

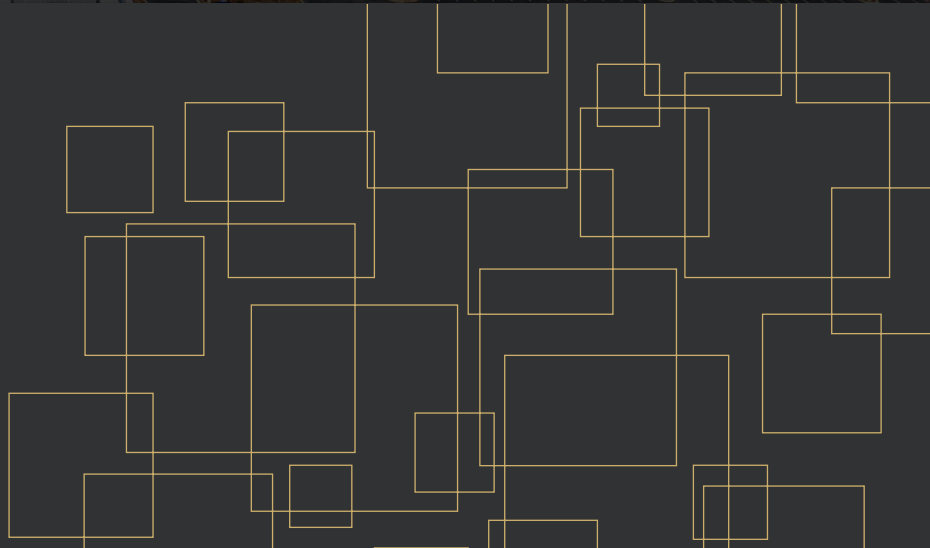


NEC EAGLE & OVERLAND

NEC OF EAGLE ROAD & OVERLAND ROAD, MERIDIAN, ID 83642

For Sale - Contact Agent for Pricing & Details

SHERRY SCHOEN | 208.870.6933 | sherry.schoen@kidder.com



NEC EAGLE AND OVERLAND

PROPERTY HIGHLIGHTS

Rare 4.66-acre hard corner located immediately off I-84 on one of the busiest intersections in the Treasure Valley (over 76,500 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)

→ ZONING INFORMATION



NEC EAGLE AND OVERLAND





19,000+ VPD
19,000+ VPD
19,000+ VPD
19,000+ VPD

65,000+ VPD
EAGLE RD
28,500+ VPD
21,000+ VPD

18,500+ VPD
13,000+ VPD
13,000+ VPD
CLOVERDALE RD

FRANKLIN RD

16,500+ VPD

19,500+ VPD

132,000+ VPD

142,000+ VPD

CINEMARK

SUBWAY

BEEF O'BRADYS

QDOBA

ELBERADO BUSINESS PARK

SILVERSTONE BUSINESS PARK

OVERLAND RD

28,500+ VPD

VICTORY RD

WESTMARK

UPS

D1

citibank

COUNTRY

ADP

LifeStance HEALTH

First Interstate Bank

TAMIOS

AMERICAN CAR WASH

FIRST FEDERAL

HYATT PLACE

AMERICORP

kin

HARRIS

Meridian Medical Center

ELKS

Portico West

Portico East

SMASHBURGER

Q NAIL SPA

ESI

SCENTSY

EATON DENTIST

DeMeyer

RC Willey

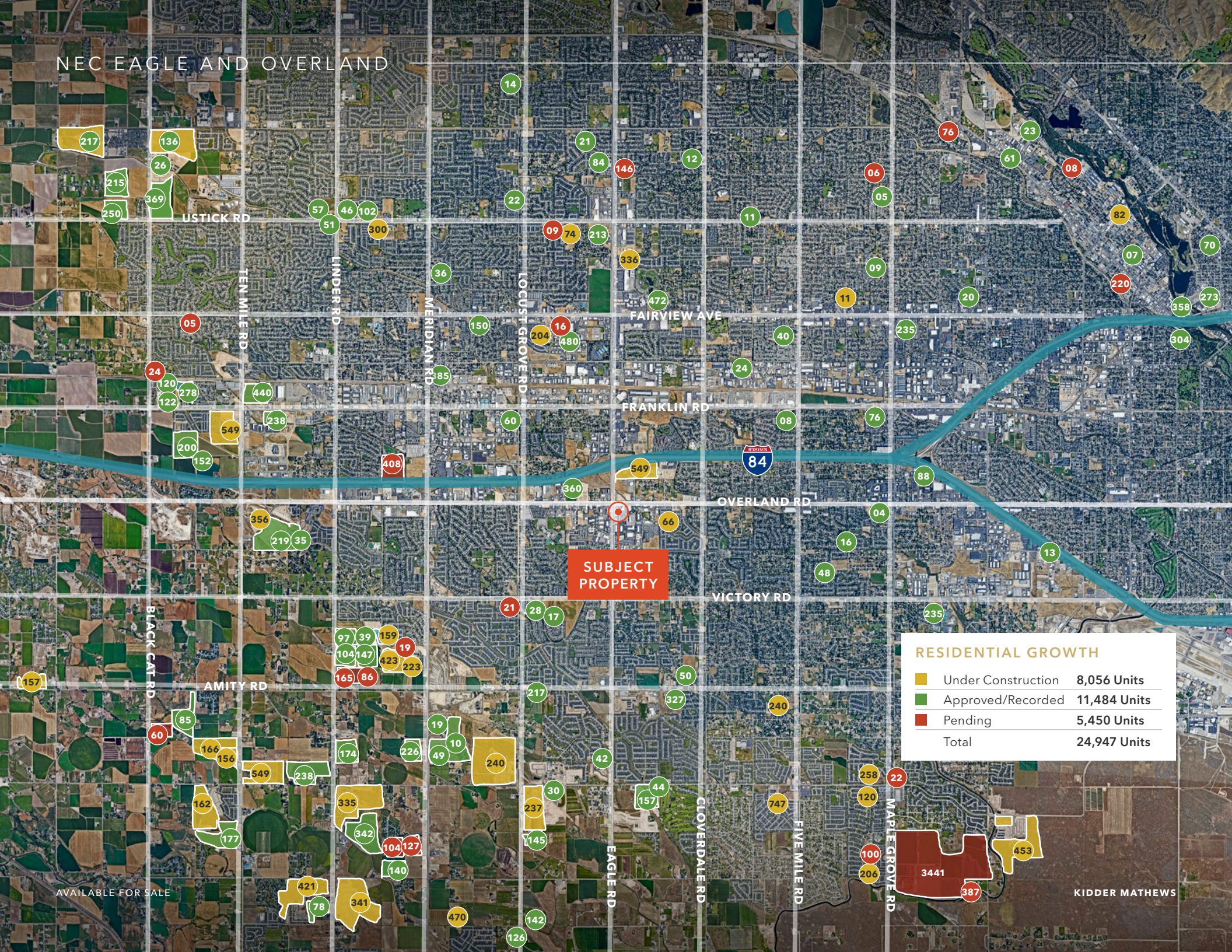
MAVERIK

MAVERIK

Idaho State University

SITE

NEC EAGLE AND OVERLAND



SUBJECT PROPERTY

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

AVAILABLE FOR SALE

KIDDER MATHEWS

DEMOGRAPHICS

POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| ESTIMATED POPULATION (2024) | 7,436 | 85,803 | 232,813 |
| PROJECTED POPULATION (2029) | 7,973 | 90,460 | 241,860 |
| CENSUS POPULATION (2020) | 7,464 | 82,067 | 224,581 |
| CENSUS POPULATION (2010) | 5,326 | 60,394 | 177,842 |

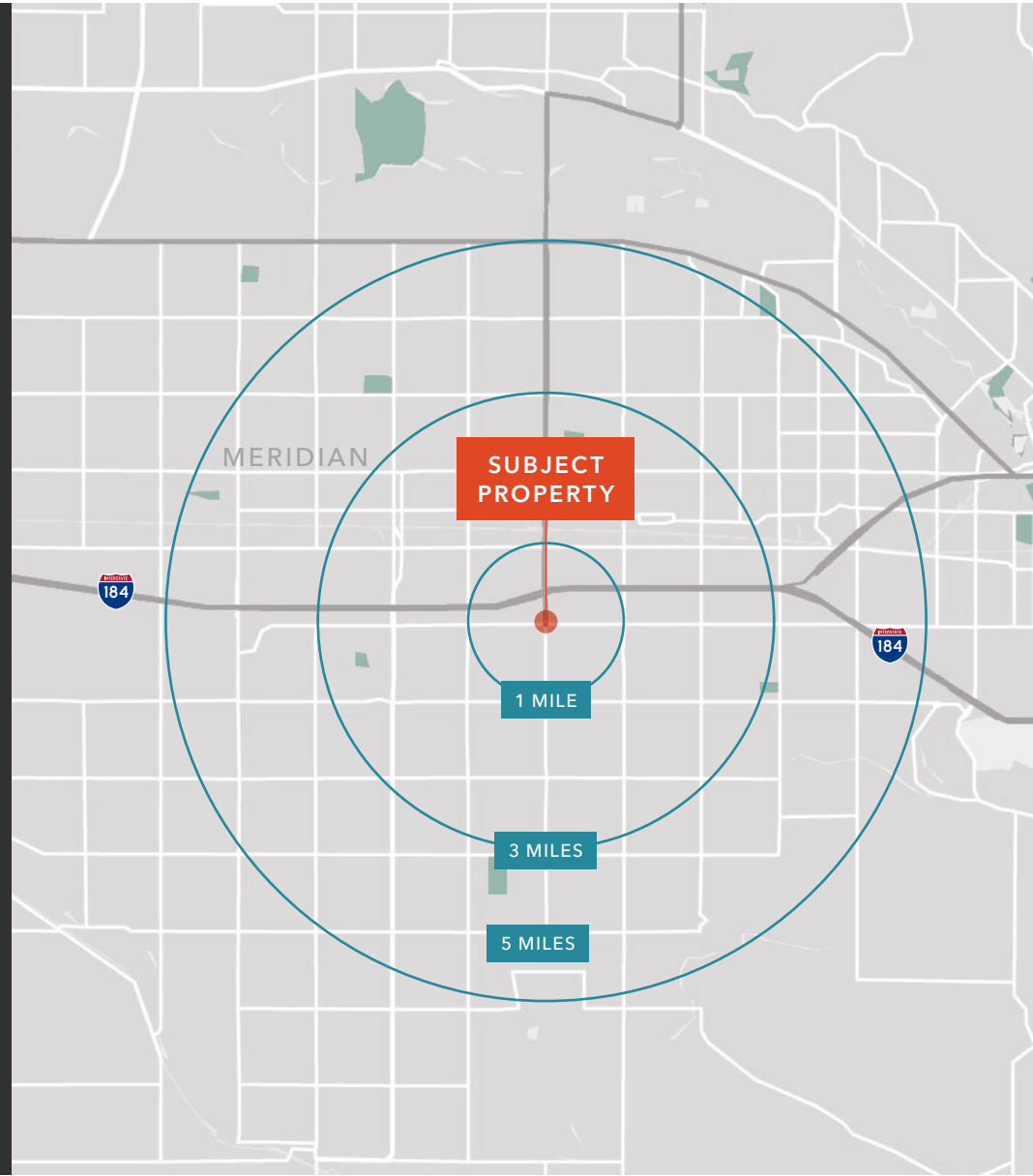
HOUSEHOLD INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------|-----------|-----------|-----------|
| 2024 MEDIAN | \$114,111 | \$101,503 | \$94,453 |
| 2029 MEDIAN PROJECTED | \$117,314 | \$103,570 | \$95,990 |
| 2024 AVERAGE | \$147,005 | \$130,217 | \$123,384 |
| 2029 AVERAGE PROJECTED | \$141,122 | \$127,061 | \$122,324 |

HOUSEHOLDS

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| ESTIMATED HOUSEHOLDS (2024) | 3,181 | 32,995 | 89,109 |
| PROJECTED HOUSEHOLDS (2029) | 3,474 | 35,413 | 94,128 |

Data Source: ©2023, Sites USA



BOISE MARKET OVERVIEW

WHO ARE WE?

The Boise Valley is strategically located in the Mountain Time Zone and Southwestern Idaho, providing easy non-stop access to all major cities on the West Coast, the Pacific Northwest and Intermountain West.

The Southwest Region is home to 942,676 people (Community Planning Association of Southwest Idaho) and a workforce of 388,815 within a 45-minute draw of Boise. The average commute time is 22 minutes.

Commuting in the Valley: The major interstate serving the Boise Valley is I-84, running through the metro area's major cities Boise, Meridian, Nampa and Caldwell, and I-184 branches toward the northeast into downtown Boise. Daily commutes are easy for the Boise Valley's population with federal highways 20, 26, and 30 and state highways 21, 44 and 55 providing access. ValleyRide offers public transportation throughout the Boise Valley.

942,676

SW REGION POPULATION

3.3%

UNEMPLOYMENT (APRIL 24)

38.8

MEDIAN AGE

\$93,839

MEDIAN HOUSEHOLD INCOME

\$23.10

AVERAGE HOURLY WAGE

\$46,544

MEDIAN ANNUAL WAGE

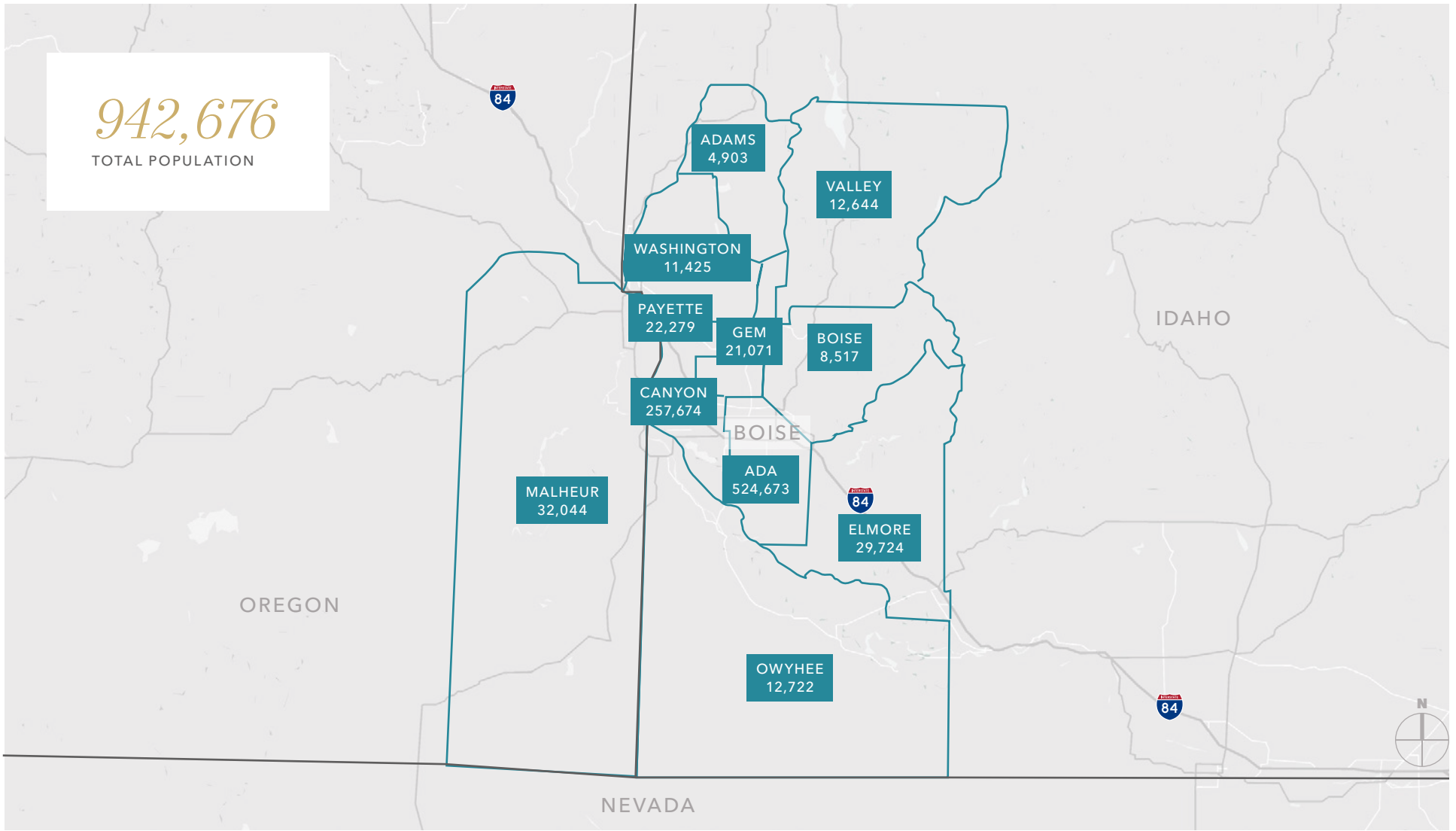
\$63,943

AVERAGE ANNUAL WAGE

Source: Idaho Department of Labor, Occupational Employment Statistics, Esri Population Calculations, Community Planning Association of Southwest Idaho



SOUTHWEST REGION COUNTIES POPULATION



IDAHO MIGRATION

Ada and Canyon counties grew 13,35% from 2020 to 2022, from 726,000 to over 822,890 an increase of about 100,000 people.

REASONS FOR MOVING TO IDAHO

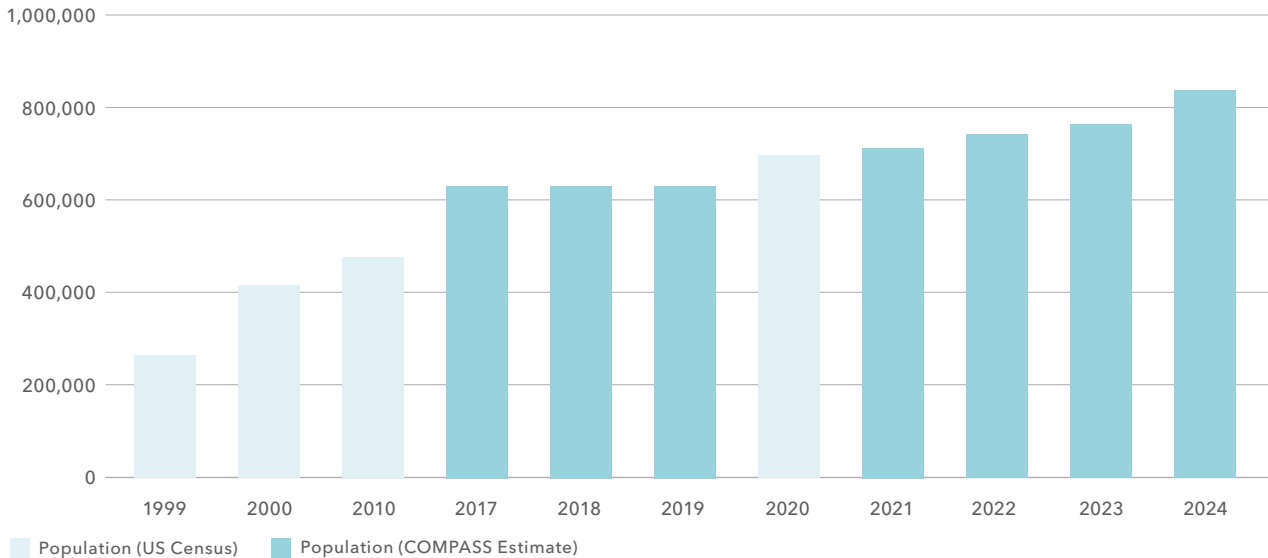
Cost of Living- Cost of living in Idaho is 7.8 percent lower than the national average

Before the COVID-19 pandemic, Idaho's unemployment rate was at 2.7%. That was significantly lower than the national average of 3.5%

Idaho's crime rate is 25% lower than the national average

Idaho is known for some of the best hunting, fishing, and hiking in the country

COMPASS TREASURE VALLEY POPULATION ESTIMATES



NEC EAGLE AND OVERLAND

QUALITY OF LIFE

The average commute time is only 22 minutes

The Boise Foothills offer more than 135 miles of nationally acclaimed hiking and mountain biking trails, right in your backyard.

Two hours north of the Boise Valley, nestled between Tamarack ski resort and Brundage Mountain, is the cozy resort town of McCall and Payette Lake.

Water activities such as kayaking, whitewater rafting and fly fishing can be found throughout the region and all across the state on the Boise, Payette, Snake and Salmon River systems

Elaborate systems for hiking and biking can be found just about everywhere in Idaho, along with numerous opportunities for camping.

Numerous rock climbing areas can be found just minutes outside of the city.

Bogus Basin Mountain Resort is just 16 miles north of the Boise Valley and offers almost every winter activity imaginable - along with summer adrenaline adventures and some of the most breathtaking views of the valley.

World-famous Sun Valley ski resort, home to the world's first chairlift, is a three-hour ride to the northeast.



AVAILABLE FOR SALE

KIDDER MATHEWS

WHY IDAHO? AGAIN ONE OF THE COUNTRY'S FASTEST GROWING STATES



#2

ECONOMIC OUTLOOK
MAY 2024



#5

BEST STATES IN THE US
MAY 2024



#2

FASTEST JOB GROWTH
NOVEMBER 2023

WORLD POPULATION
REVIEW

#4

BEST QUALITY OF LIFE
SEPTEMBER 2022

BUSINESS
INSIDER

#1

MOST MOVED-TO STATE
SEPTEMBER 2020

ROCKET Homes

#1

MOST PROMISING
DECEMBER 2021



#1 & #2

BEST RUN CITIES IN
AMERICA Nampa & Boise
JUNE 2022



#4

BEST PLACE TO FIND A JOB
FEBRUARY 2021

smartasset™

#4

BEST CITY FOR EARLY RETIREES
DECEMBER 2020



#4

BEST METRO AREA FOR
FIRST-TIME HOMEOWNERS
JANUARY 2021



#5

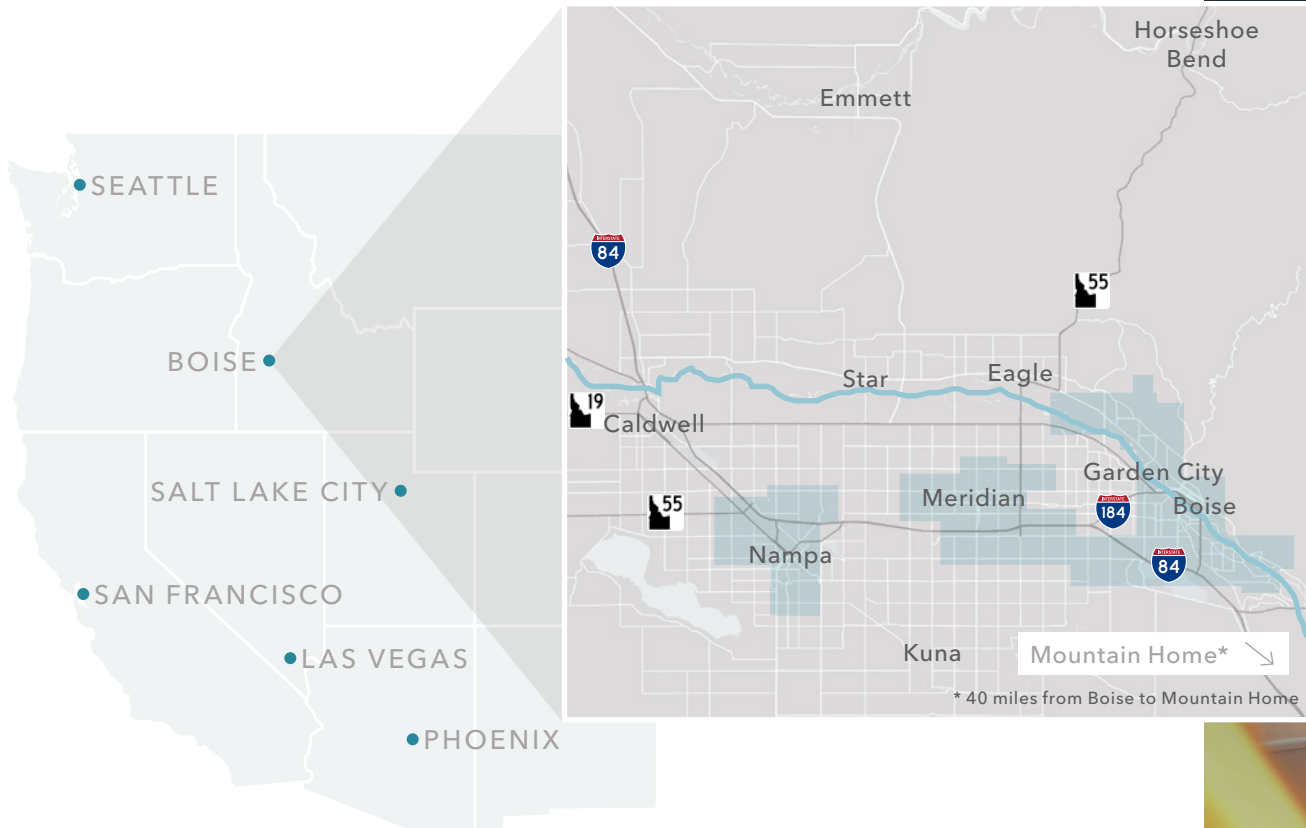
BEST STATE
MARCH 2021



#6

BEST LARGE CITY TO
START A BUSINESS
SEPTEMBER 2020

WHAT ABOUT LOGISTICS?



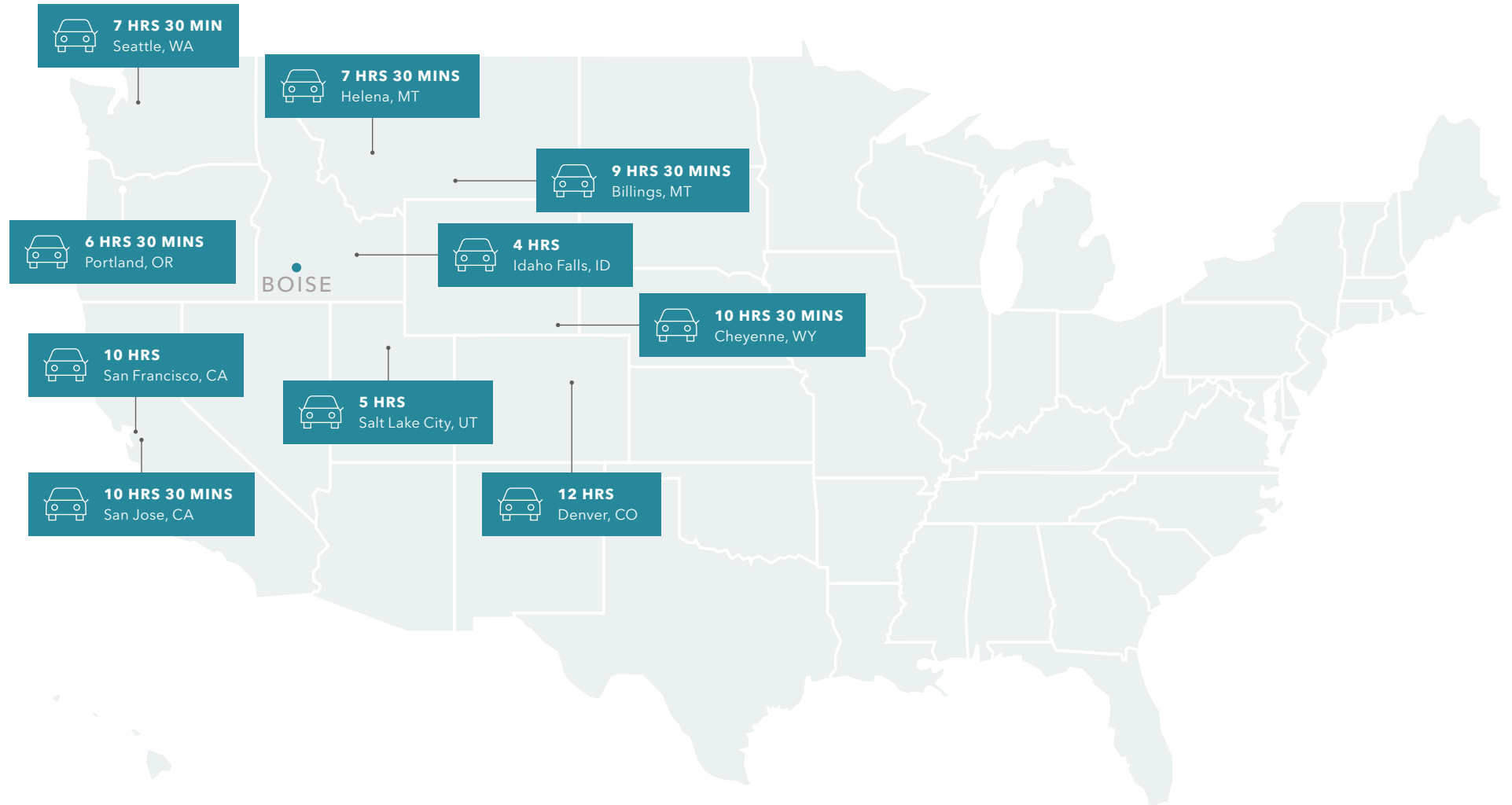
There are 50 motor freight companies traveling 5 interstates, 20 U.S. highways and 30 state highways that serve the Boise Valley. More than 1,600 miles of rail line through Union Pacific and Burlington Northern Santa Fe provide connection points to Canada, Mexico and the U.S. They are aided by the State's regional line and 6 short line railroads. Annually, the rail system transports over 11 million tons of freight.

AIR SERVICE

The Boise Airport (BOI) is served by eight airlines that offer nonstop flights to 26 destinations and handles more than three million travelers each year.

| 1 Mile | 3 Miles |
|-----------------------|---------------|
| Atlanta, GA | 4 hrs 3 mins |
| Burbank, CA | 2 hrs 10 mins |
| Chicago (O'Hare), IL | 3 hrs 19 mins |
| Chicago (Midway), IL | 3 hrs 19 mins |
| Dallas/Fort Worth, TX | 3 hrs 5 mins |
| Dallas, TX | 3 hrs 5 mins |
| Denver, CO | 1 hr 45 mins |
| Las Vegas, NV | 1 hr 45 mins |
| Long Beach, CA | 2 hrs 10 mins |
| Los Angeles, CA | 2 hrs 10 mins |
| Minneapolis, MN | 2 hrs 47 mins |
| Oakland, CA | 1 hr 45 mins |
| Orange County, CA | 1 hr 6 mins |
| Palm Springs, CA | 1 hr 45 mins |
| Phoenix/Mesa, AZ | 2 hrs 3 mins |
| Phoenix, AZ | 2 hrs 5 mins |
| Portland, OR | 1 hr 22 mins |
| Sacramento, CA | 1 hr 36 mins |
| Salt Lake City, UT | 1 hr 2 mins |
| San Diego, CA | 2 hrs |
| San Francisco, CA | 1 hr 48 mins |
| San Jose, CA | 1 hr 55 mins |
| Seattle/Tacoma, WA | 1 hr 20 mins |
| Sonoma County, CA | 1 hr 45 mins |
| Spokane, WA | 1 hr 15 mins |

DRIVE TIMES FROM BOISE, ID



BOISE DEMOGRAPHICS

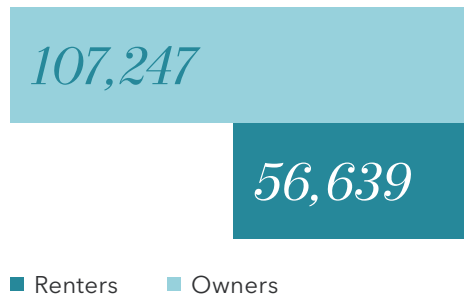
942,676
POPULATION

2.4
AVG HH SIZE

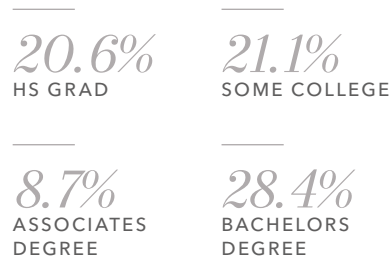
\$126,075
AVG HH INCOME

38.8
MEDIAN AGE

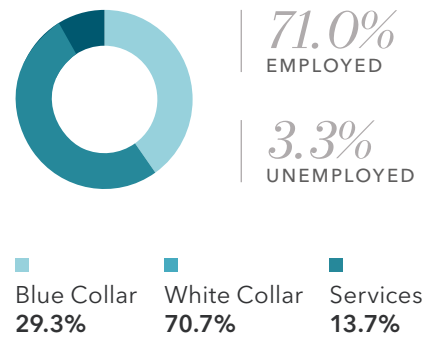
HOME OWNERSHIP



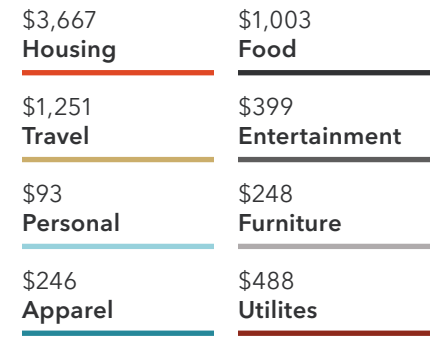
EDUCATION



EMPLOYMENT



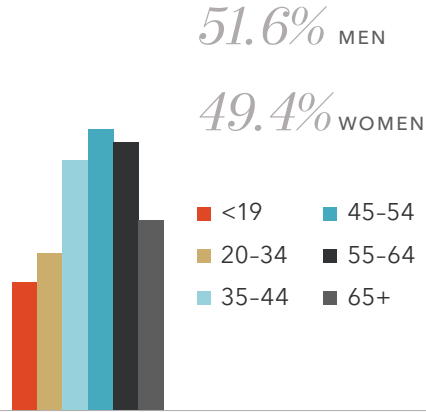
HOUSEHOLD SPENDING



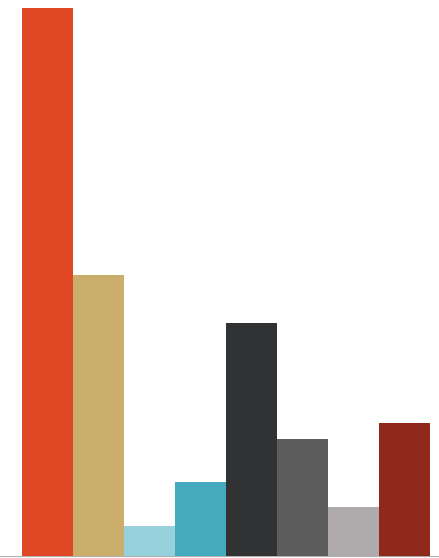
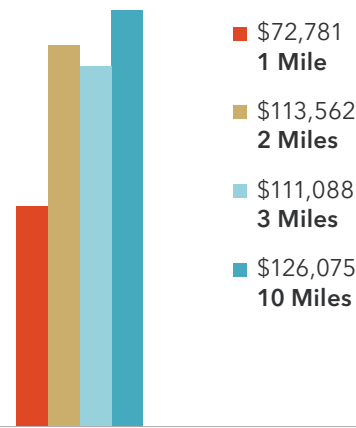
RACE & ETHNICITY

| | |
|-------------------|-------|
| WHITE | 85.2% |
| ASIAN | 3.4% |
| PACIFIC ISLANDER | 0.2% |
| AFRICAN-AMERICAN | 1.6% |
| HISPANIC | 13.2% |
| TWO OR MORE RACES | 6.5% |

GENDER & AGE



HOUSEHOLD INCOME



Source: Sites USA

WORK FORCE

LARGE EMPLOYERS

- St. Lukes Health Systems

- Walmart

- Micron Technology, Inc.

- Albertsons

- Saint Alphonsus Health System

- Battelle Energy Alliance

- Kootenai Medical Center

- J. R. Simplot Co.

- Fred Meyer (Kroger)

- United Parcel Service

- Costco

- Idaho Power

- Mountain View Hospital

- Amalgamated Sugar

- Melaleuca

- BYU-Idaho

- Idaho Central Credit Union

- McDonalds

- Hewlett Packard

- Eastern Idaho Regional Medical Center

- Lamb Weston

SCIENTIFIC/TECHNICAL SERVICES ENGINEERING ARCHITECTURE, LEGAL

- CSHQA, a design collaboration

- HDR, Inc.

- CH2M Hill

- Power Engineers

- Hawley Troxell

- Eide Bailly, LLP

- Givens Pursely, LLP

- Perkins Coie, LLP

- Stoel Rives, LLP

- URS Corporation

- Balihoo

- Healthwise

- Clearwater Analytics

- Keynetics Inc.

- INL - Battelle Energy Alliance

- Enphase Energy

CUSTOMER SUPPORT CENTERS

- Wells Fargo, N.A.

- DIRECTV

- Alaska Airlines

- WDS Global

- CenturyLink

- Albertson's/SuperValu

- T-Mobile U.S.A., Inc.

- EDS, an HP Company

- Citi Card

- Intermountain Gas Company

- ProService Boise

- HP Shopping.com

TARGET INDUSTRIES

- Food Processing &

- Agri-Business

- Technology

- Manufacturing

- Professional Services:

- Back-Office & Shared Services

Headquartered in Boise, Id, Micron Technology, Inc. (NASDAQ: MU), one of the world's largest semiconductor companies and the only U.S.-based manufacturer of memory, broke ground on its leading-edge memory manufacturing fab in Boise. This will be the first new memory manufacturing fab in the U.S. in 20 years.

KEY INDUSTRIES



ADVANCE MANUFACTURING

Manufacturing makes up 6% of the entire states workforce, in the next 10 years it is expected to grow 10%.



AEROSPACE

North Idaho is home to more than 6 dozen aerospace companies. Aerospace is expected to grow 41% over the next decade.



TECHNOLOGY & INNOVATION

Idaho has long been known for the Tech industry, partially due to large companies like Micron and Hewlett Packard calling it home. This already thriving industry is set to to grow 20% over the next ten years.



FOOD PRODUCTION

Besides potatoes, Idaho is first in the nation for trout production and second in the nation for Alfalfa. Idaho is home to the world-renowned food and agriculture pioneer, J.R. Simplot company. Food production in Idaho is expected to grow 8% in the next ten years.

EDUCATION

BOISE STATE UNIVERSITY

Boise State University is the largest University in Idaho. With 643 faculty members, more than 26,727 students, and a choice of nearly 200 degrees, and 14 doctoral programs as well as certificate programs, Boise State is more than just the Bronco Nation.

COLLEGE OF WESTERN IDAHO (CWI)

College of Western Idaho (CWI) is one of the fastest growing community colleges in the nation. Since its first offering of classes in January 2009, enrollment at CWI has grown to service more than 10,000 students a year. CWI has seven campus locations throughout Boise and Nampa, plus hundreds of classes online. In the fall of 2012, CWI introduced a new 176,000 sq. ft. state-of-the-art facility to provide professional-technical training opportunities in the Valley. Programs can be coordinated with workforce development for local companies with specialization in drafting, electronics, machine tooling, and transportation technology, as well as welding and metals fabrication.

IDAHO INCENTIVES

IDAHO BUSINESS ADVANTAGE

Businesses that invest at least \$500,000 in new facilities and create at least 10 new jobs paying \$40,000 annually plus benefits, with additional jobs paying an average of \$15.50 per hour during project period, may qualify for:

An enhanced investment tax credit on tangible personal property of 3.75%.

A new jobs tax credit from \$1,500-\$3,000 for new jobs paying \$24.04 per hour or more.

A 2.5% investment tax credit on real property.

A 25% rebate on sales tax paid during the project period.

Upon request of the business, the local county commissioners may also authorize a partial or full property tax exemption for up to 5 years.

IDAHO TAX INCENTIVES

Tax Reimbursement Incentive (TRI)

Companies creating new, high-wage jobs in Idaho can receive up to a 30% reimbursement on sales, payroll and corporate income taxes for up to 15 years. Companies must pay wages above the county average and create at least 50 new jobs in an urban area or 20 new jobs in a rural area.

3% Investment Tax Incentive

Credit against Idaho Corporate Income tax for qualifying new investment in tangible personal property (machinery & equipment) in Idaho. It can offset up to 50% of a company's liability and may be carried forward 14 years.

Data Center Tax Exemption

New data centers choosing to locate in Idaho will be eligible for sales tax exemption on server equipment as well as construction materials used in the construction of the data center facility.

WORKFORCE DEVELOPMENT TRAINING FUND (WDTF)

The Idaho Workforce Development Council awards grants to reimburse approved training costs to eligible applicants bringing jobs to Idaho, adding jobs through expansion and/or retraining existing workers.

IDAHO OPPORTUNITY FUND

A grant program which allows the Director of Idaho Department of Commerce to direct funds to projects for infrastructure needs within the community. This is a "deal closing fund" to strengthen Idaho's competitive ability to support expansion of existing Idaho businesses and recruit new companies to the state, ultimately creating new jobs and economic growth in Idaho. Funds can be used for public infrastructure improvements to a new or existing facility.

IDAHO COLLEGE SAVINGS TAX CREDIT

Employers are eligible to receive a 20% tax credit for contributions made to an employee's Ideal college savings account. The tax credit is capped at \$500 per employee, per taxable year.



NEC EAGLE & OVERLAND

*For more information on
this property, please contact*

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