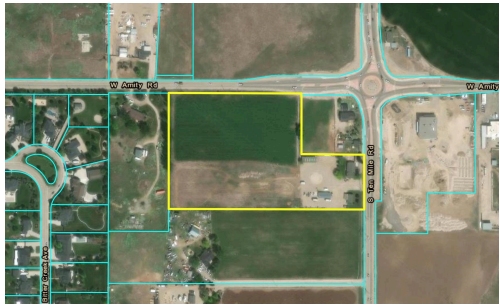


Unit/Lot # 4875 Ten Mile Meridian	Price \$3,800,000.00	\$/SQFT \$1,646.45	\$/Acre \$354,808.59
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LOCATION Type: Commercial City: Meridian State: ID Zip: 83642 County: Ada Zoning: RUT Parcel #: R7811270010 Legal Description: Directions: I 84 to Ten Mile, South 1.2 Miles to Amity	PROPERTY USE/FINANCIAL Sale/Lease: For Sale Investment Property: Real Estate Incl.: Net Lease Investment: Building Class: Vac/Suited for Years Left on Lease: Potent. Short Sale: No REO/Bank Owned: No In Foreclosure: No Construction Exist.: Under Const./Prop.: New Constr. Comp. Date: Property Auctioned: Built to Suit Lease: Assumable: Flood Ins Required: Non-Qualifying: Local Improve. Dist: Financing Hit Count Client/Agent: 2 / 3 Map & Assoc 	
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GENERAL Year Built: Age: Parking: Parking Spaces: Parking Ratio: Acres: 10.71 Prop on Ground Lease: Tenancy: Occupancy %: Location Description: 1.2 miles from I84, fronts Amity and Ten Mile, there is a 2 acre parcel on the hard corner that is also for sale. Highlights: Close to I84 2 acre parcel adjacent for sale	Total Building Size 2,308 Lot Size Front. Width (FT): Lot Size Length Total Lot Size (SF): Land Size: 10 - 19.9 Acres Gross Leasable Area (SF): Minimum Divisible (SF): Maximum Contiguous # Dock-HighDoors/Loading : #Drive In/Grade-Lvl Doors: Clear Ceiling Height (FT): Spaces: Beds: Rooms: Stories: Corridor: Gas Avail.: Fenced:	Property Description An exceptional opportunity to acquire 10.71 acres in one of Meridian's growing areas. Located at 4875 Ten Mile Road, this property offers valuable frontage along both Ten Mile Road and Amity Road, providing excellent visibility and access as the surrounding area continues to experience significant growth and development. The property currently offers a rural setting with an existing residence, barn, private well, and septic system. These existing improvements provide immediate utility while offering flexibility for future plans. With its strategic location and dual road frontage, the property presents compelling long-term development potential. As Meridian continues to expand, the Ten Mile and Amity Road corridors are positioned for continued growth, with future uses potentially including commercial, retail, multifamily, townhomes, or other higher-density development, subject to applicable zoning, approvals. AGENT REMARKS 2 acres on the hard corner also available for 1.6 mil.
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SALES Gross Rent Multiplier: CAP Rate %: USMI: 1 2 3 4 5 RBI: 1 2 3 4 5 MTI: 1 2 3 4 5 Expense	Avg. Daily Rate \$: RevPAR \$: # Units/Spaces SF Avg. Month Lease \$ Description # Beds # Rooms Avg. Rates \$ Description Lease End Date SF Financial Totals All Units: Pers Prop Tax: Real Prop Tax: Vacancy/Credit Loss: Gross Oper. Inc: Total Annual Oper. Net Oper. Inc: Income/Expense Info: Financial Year: Gross Income \$ Effective Gross Inc \$ Pre-Tax Cash Flow \$	LISTING / MLS INFORMATION Agent: Shane E Hinson Phone Cell: 208-630-3856 Email: shanehinson24@gmail.com List Mountain Resort Realty Office Phone: Main: 208-634-5400 Office Fax: Fax: 208-634-5428 Co-List Agent: Co-List Agent Owner: Owner Phone: Managers Managers Phone: Listing Full Service Seller Concession: Selling Agt to Present Offer Directly: Ye Listing 7/22/2026 Expir. Date: 12/31/202 Showing Instructions: Appointment Only SOLD INFORMATION Sold How Sold: Selling Agent: Selling Office:
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Debt Information:	Down Payment \$:	Amoritized Over - Years	Annual Debt Service \$
Loan Amount \$	Interest Rate %:	Due In - Years	
Loan Description			

LEASE				
Sublease:	Date Available:	Lease Term Months:	Lease Type:	Traffic Count:
NNN Expenses:				
Cross Street:				
Anchor Tenants:				
1:				
2:				
3:				
4:				

FEATURES				
Air Conditioning:				
Construction:				
Docs on File:				
Floor Construction:				
Heating:				
List Class: Excl Right to Sell				
Power:				
Roof:				
Sewer:				
Structure:				
Terms:				
Water:				
Suitable for:				
Agriculture:				
Health Care:				
Hotel/Motel:				
Industrial:				
Land:				
Multifamily:				
Office:				
Residential Income:				
Retail:				
Senior Housing:				
Shopping:				
Special Purpose:				
Sports & Entertainment:				

MAP & IMAGES				
				
				