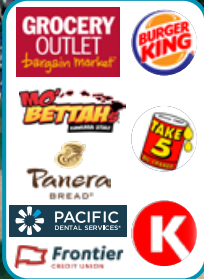


BUILD-READY



34 ACRES
C-2 ZONE



FOR SALE
34 ACRES
COMMERCIAL
DEVELOPMENT LAND
MERIDIAN & DEER FLAT

1698 EAST LAZY DB LANE, KUNA, IDAHO 83634



SUMMIT
COMMERCIAL
REAL ESTATE GROUP

1517 WEST HAYS STREET, BOISE, ID 83702
+1 208 975 4447 | SUMMITCREG.COM

MERIDIAN & DEER FLAT DEVELOPMENT LAND

BUILD-READY



LISTING DETAILS

SALE PRICE:	Negotiable
PARCEL SIZE:	34.093 Acres
ZONING:	City-of-Kuna - C2
PARCEL NUMBER:	R5133130100
TRAFFIC COUNTS:	15,183 & 22,943 Avg Daily Traffic
FRONTAGE:	1,280 Ft Meridian - 1,160 Ft Deer Flat
UTILITIES:	All Available to Site
POTENTIAL USES:	Retail, Restaurant, Medical, Office, Service
RETAIL SYNERGY:	Grocery Outlet, Burger King, Tractor Supply, McDonald's, Bi-Mart, Ridley's, D&B Supply

34+ COMMERCIAL ACRES

MERIDIAN & DEER FLAT DEVELOPMENT LAND

BUILD-READY



PROPERTY HIGHLIGHTS

34 Acres of prime development land located at the busy signalized intersection of Meridian & Deer Flat in Kuna - [Google Map View](#)

City-of-Kuna - C2 zoning allows for a multitude of commercial uses including large retail & office type mixed-use development

North of Bi-Mart, Ridley's Food & Drug, Ace Hardware, McDonald's, Great Clips, Little Caesars, Kuna Nails and Spa, Idaho Central Credit Union, Treasure Valley Veterinary, Tractor Supply, O'Reilly, Dollar Tree, Smoky Mountain Pizza, Taco Bell, Wendy's, Commercial Tire, First Choice Collision Repair, CapEd Credit Union, D & B Supply, Primary Health, Panda Express, Cafe Rio & Jersey Mike's Subs

East of Grocery Outlet, Take 5, Mo' Bettahs, Burger King, Panera, Frontier Credit Union, Pacific Dental, & Circle K - [View Drone Video](#)

Immediate availability & build-ready, contact agents for details

34+ COMMERCIAL ACRES

MERIDIAN & DEER FLAT DEVELOPMENT LAND

BUILD-READY



[View Drone Footage - Click Here](#)

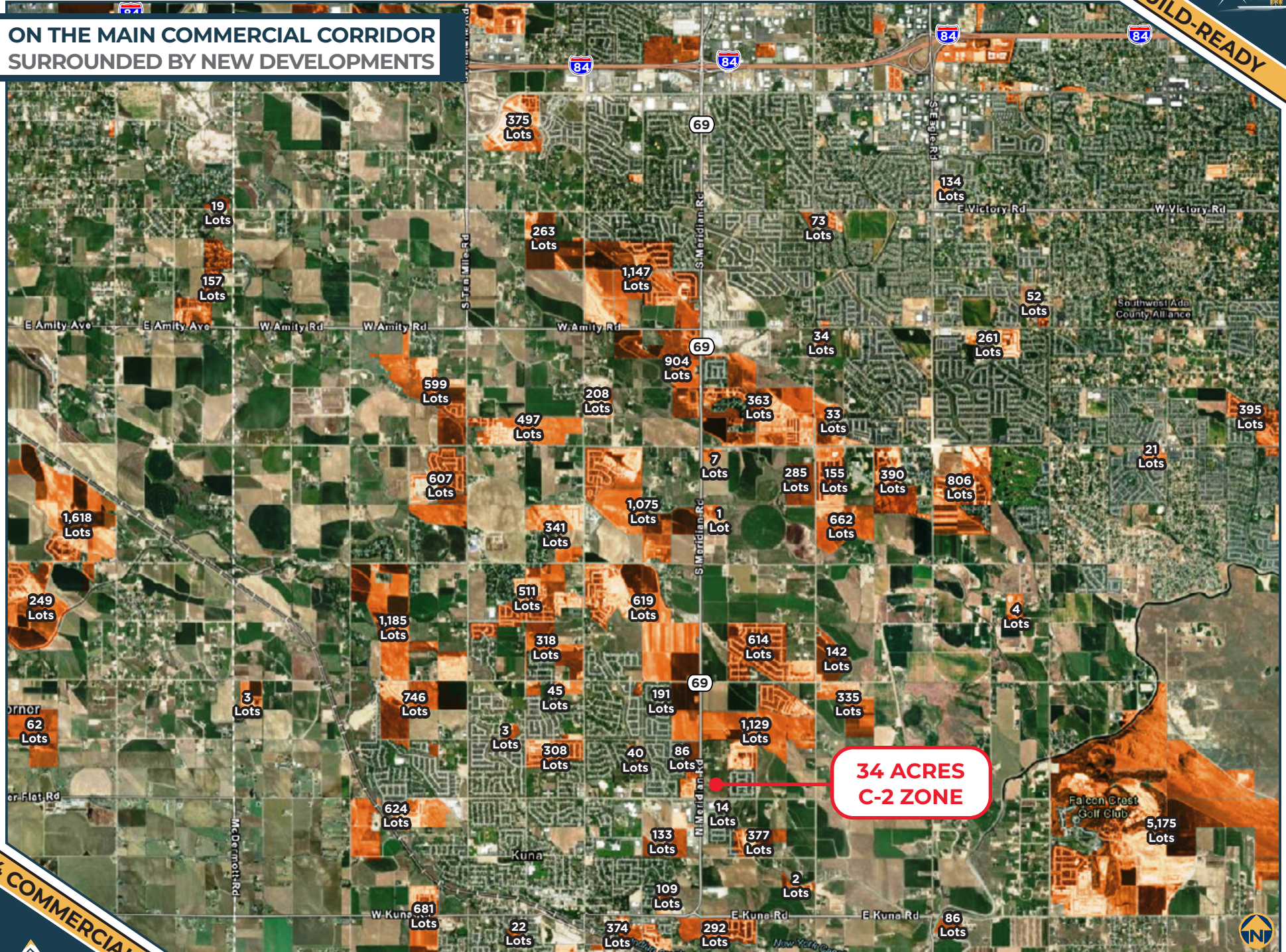


34+ COMMERCIAL ACRES

MERIDIAN & DEER FLAT DEVELOPMENT LAND

BUILD-READY

**ON THE MAIN COMMERCIAL CORRIDOR
SURROUNDED BY NEW DEVELOPMENTS**



34 COMMERCIAL ACRES

MERIDIAN & DEER FLAT DEVELOPMENT LAND

BUILD-READY



**1, 3 & 5 MILE DEMOGRAPHICS
& RETAIL DEMAND OUTLOOK**

5 MILE SNAPSHOT

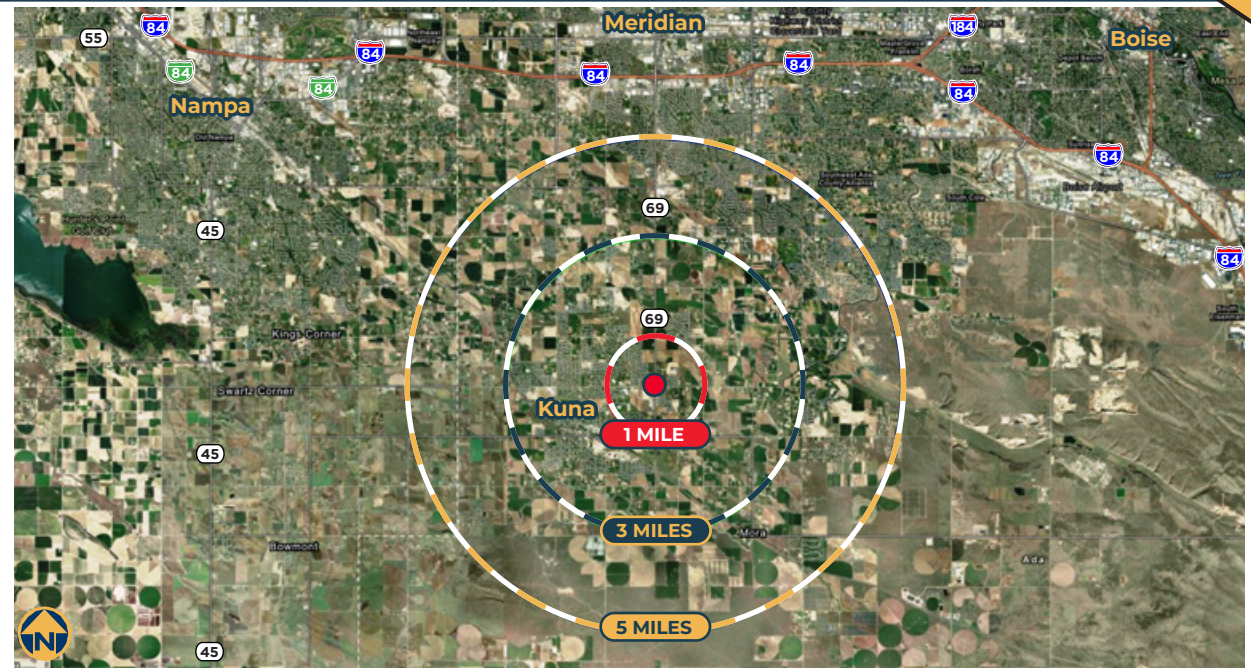
66,584
POPULATION

22,707
HOUSEHOLDS

\$105,957
MEDIAN HH INCOME

\$142,064
AVERAGE HH INCOME

5,292
DAYTIME POPULATION



1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

RETAIL DEMAND OUTLOOK
CLICK BELOW TO VIEW



34+ COMMERCIAL ACRES

MERIDIAN & DEER FLAT DEVELOPMENT LAND

BUILD-READY



5, 10 & 15 MINUTE DRIVE-TIME DEMOGRAPHICS INFORMATION

10 MINUTE SNAPSHOT

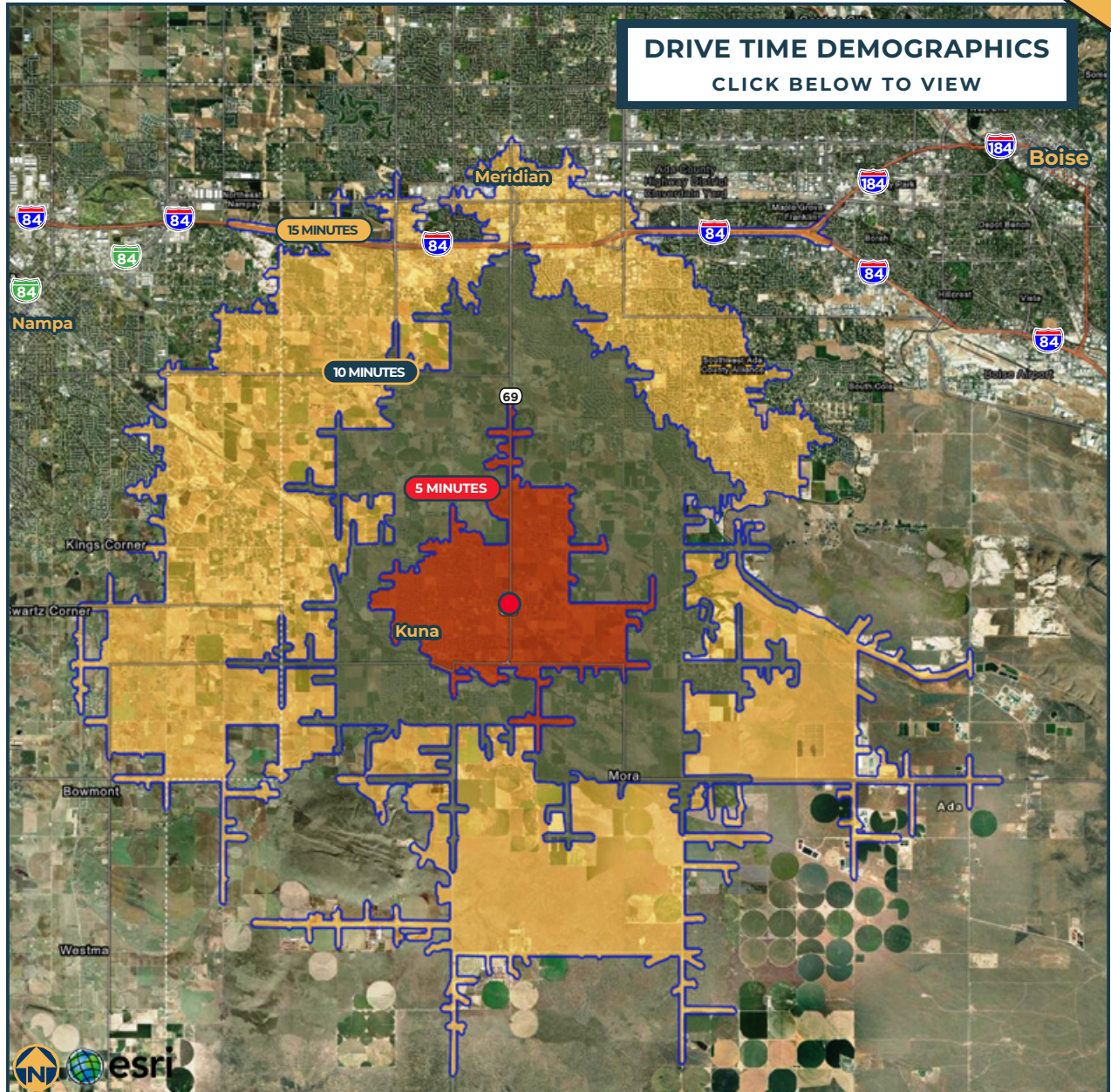
62,790
POPULATION

21,108
HOUSEHOLDS

\$109,417
MEDIAN HH INCOME

\$147,590
AVERAGE HH INCOME

5,946
DAYTIME POPULATION



Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

34+ COMMERCIAL ACRES

MERIDIAN & DEER FLAT DEVELOPMENT LAND

BUILD-READY

BOISE METROPOLITAN & REGIONAL INFORMATION & BROCHURE



OPPORTUNITY, MEET AMBITION

People are the Boise Metro's greatest asset. Our educated, ambitious workforce has fueled one of the nation's fastest-growing economies, supported by strong population growth and one of the West's highest net migration rates.

Businesses benefit from more than talent—they gain access to collaborative partnerships, responsive decision-makers, exceptional quality of life, and a cost of doing business that's nearly one-third lower than neighboring California and Washington.

Industry leaders like Simplot, Albertsons, and Micron built their success here, and today companies of every size are following their lead. Consistently ranked among the nation's top metros for net migration, the Boise Metro attracts graduates, families, professionals, and retirees alike.

Explore the data, and if you need insights tailored to your relocation or expansion plans, contact Boise Valley Economic Partnership - BVEP for a customized report.



BOISE VALLEY
ECONOMIC PARTNERSHIP
Click Here to Learn More From BVEP

Click here to download the complete
Boise Valley Regional Overview:

<https://bit.ly/45eyYg1>

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CONTACT

LEANN HUME, CCIM, CLS, CRRP

Executive Director

+1 208 890 1089

leann@summitcreg.com

ANDREA NILSON

Executive Director

+1 208 890 4028

andrea@summitcreg.com

JULIE KISSLER

Associate Director

+1 208 794 2746

julie@summitcreg.com

1517 WEST HAYS STREET

Boise, Idaho 83702

+1 208 975 4447

summitcreg.com

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BUILD READY

