

LOTS AVAILABLE MERIDIAN, ID



LOCATION

2700 N Eagle Rd
Meridian, Idaho 83646



AVAILABLE

Lot # 4 1.20 AC for Sale or Ground Lease
Lot # 5 1.57 AC for Sale or Ground Lease



TRAFFIC COUNTS

Eagle Rd: 54,000 AADT ('22) ITD



PROPERTY HIGHLIGHTS

- Less than a mile from several major shopping centers
- Located at high-volume trafficked intersection
- High-growth market

2023 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
TOTAL POP.	11,725	105,237	254,269
2028 POP.	11,925	106,733	263,170
HOUSEHOLDS	4,302	39,242	95,925
AVG HH INCOME	\$114,435	\$107,231	\$110,845

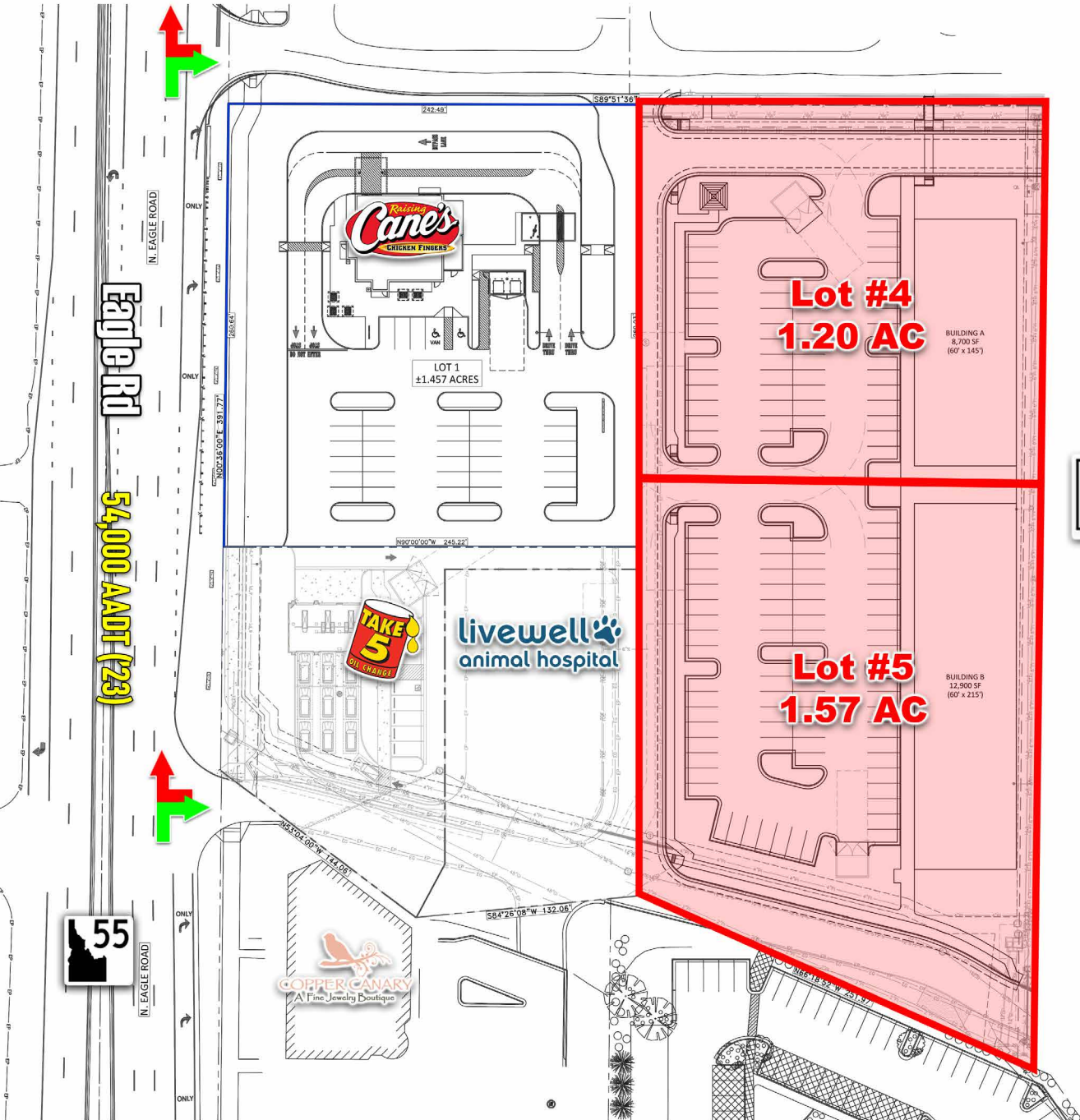
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Bountiful, UT 84010
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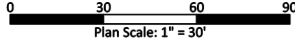


TGI
REAL ESTATE

SITE PLAN



VILLAGE
APARTMENTS
336 Units



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

MARKET AERIAL



SITE

THE VILLAGE AT MERIDIAN
 KONA GRILL
 Yard House
 CINEMAWEST
 Columbia
 BIG AL's
 chico's
 ATHLETA

LOWE'S
 COSTA VIDA
 Salsbury Industries
 HOBBY LOBBY
 HOBBY LOBBY
 HOBBY LOBBY

CHICAGO FIRE
 PGA TOUR SUPERSTORE
 TRADER JOE'S
 McDonald's
 Oldemark
 Cane's
 P.F. Chang's

ULTA
 Michaels
 GAP
 petco
 SKECHERS OUTLET
 Nike Factory Store
 Marshalls
 Burlington
 SIERRA

Walmart
 Carino's
 IHOP
 Applebee's
 Ashley HomeStores
 Office DEPOT
 Bassett
 World Market
 Texas Roadhouse
 HOOK & REEL
 ROSS
 OLD NAVY
 FAMOUS
 SPORTSMAN'S
 SCANDINAVIAN
 PET SMART
 HALF PRICE BOOKS
 ABYSS

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