



OFFICE | FLEX LOT FOR SALE TROUTNER BUSINESS PARK

SW 5TH AVENUE OFF FRANKLIN ROAD | MERIDIAN 83642

COMMERCIAL



PRIME LOCATION

FOR SALE | 1.84 ACRES

CONTACT

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LISTING COMMENTS

In the heart of Idaho's fastest growing city.

Excellent Central Valley location with easy access to I-84.

Protective covenants, pressurized irrigation and extensive landscaping.

Join great firms like Beniton Construction, Keller & Associates, St. Alphonsus & Design West Architecture in this beautiful location.

3% commission to selling agent.

AVAILABLE LOT

Size: 1.84 Acres | 80,150 Square Feet

Price: **\$480,531.00** | \$6.00 per Square Foot

Zoning: L-O Limited Office

Utilities: All Utilities Included

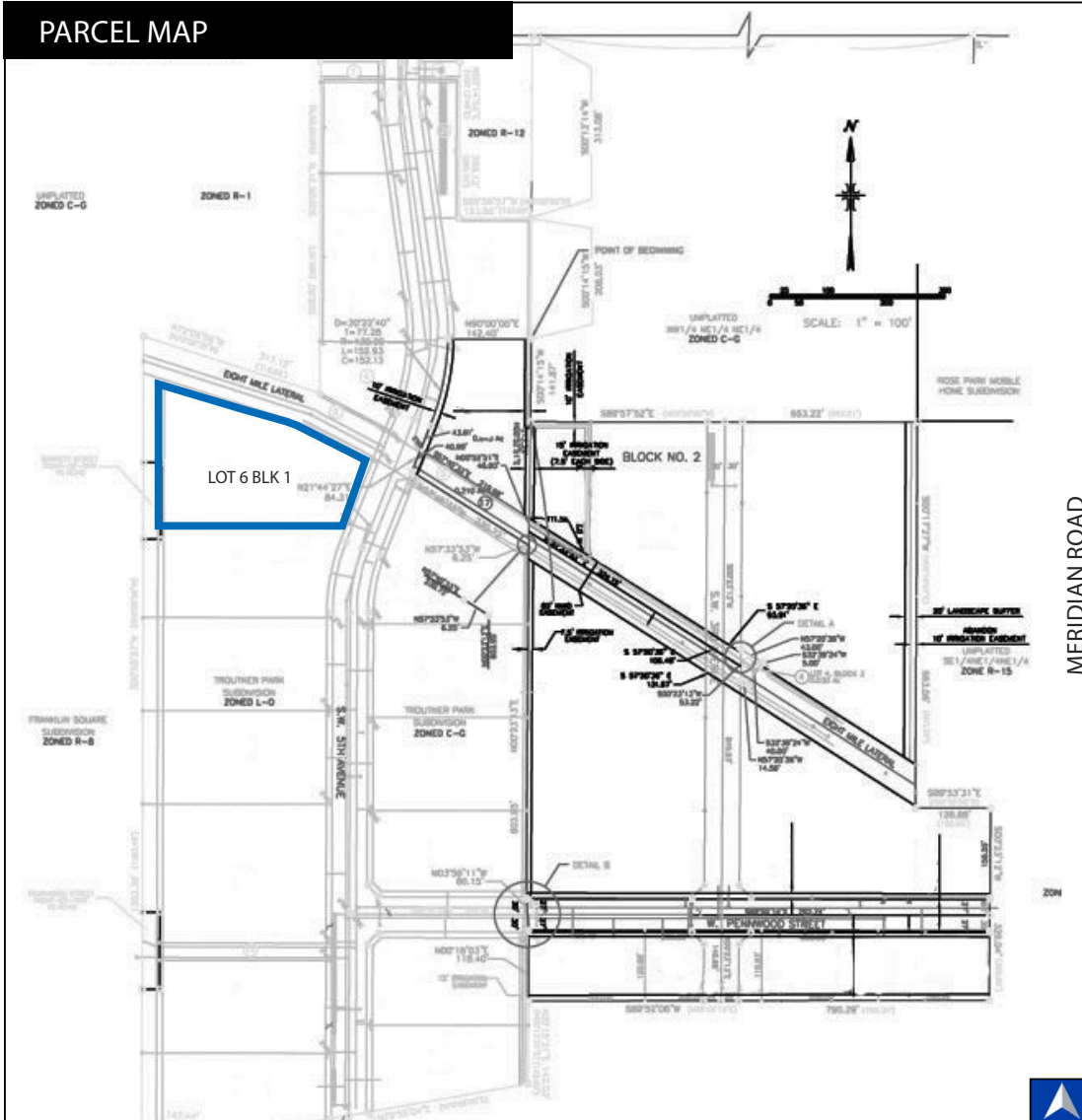


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PARCEL MAP



PROPERTY INFORMATION

| AVAILABLE LOT | LOT SIZE | LOT SIZE (SF) | PRICE |
|---------------|------------|---------------|-----------|
| Lot 6, Blk 1 | 1.84 Acres | 80,150 SF | \$6.00/SF |

ZONING INFORMATION

City of Meridian L-O. Office centers and adaptive reuse of residential structures with limited hours of operation.

Permitted uses include:

- Church or place of religious worship
- Daycare center
- Education institution
- Financial institution
- Healthcare or social services
- Professional services
- Wireless communication facility
- Health care or social services
- Personal service
- Professional service
- Restaurant
- Retail store
- Vehicle repair (minor)

DEMOGRAPHICS

| 2017 | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Population: | 7,595 | 77,722 | 175,738 |
| Average HH Income: | \$48,793 | \$79,777 | \$83,021 |
| Employees: | 12,454 | 37,153 | 63,490 |



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GREAT LOCATION IN THE HEART OF MERIDIAN | IDAHO'S FASTEST GROWING CITY

