

TEN MILE

C R O S S I N G

W. PEAK CLOUD LANE & S. WAYFINDER AVENUE

MERIDIAN, IDAHO 83642

COMMERCIAL LOTS IN MERIDIAN'S LARGEST MIXED-USE DEVELOPMENT

FOR SALE, LEASE, OR BUILD-TO-SUIT

DEVELOPED BY

SCS  BRIGHTON

MARKETED BY

TOK COMMERCIAL
REAL ESTATE



COMMERCIAL LOTS FOR SALE, LEASE, OR BTS IN MERIDIAN'S LARGEST MIXED-USE DEVELOPMENT

DETAILS

SUBMARKET: North Meridian
ADDRESS: W. Peak Cloud Lane and W. Wayfinder Ave.
Meridian, ID 83642
ZONING: C-G, General Commercial
AVAILABLE: See Next Page
PRICING: See Next Page

HIGHLIGHTS

Located at the center of the Treasure Valley — 15 minutes to anywhere in the Valley!

The area's most prominent mixed-used development, focused on work, play and live with ultimate connectivity just off of I-84.

Professional office users (some of the area's largest employers), retail, restaurants, banks, medical, other professional services, and residential all within the same development!

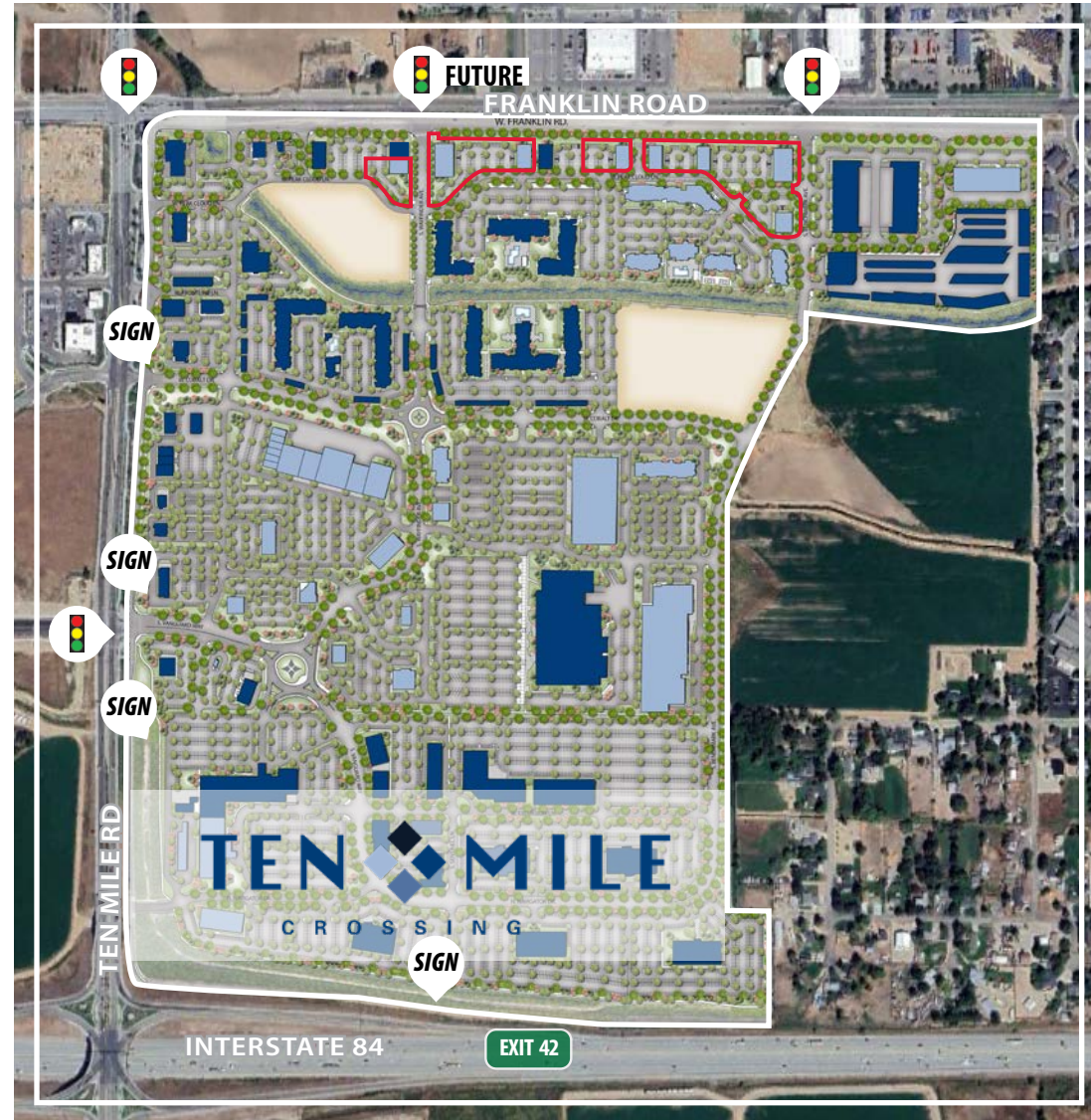
Directly off of the I-84's Ten Mile interchange, lending itself to prime visibility and ease of access, both off of Ten Mile and Franklin Roads.

CONTACT

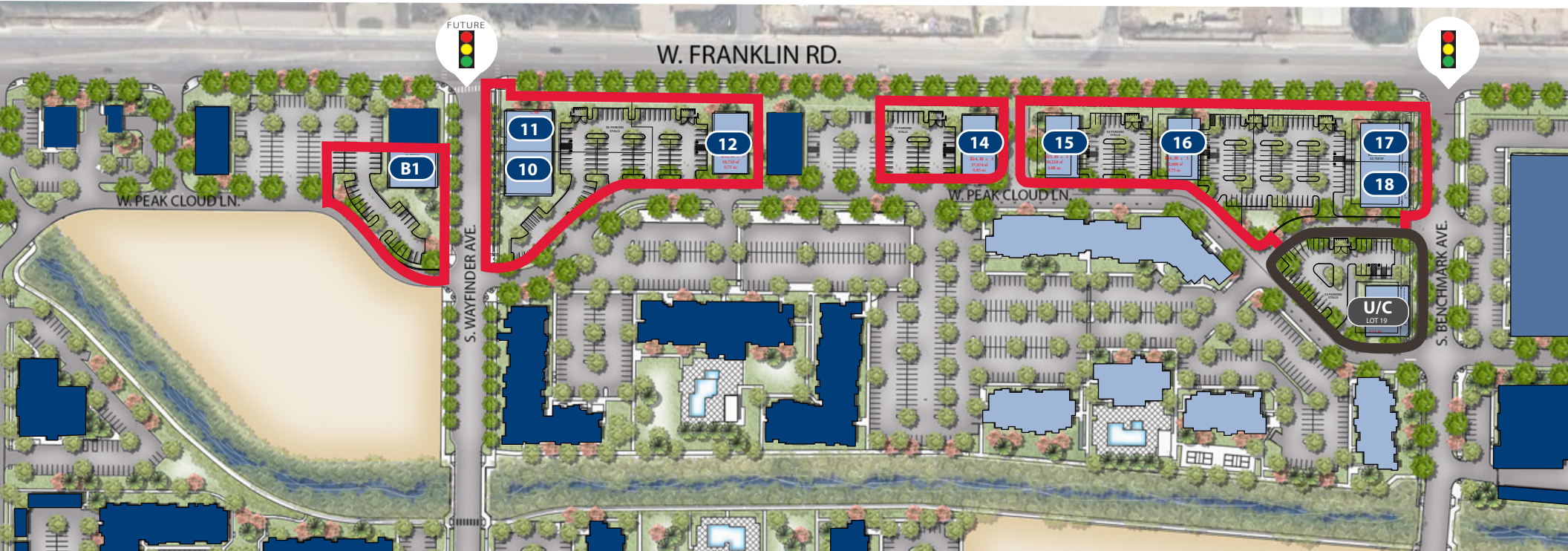
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LOT DESCRIPTION

PARCEL B1
LOT 10 BLK 3
LOT 11 BLK 3
LOT 12 BLK 3
LOT 14 BLK 3
LOT 15 BLK 3
LOT 16 BLK 3
LOT 17 BLK 3
LOT 18 BLK 3
LOT 19 BLK 3

ACRES

±0.91
±0.99
±0.57
±0.71
±0.85
±0.88
±0.75
±0.59
±0.84
±1.11

SQ. FEET

39,683
42,913
24,927
30,710
37,074
38,218
32,688
25,581
36,745
48,366

PRICE/SF

CONTACT AGENT
\$25.00
\$25.00
\$25.00
\$22.00
\$22.00
\$22.00
\$25.00
\$25.00

LIST PRICE

CONTACT AGENT
\$1,072,825
\$623,175
\$767,750
\$815,628
\$840,796
\$719,136
\$639,525
\$918,625

UNDER CONTRACT

UNDER CONTRACT

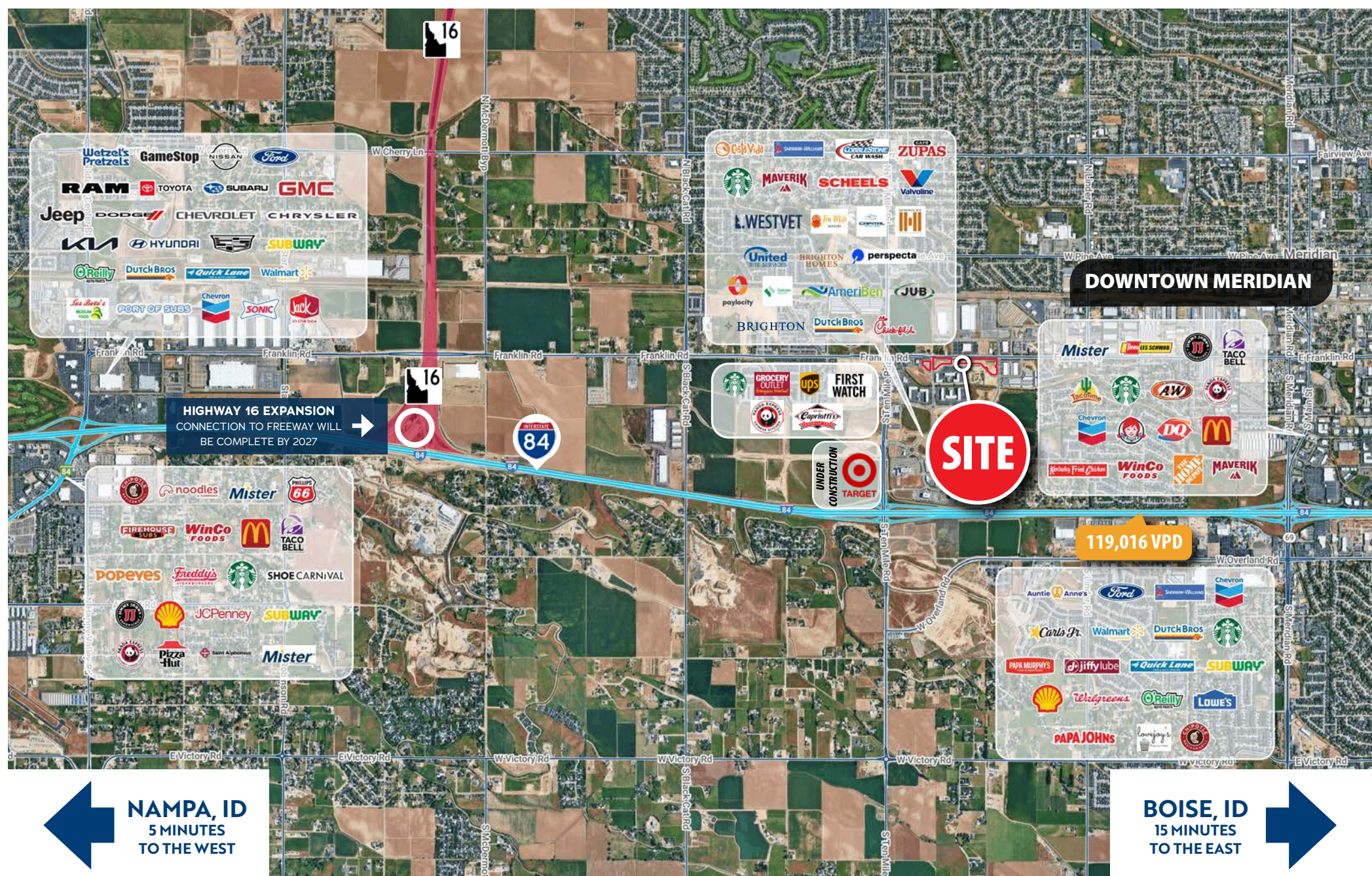
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715 TOTAL RESIDENTIAL
UNITS WITHIN DEVELOPMENT





1 MILE RADIUS



POPULATION
6,524



TOTAL RETAIL EXPENDITURE
\$137.24M



AVG. HOUSEHOLD INC.
\$103,328

3 MILE RADIUS



POPULATION
62,247



TOTAL RETAIL EXPENDITURE
\$1.34B



AVG. HOUSEHOLD INC.
\$125,898

5 MILE RADIUS



POPULATION
161,113



TOTAL RETAIL EXPENDITURE
\$3.57B



AVG. HOUSEHOLD INC.
\$139,171

COMMERCIAL LOTS FOR SALE, LEASE, OR BTS IN MERIDIAN'S LARGEST MIXED-USE DEVELOPMENT

JOIN SOME OF THE AREA'S LARGEST EMPLOYERS, NEWEST LUXURY LIVING, AND FAVORITE RETAILERS AT THE CENTER OF THE TREASURE VALLEY AND WEST GATEWAY INTO MERIDIAN.



✦ BRIGHTON

