

ORCHARD PARK LAND

COMMERCIAL LAND FOR SALE / 1460 W ORCHARD PARK DR / MERIDIAN, ID 83646

TOK
COMMERCIAL



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HIGHLIGHTS

C-C zoning allows a broad range of commercial uses, including retail, restaurant, office, medical, and service.

Close to the Meridian Library, new residential development, and continued mixed-use growth that is expanding the area's customer base.

Strong retail synergy with WinCo, Chipotle, Olive Garden, Wendy's, Jackson's, ICCU, Mo' Bettahs, Tide Cleaners, and more.

Well suited for an owner-user or developer seeking a flexible commercial site within an active and growing North Meridian corridor.

1.62-acre commercial development opportunity in the heart of Orchard Park, one of North Meridian's fastest-growing mixed-use areas.

Positioned near Chinden Boulevard and Linder Road, with exposure to approximately 46,000 vehicles per day.

DETAILS

LAND TYPE: Commercial

ZONING: C-C

LOT SIZE: 1.62 Acres

UTILITIES: To Site

SALE PRICE: \$1,765,000

PRICE/SF: \$25.03/SF

UPDATED: 8.7.2026

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46,326 VPD

W CHINDEN BLVD

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ACCESS

ACCESS

N LINDER RD

ACCESS

FIRST
WATCH

WinCo
FOODS

SITE

The Collection
Coming 2027

Planned Mixed Use

meridian
library
district

C-C

CITY OF MERIDIAN, COMMUNITY BUSINESS

The C-C Community Business Zone is intended for retail, service, office, restaurant, entertainment, and similar commercial uses that serve the surrounding community.

C-C Community Business zoning offers buyers a flexible commercial setting for retail, restaurant, office, personal-service, and other community-serving business uses. This designation can appeal to owner-users, investors, and developers looking for a property positioned to serve surrounding neighborhoods and capture local customer traffic. Depending on the site and City approvals, C-C zoning may also support mixed-use or multifamily components, creating added potential for future development or redevelopment.

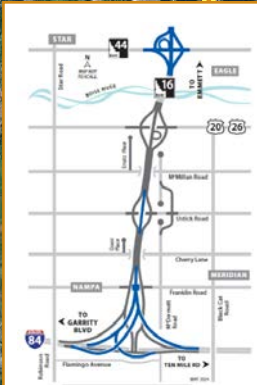
For additional zoning information, click the links below.

ZONING MAP

LAND USE TABLE

11,824,546+ VISITORS PER YEAR AT THE CHINDEN & LINDER INTERSECTION





**NEW HIGHWAY 16
EXTENSION IN PROGRESS!**

**AN IMPROVED PRIMARY GATEWAY FROM I-84
THROUGH THE
TREASURE VALLEY**

**COURTESY OF IDAHO
TRANSPORTATION DEPARTMENT**

**FOR MORE INFORMATION PLEASE VISIT
ITDPROJECTS.IDAHO.GOV**

8 MINUTES
to Improved
Highway 16

7 MINUTES
to Eagle Road
Corridor

12 MINUTES
to
I-84

**HIGHWAY 16
EXTENSION**

COSTCO SHOPPING CENTER

MATTRESS FIRM Dutch Bros SLIM CHICKENS

BASKIN BROWNIE BOBBINS Cafe Rio HAND & STONE BURGER KING

MOUNTAIN AMERICA IN-N-OUT COSTCO WHOLESALE

46,326 VPD

SITE

EAGLE ISLAND MARKETPLACE

AT&T SportClips SUBWAY McDonald's CHASE Valvoline

PDS Health TACO BELL Great Clips Starbucks DEL TACO Orange Theory

BASKIN BROWNIE BOBBINS Fred Meyer CUPCAKE CUPCAKE orange leaf Coko Vela EUROPEAN SPA CENTER

FLOOR & DECOR pure barre ELITE PIZZA

ORCHARD PARK

Red Lobster Auntie Anne's bko

Jamba Shell Oldemark WinCo FOODS

BLACK & ROCK T DOLLAR TREE KNEADERS

TEN MILE & MCMILLAN

HOTWORX POLARIS MUNCHIE'S Mister

W-McMillan Rd W-McMillan Rd W-McMillan Rd

claire's Chevron Starbucks SUPERCUTS

PAPA MURPHY'S Walmart SUBWAY

LINDER & MCMILLAN

SONIC Walgreens Capital RESTAURANT

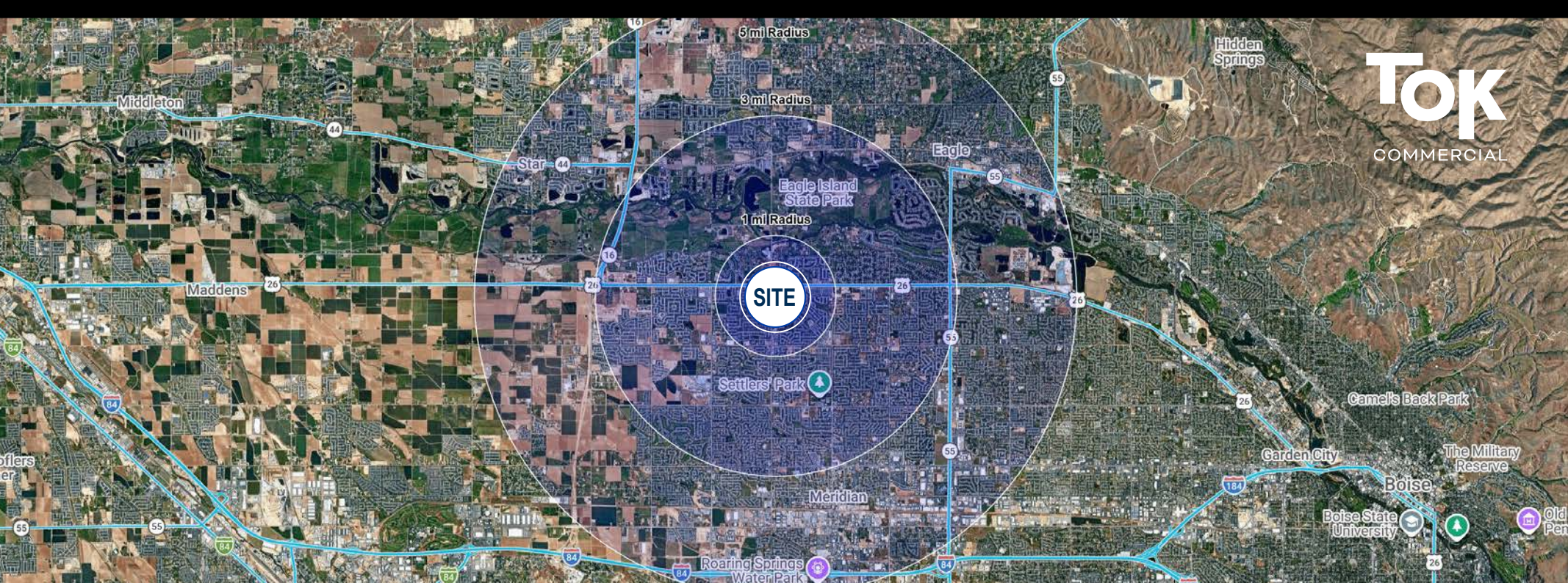
FIT BODY BOOTCAMP Dutch Bros Sencar

TEN MILE & USTICK

Sevenside Whiskey THE HUMAN BEAN Public Storage MAVERIK

Pizza Hut O'Reilly

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DEMOGRAPHICS | 1-3-5 MILE RADIUS

POPULATION	1 MILE	3 MILE	5 MILE
2026 Est. Population	12,202	78,626	170,566
2031 Projected Population	11,845	82,173	183,650
Historic 10 Year Growth	9.5%	4.6%	3.8%

INCOME	1 MILE	3 MILE	5 MILE
2026 Average HH Income	\$129,736	\$121,677	\$112,069
2031 Per Capita Income	\$59,223	\$60,874	\$58,106
Historic Annual Change (15 Yr)	4.3%	4.4%	3.7%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2026 Est. Households	4,028	28,619	65,298
2031 Projected Households	3,990	30,480	71,627
Historic 15 Year Growth	6.4%	4.8%	4.6%

WORK FORCE	1 MILE	3 MILE	5 MILE
2026 Total Businesses	388	1,831	6,573
2026 Total Employees	2,822	10,877	60,165
2026 Labor Pool Age 16+	9,436	62,172	136,788