

Call For Offers

3070 E. Franklin Road

Offers Due by July 24, 2026
5:00 pm MT



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



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Zoning:

C-G
City of Meridian

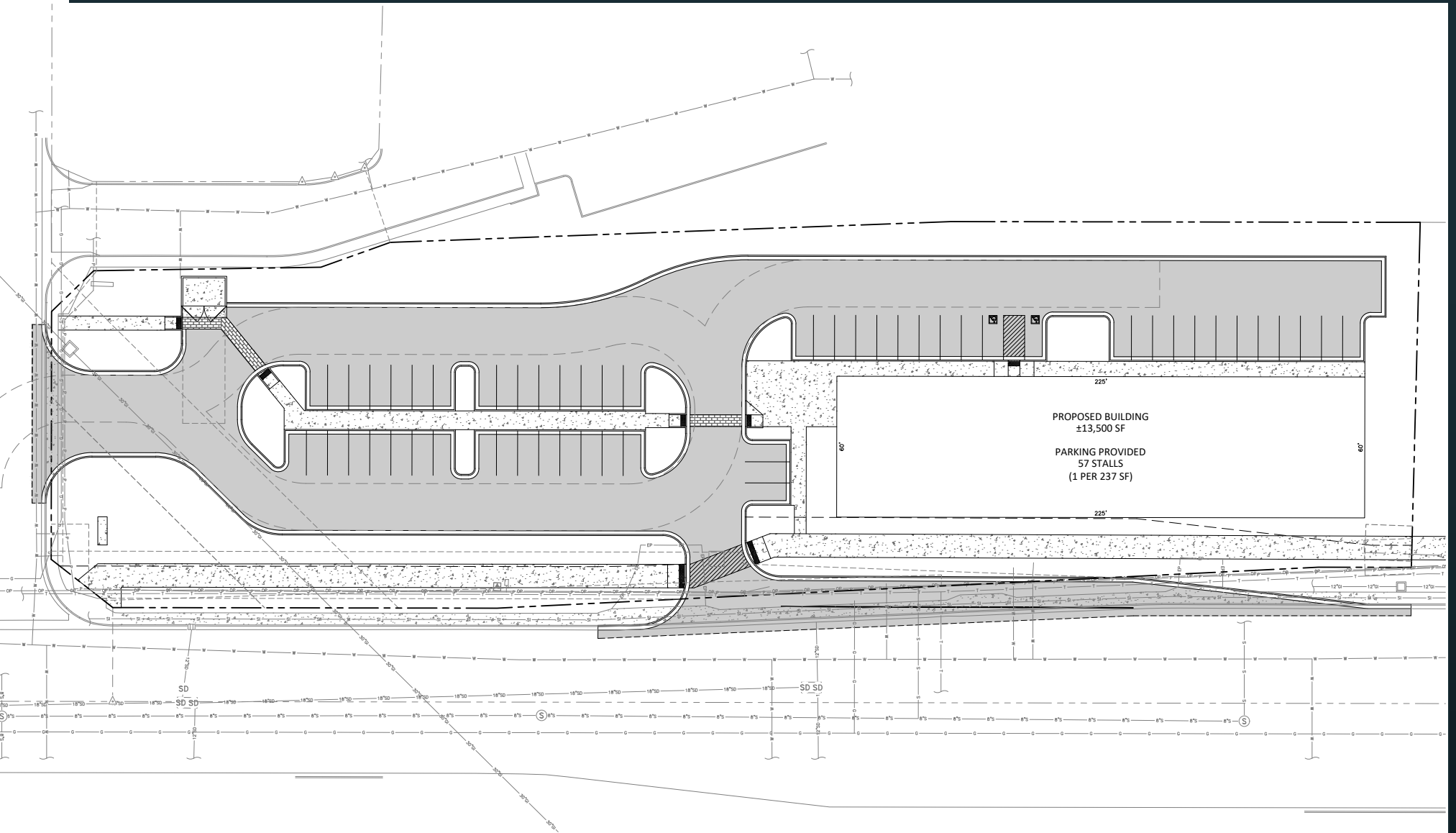


SITE PLAN RENDERING

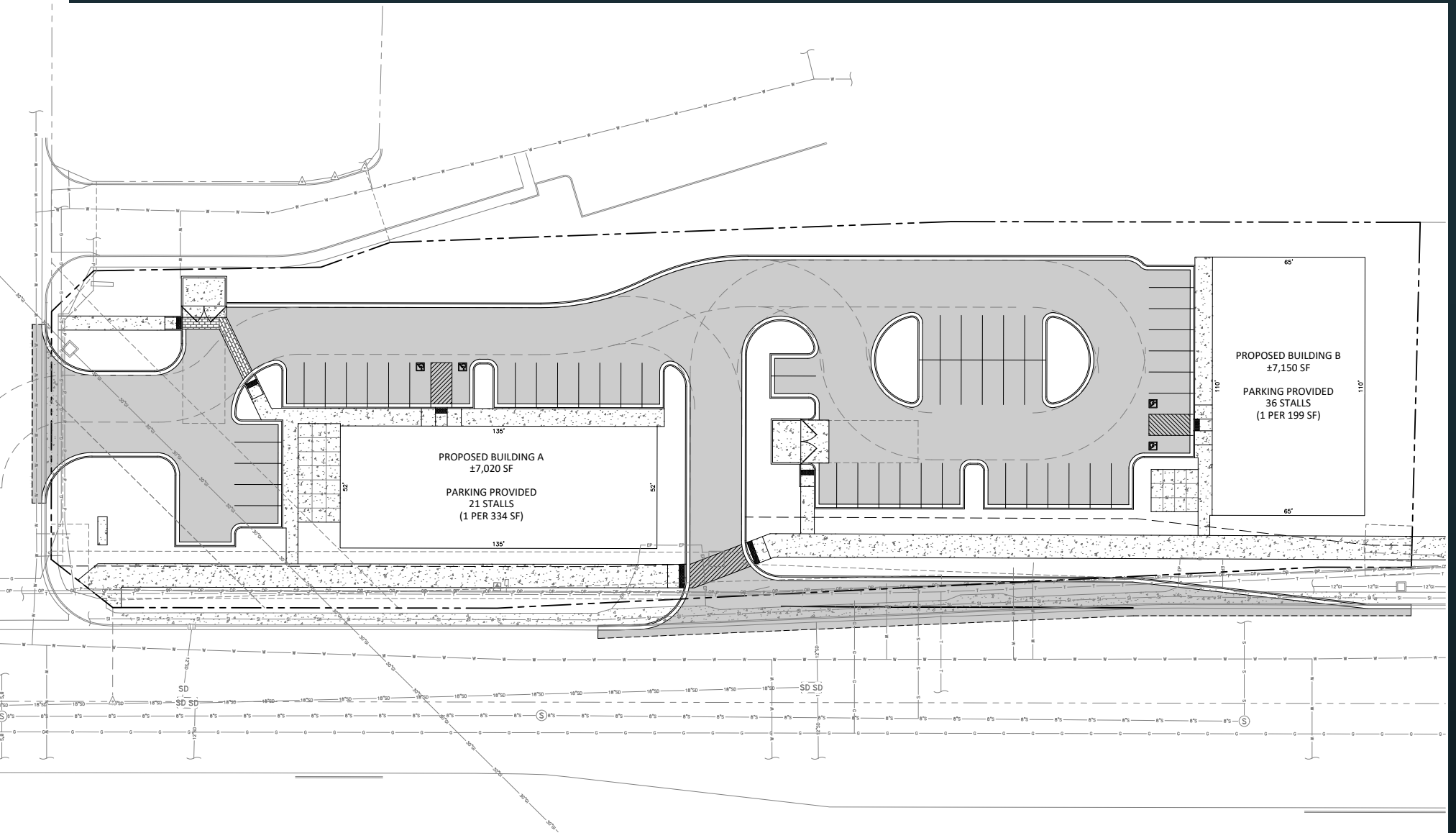


3070 E FRANKLIN RD
MERIDIAN, ID

CONCEPTUAL SITE PLAN - 1



CONCEPTUAL SITE PLAN - 2



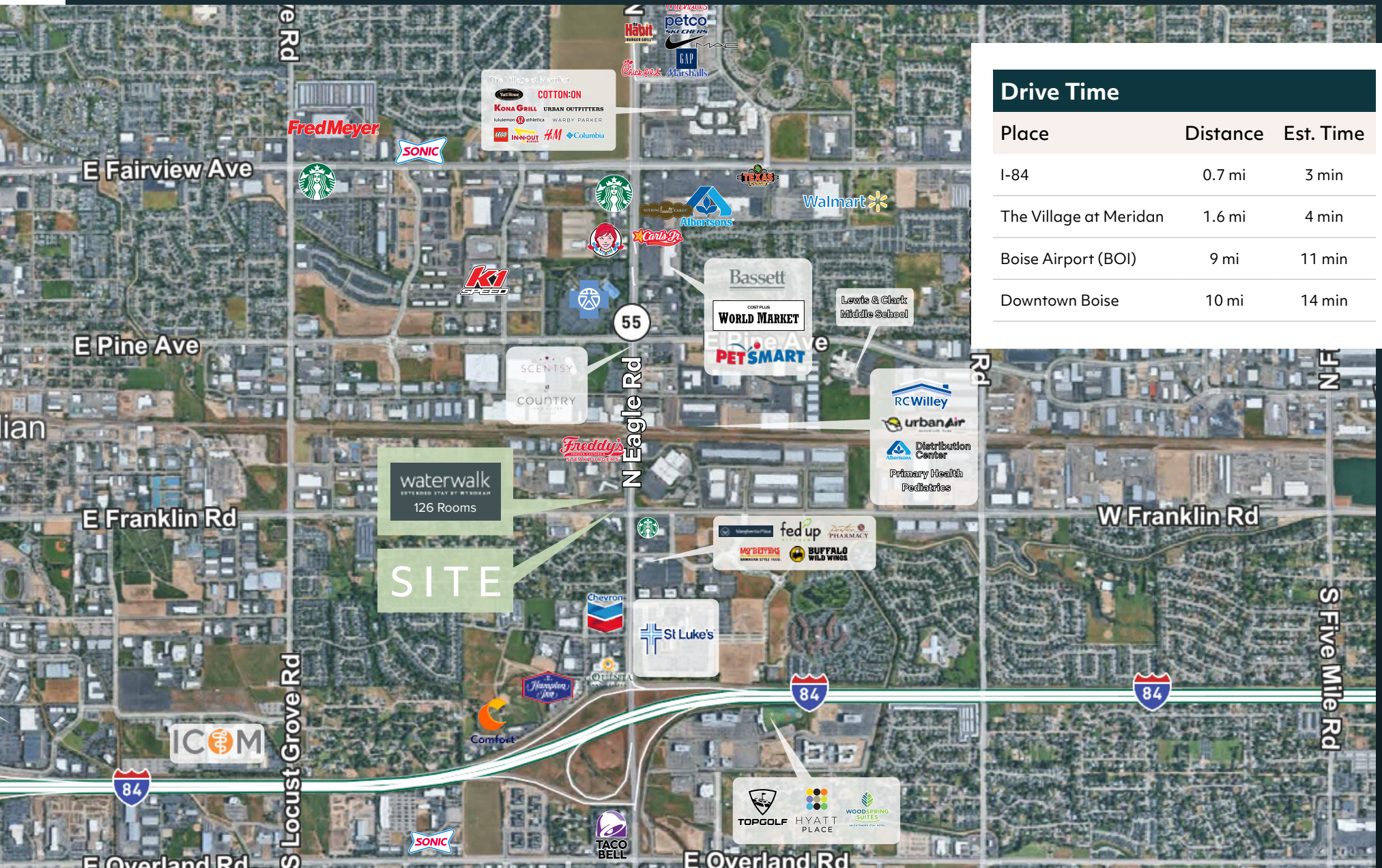
PROPERTY IMAGES



PROPERTY DEPICTION



LOCATION HIGHLIGHTS



AREA DEMOGRAPHICS

CENTER OF THE TREASURE VALLEY

Highlights

2024 - 5 miles



254,068
population



\$97,443
Median HH Income



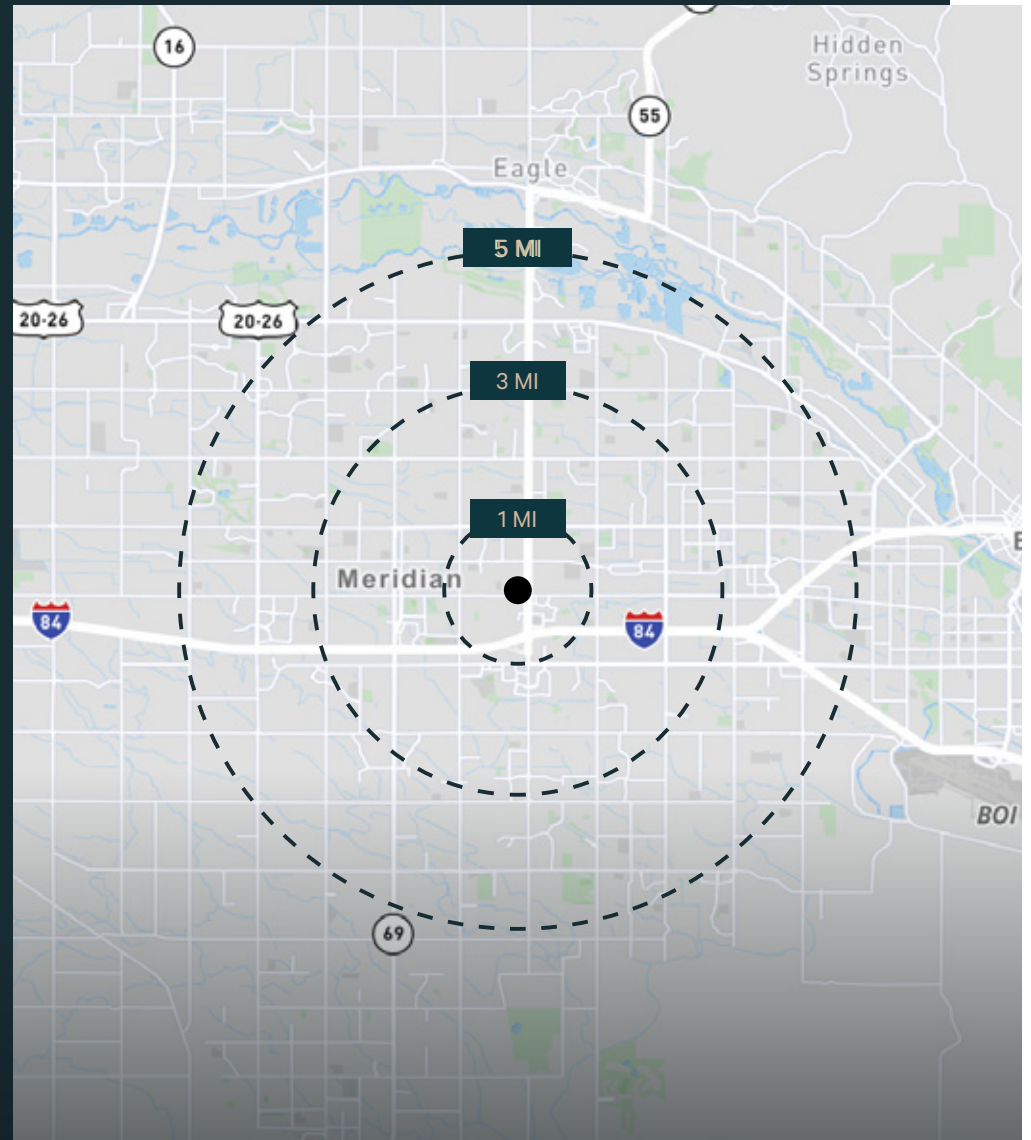
1.52%
Annual Growth Rate



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



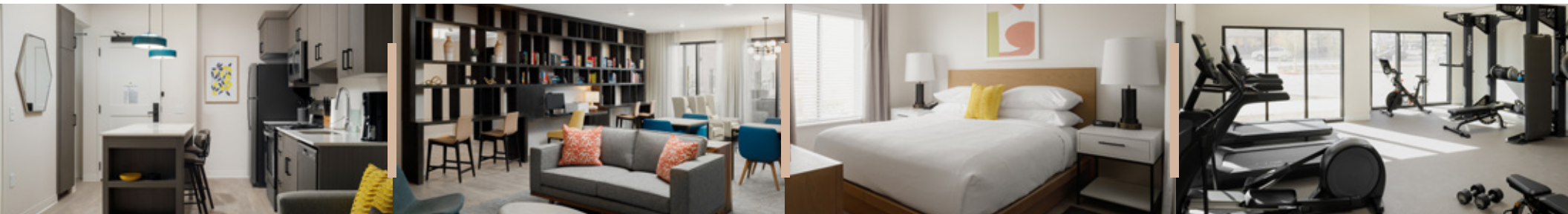
WATERWALK BY WYNDHAM

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



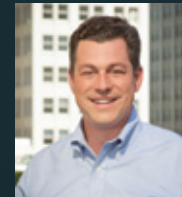
INTERMOUNTAIN RETAIL



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