



# PRIME COMMERCIAL CORNER LOT FOR SALE **SEC OVERLAND & LINDER**

1575 W. Overland Road | Meridian, ID 83642

COMMERCIAL



PRIME CORNER LOCATION

**2.20 AC** | AVAILABLE FOR SALE

## CONTACT

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## LISTING COMMENTS

Prime hard corner location, surrounded by new development.

Traffic counts to increase.

Easy access on Overland and Linder Roads.

## PROPERTY INFORMATION

Size: 2.2002 acres (total of all 3 parcels)

Price: **\$899,000** | \$9.38/SF

Utilities: All to the Street | Curb & Gutter on Overland



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NEWLY CONSTRUCTED FOUR-PLEXES IN ADJACENT LOT

## PARCEL INFORMATION

Lot	Parcel Number	Property Address	Parcel Size
1	S1224223535	1575 W Overland Rd	0.458 acres
2	S1224223495	W Overland Rd	0.871 acres
3	S1224223460	W Overland Rd	0.873 acres

## ZONING & DEVELOPMENT

The property is currently zoned Ada County Rural-Urban Transition. The City of Meridian recognizes the commercial development capacity at this prime location and has indicated the future zoning is set to be modified as early as 2019 and should reflect the commercial developability of this parcel.

Linder and Overland roads are projected to be developed into a four-way intersection that passes over I-85 to north Meridian. The property is also located adjacent to the Ten Mile Interchange specific area plan.

Property to the east is currently being developed as the new fire station #6. To the west is an apartment complex development which will provide 812 residential units.

Property to the south consists of 16 newly finished four-plexes, offering 63 residential units. Additionally to the south, the Fall Creek subdivision will offer 295 single family homes upon completion.

## DEMOGRAPHICS

2018	1 Mile	3 Miles	5 Miles
Population:	5,894	55,203	138,749
Average HH Income:	\$83,551	\$82,285	\$90,036
Employees:	1,111	25,615	46,960



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Updated 6/25/20

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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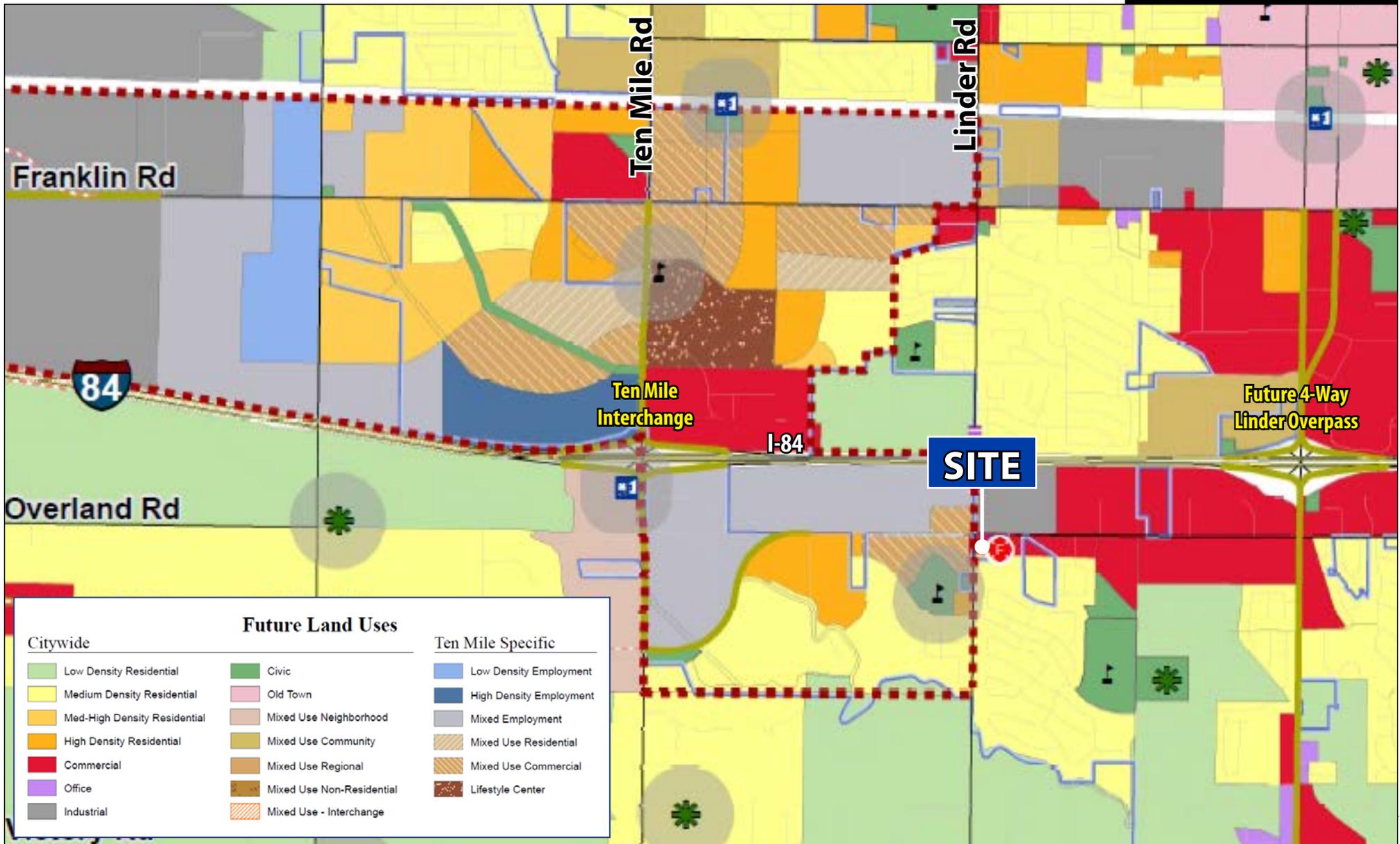


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FUTURE LAND USE MAP



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56 building complex  
812 units

Meridian Library &  
Elementary School

193 single family  
residential lots

105 single family  
residential lots

Fire Station

16 four-plexes  
63 residential units