

3070

E. Franklin Road

Development Land - For Sale



Available

Meridian, Idaho

CBRE

KIEMLE  
HAGOOD

# OFFERING SUMMARY

Located in:  
Meridian, Idaho (Boise MSA)  
at Eagle & Franklin Rd.

Located adjacent to Waterwalk by Wyndham in one of Meridian's most active corridors, this high-visibility site at Eagle Road and Franklin Road offers exceptional access to I-84 and US-20/26 in the heart of the Boise MSA. Surrounded by established retail, dining, and corporate users, the property benefits from strong traffic and consistent consumer activity. Zoned C-G (General Commercial), the site provides flexible development potential for a variety of commercial uses, making it a prime opportunity in one of Idaho's fastest-growing markets.



## For Sale:

2.01 Acres at  
3070 E. Franklin Road



## Price PSF:

\$24.50/SF



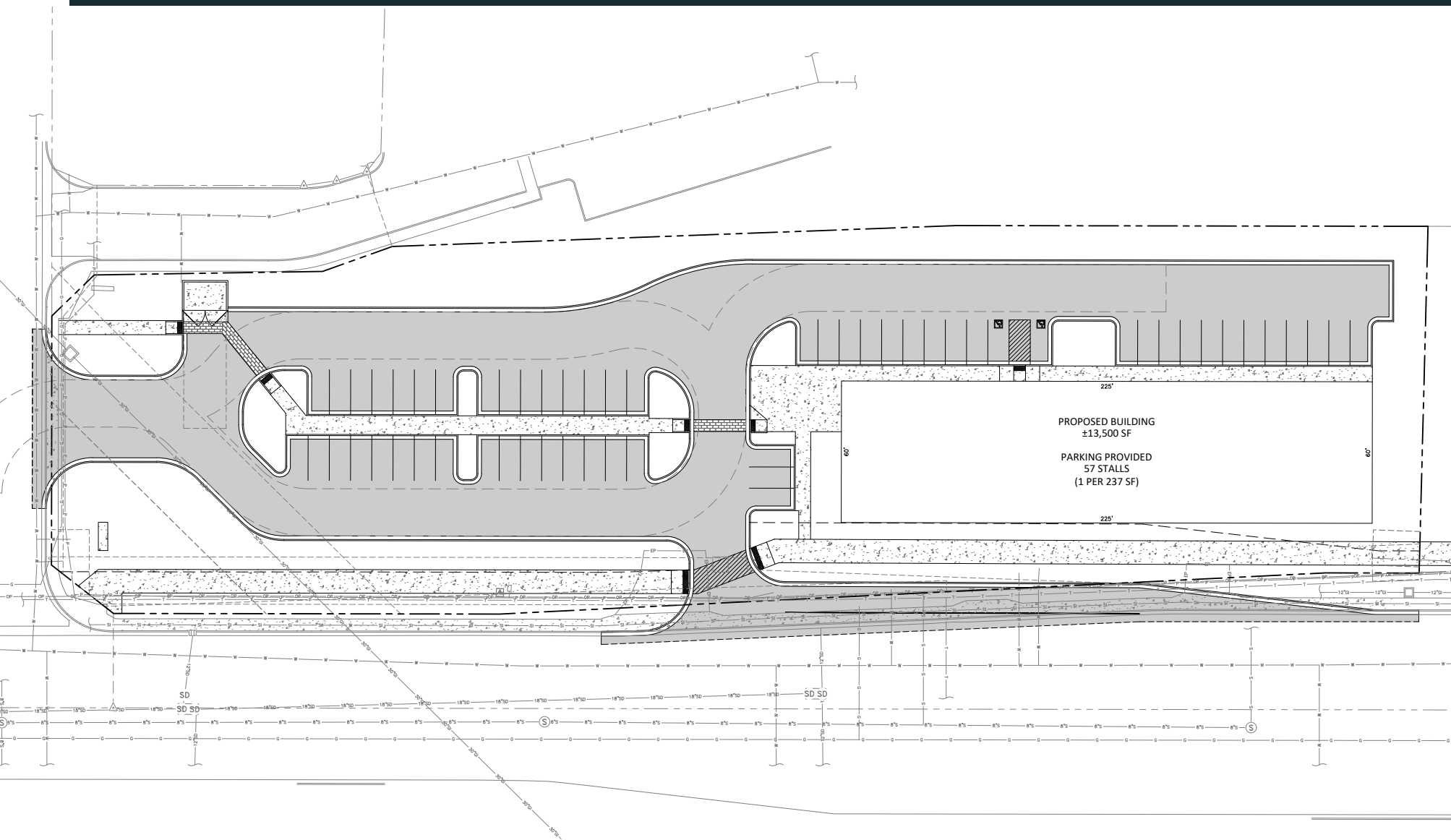
## Zoning:

C-G  
City of Meridian

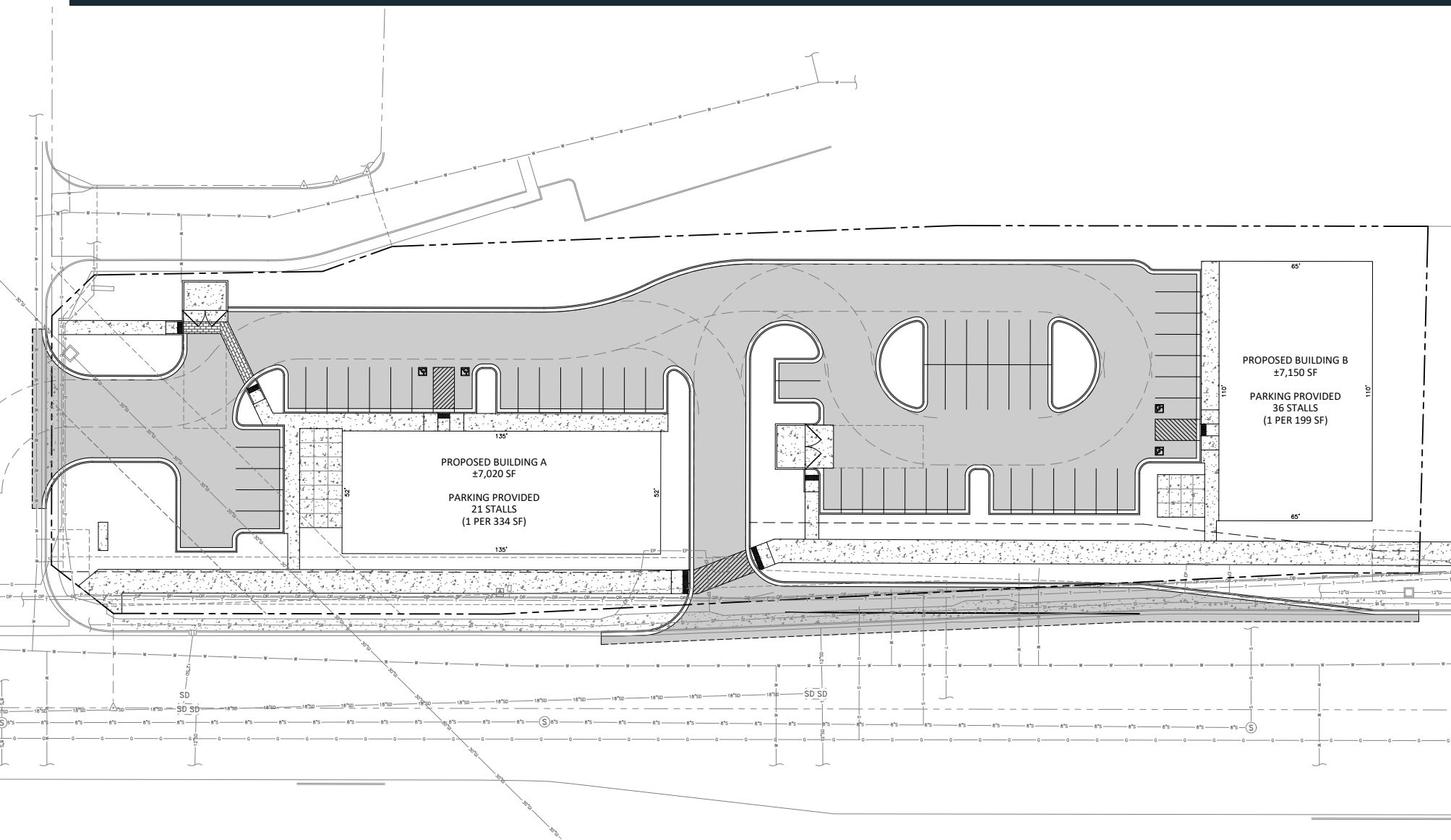


3070 E.  
FRANKLIN RD

# CONCEPTUAL SITE PLAN - 1



# CONCEPTUAL SITE PLAN - 2



# PROPERTY IMAGES



# PROPERTY DEPICTION



Office Building  
Coming Soon

Olson Road

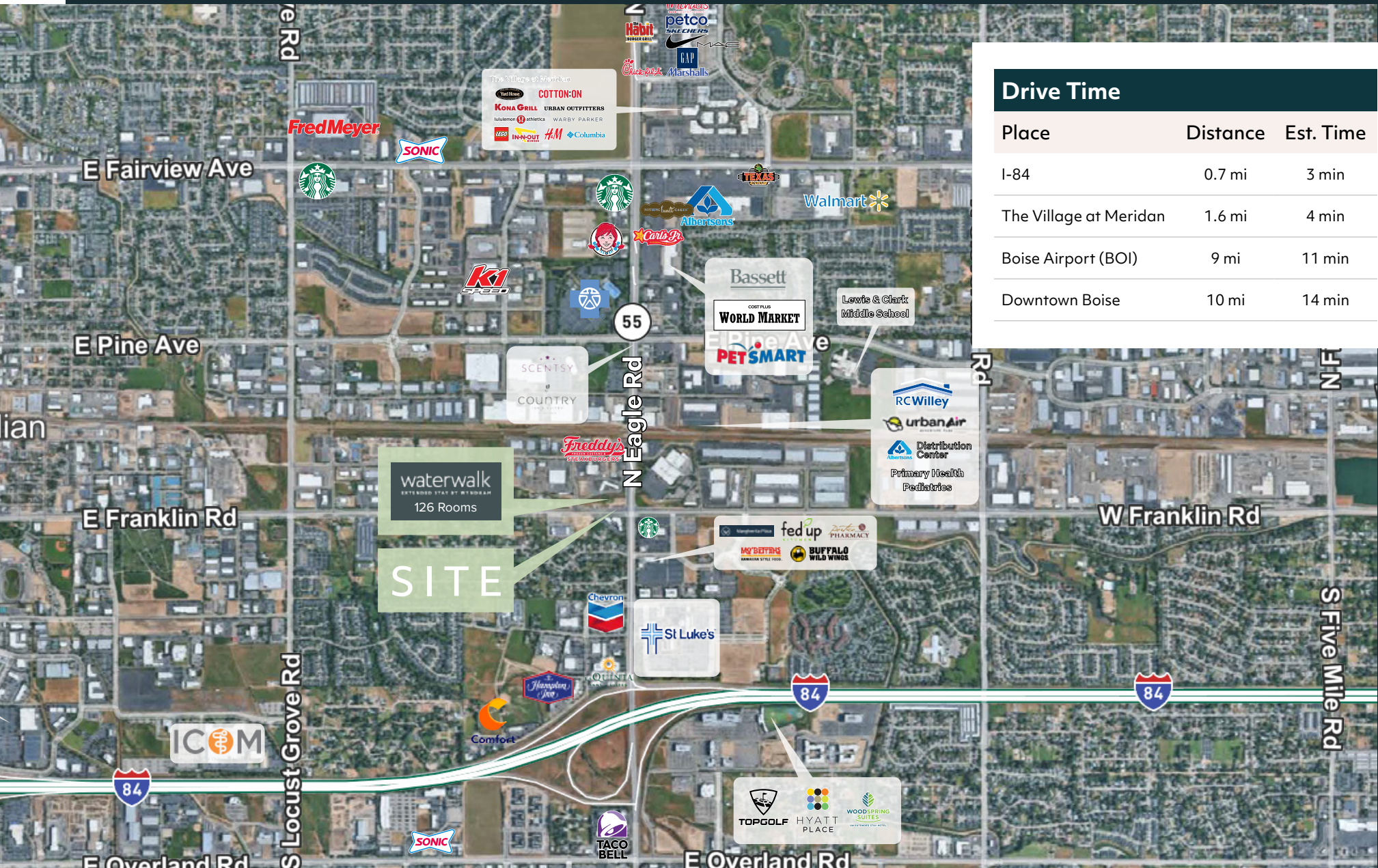
3070 E. Franklin Road - 2.01 Acres

Not a part  
County owned  
Setback

E Franklin Road

N Eagle Road

# LOCATION HIGHLIGHTS



## Drive Time

Place	Distance	Est. Time
I-84	0.7 mi	3 min
The Village at Meridan	1.6 mi	4 min
Boise Airport (BOI)	9 mi	11 min
Downtown Boise	10 mi	14 min

waterwalk  
EXTENDED STAY BY WYNDHAM  
126 Rooms  
**SITE**

# AREA DEMOGRAPHICS

## CENTER OF THE TREASURE VALLEY

### Highlights

2024 - 5 miles



**254,068**  
population



**\$97,443**  
Median HH Income



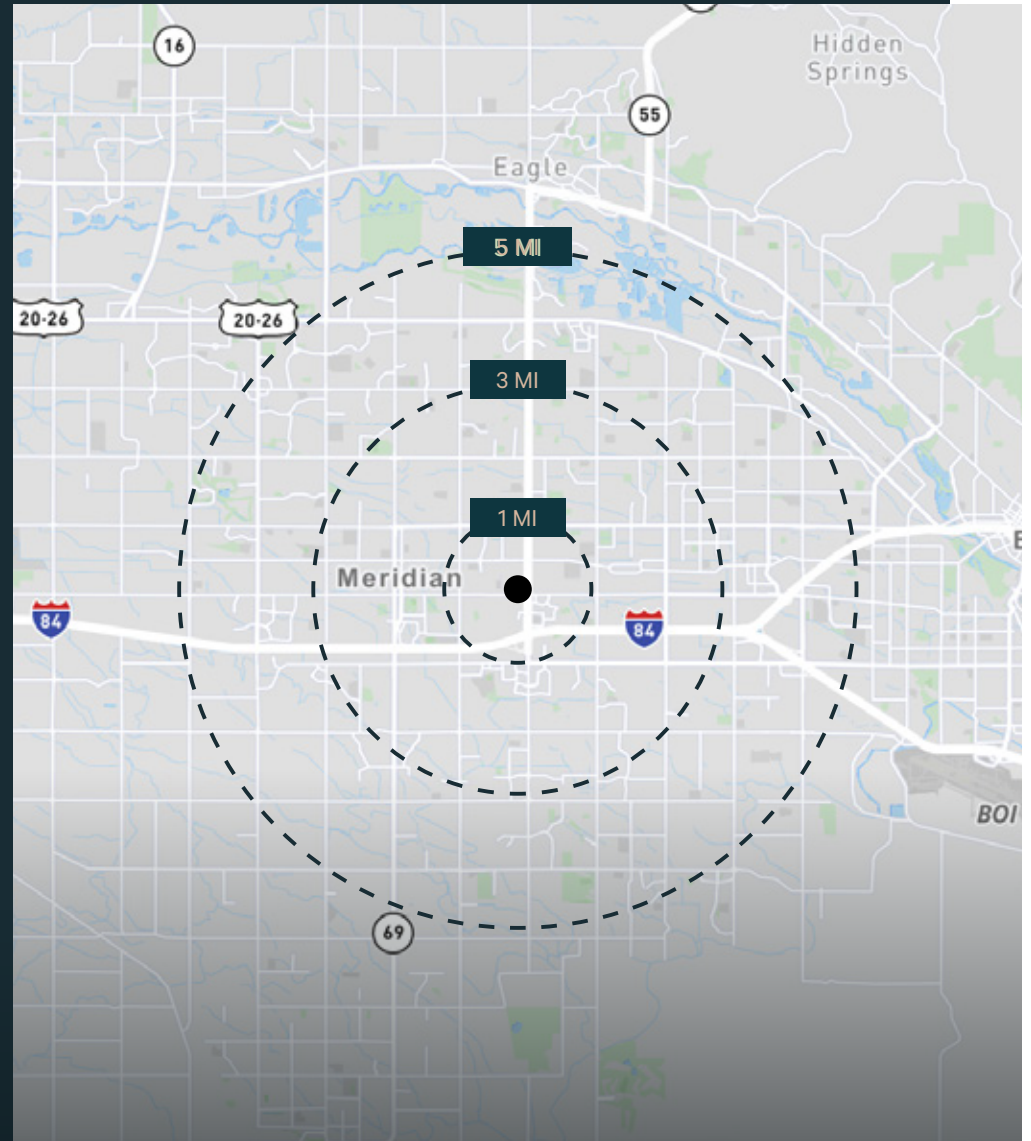
**1.52%**  
Annual Growth Rate



**95,481**  
Households

### Demographics

Distance	1 mi	3 mi	5 mi
Population	5,568	103,533	254,068
Median HH Income	\$90,941	\$95,216	\$97,443
Annual Growth Rate	4.47%	1.19%	1.52%
No. of Households	2,251	39,415	95,481
Household Size	2.41	2.6	2.63



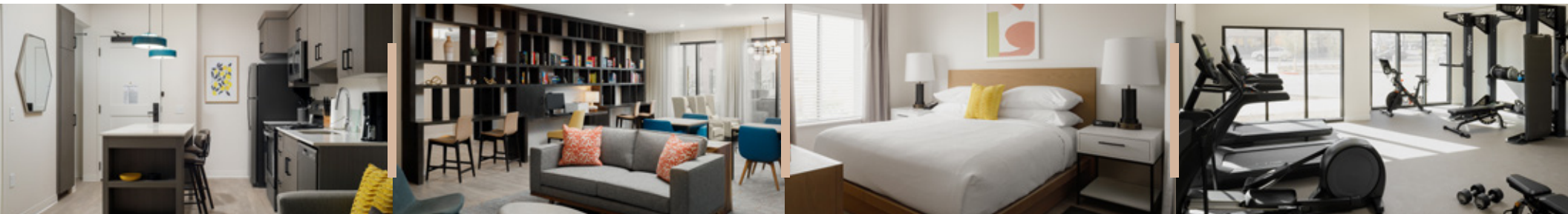
# WATERWALK BY WYNDHAM

## Exceptional Guest Profile *Right Next Door.*



### The WaterWalk Difference

- » Brand new upscale lodging facility constructed in 2022.
- » Uniquely crafted for corporate travel, professionals relocating and travelling medical providers.
- » Customizable accommodations including fully-furnished and unfurnished suites.
- » Property includes amenities such as in-suite washer and dryers, well-appointed kitchens, fitness center and outdoor space.
- » Centrally located just one mile from the I-84, Eagle Rd exit.



# WHY MERIDIAN?

Meridian, Idaho has become the fastest-growing city in the state in recent years. Located within the Boise metropolitan area, it continues to attract residents from across the country. This growth is driven by the region's easy access to outdoor recreation, a stable economy, safe neighborhoods, and the high-quality amenities.



**#1**

**Fastest Growth State**

*8.3% Growth Rate*

**#2**

**Best Place to Live in the U.S.**

*US News*

**#1**

**Best Economy**

*CBNC*

**One of the Best Places to Live**

*Livability, 2023*

**#2**

**For Business Friendliness**

*CNBC*

**#5**

**Best City in the U.S. to Retire**

*US News*



## 2026 Tech Developments

- Micron is building a \$15 billion memory facility, fueled by the CHIPS act. The Boise campus is expanding with a 524,000-square-foot, 7-story R&D and fabrication facility, bringing approximately 15,000 engineering and tech jobs to the area.
- META is building an \$800 million, 960,000-square-foot data center.

# 3070

E. Franklin Road



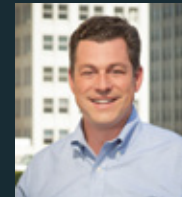
## INTERMOUNTAIN RETAIL



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