



# FOR SALE



127,000 VPD

SITE

Eagle Road 37,433 VPD

Overland Road 26,198 VPD

## Prime Land for Sale

NEC of Eagle Road & Overland Road  
Meridian, ID 83642

Jones Lang LaSalle Brokerage, Inc.

For more information, please contact:

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# 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



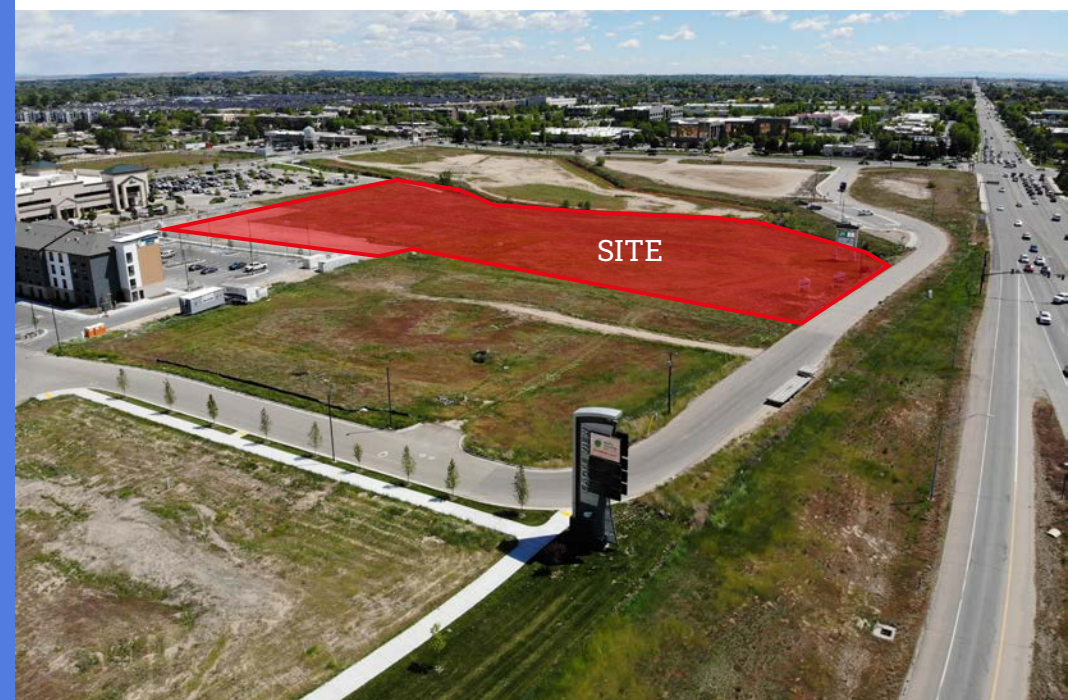
Great Access



Prime Location for Retail, Office,  
Hospitality and Medical



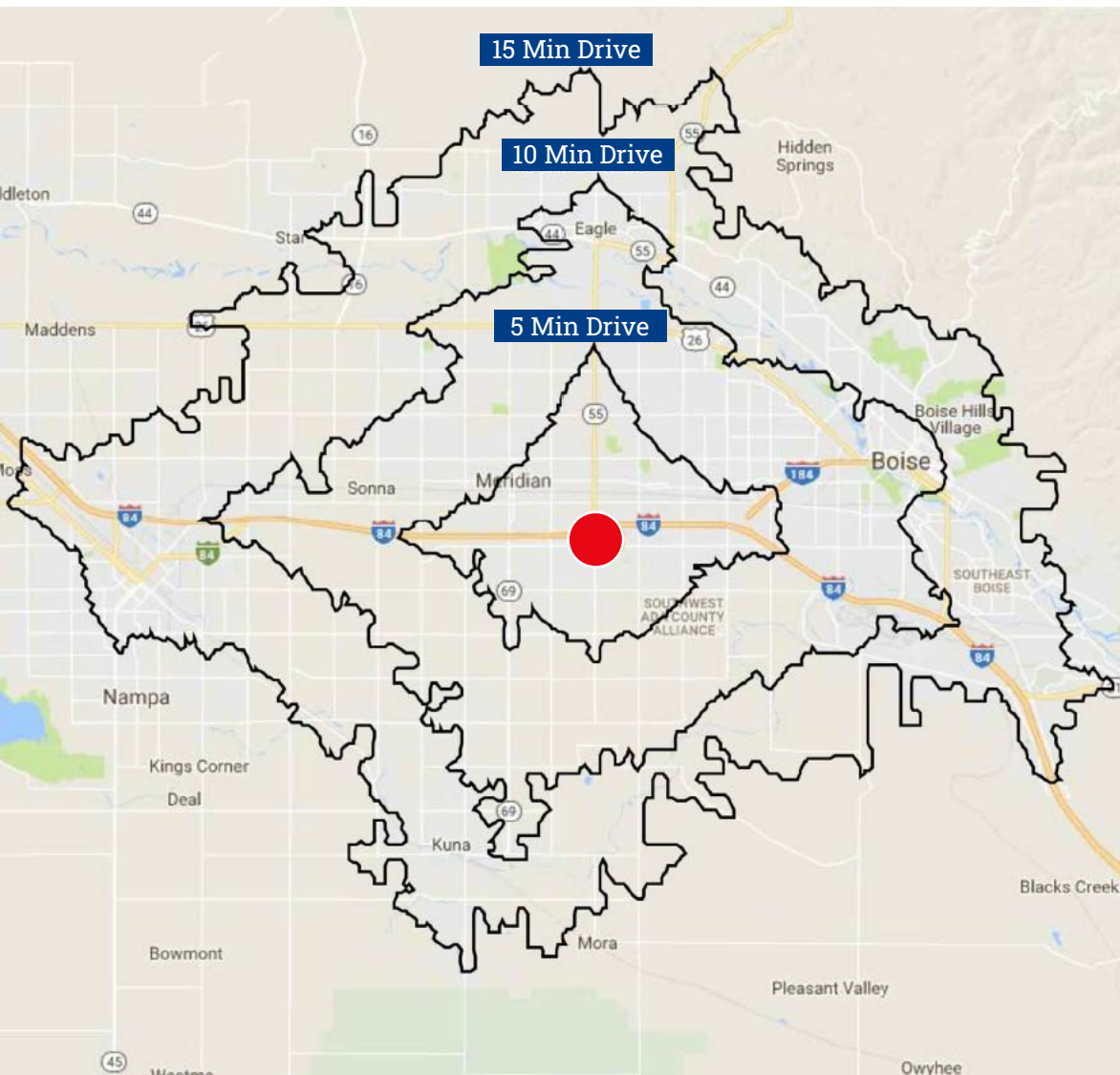
Close Proximity to TopGolf, Hyatt Hotel,  
ICCU Headquarters, and Kiln Idaho  
Headquarters







# Drive Times and Demographics



	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
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%
<b>HOUSEHOLD</b>			
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
Historical Annual Growth 2010 to 2021	3.3%	2.1%	1.9%
<b>INCOME</b>			
2021 Median Household Income	\$85,569	\$77,701	\$73,308
2026 Projected Median Household Income	\$91,646	\$84,369	\$80,603
<b>MISC.</b>			
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



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