road 26,198 VPD

Eagle Road 37,433 VPD



Prime Land For Sale NEC of Eagle Road & Overland Road

Meridian, ID 83642

For more information, please contact:

Brandon Rawlins
T +1 208 982 2427
Brandon.Rawlins@jll.com

Gavin Williams
T +1 208 389 7713
Gavin.Williams@jll.com

Bronson Rawlins
T +1 801 949 5066
Bronson.Rawlins@jll.com

6.826 Acres of Prime Land



Size
6.826 Acres



\$6,838,833
(\$23.00/SF)



Zoning
C-2



I-84 and Eagle Road Visibility



Great Access



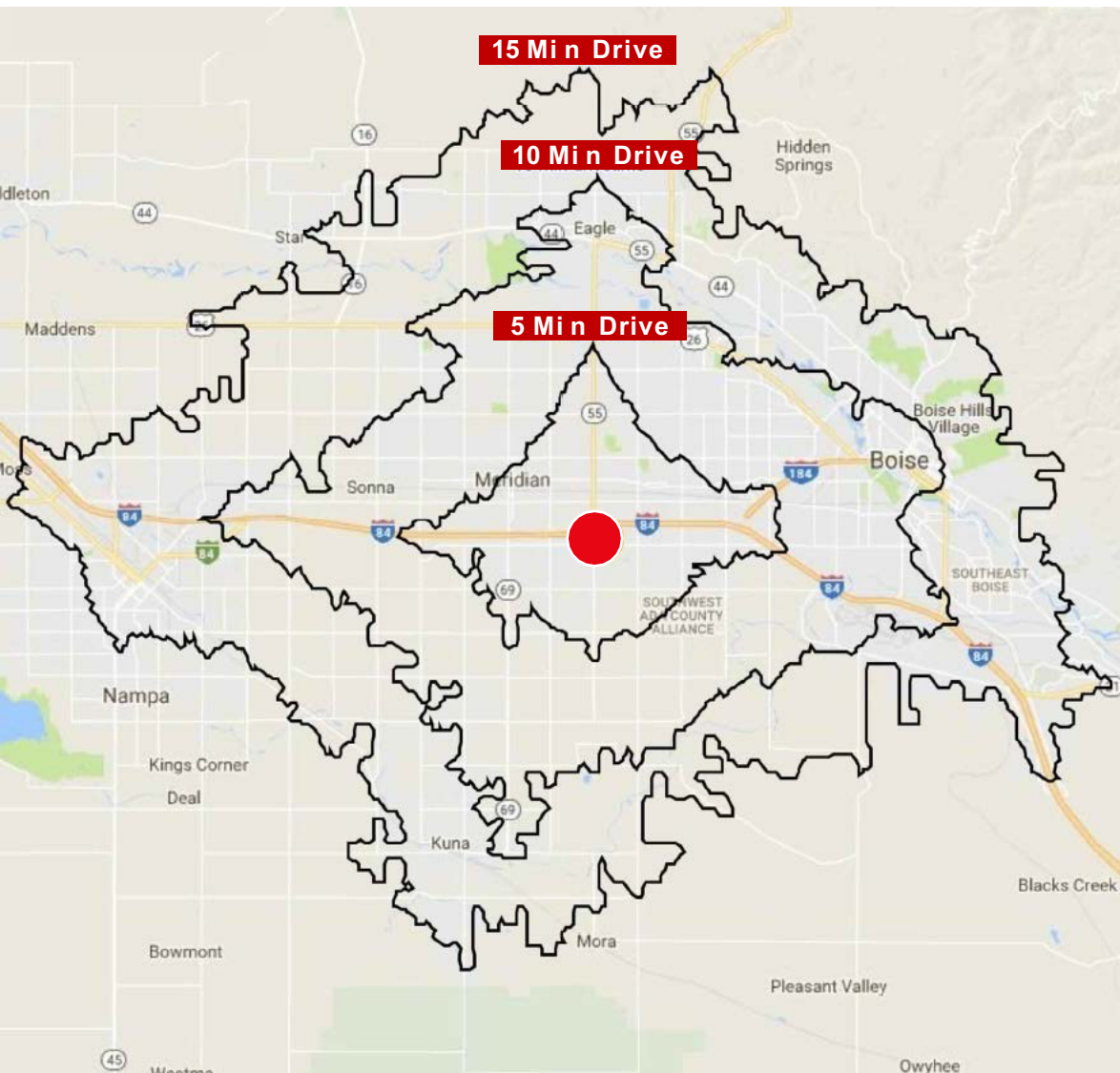
Prime Location for Retail, Office,
Hospitality and Medical



Close Proximity to TopGolf, Hyatt Hotel,
IC CU Head quarters, and Ki In Idaho
Head quarters



Drive Times and Demographics



| | 1 Mile | 3 Miles | 5 Miles |
|--|-----------|-----------|-----------|
| POPULATION | | | |
| 2021 Total Population | 7,844 | 88,300 | 232,605 |
| 2026 Projected Population | 9,159 | 101,179 | 261,924 |
| 2010 Census Population | 4,982 | 62,008 | 178,098 |
| 2000 Census Population | 1,687 | 42,945 | 127,766 |
| Historical Annual Growth 2010 to 2021 | 3.2% | 2.1% | 1.9% |
| HOUSEHOLD | | | |
| 2021 Households | 2,874 | 31,569 | 83,671 |
| 2026 Projected Households | 3,366 | 36,216 | 94,141 |
| 2010 Census Households | 1,715 | 21,930 | 63,644 |
| INCOME | | | |
| 2021 Median Household Income | \$85,569 | \$77,701 | \$73,308 |
| 2026 Projected Median Household Income | \$91,646 | \$84,369 | \$80,603 |
| MISC. | | | |
| 2021 Median Home Value | \$359,654 | \$339,806 | \$327,073 |
| 2026 Median Home Value | \$391,242 | \$377,576 | \$366,420 |
| 2021 Median Age | 35.5 | 36.3 | 35.6 |
| 2026 Median Age | 36.2 | 36.9 | 35.7 |

Area Map



For more information, please contact:

Brandon Rawlins
T +1 208 982 2427
Brandon.Rawlins@jll.com

Gavin Williams
T +1 208 389 7713
Gavin.Williams@jll.com

Bronson Rawlins
T +1 801 949 5066
Bronson.Rawlins@jll.com



©2024 Jones Lang LaSalle LP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

©2024 Jones Lang LaSalle Brokerage, Inc. | 950 W Bannock St Suite 1100, Boise, Idaho 83702