



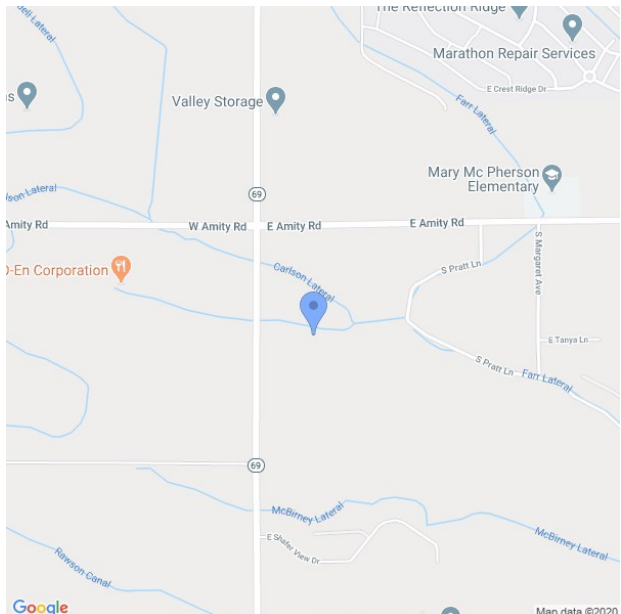
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5150 S. MERIDIAN RD., MERIDIAN, IDAHO 83642



COMMERCIAL • LAND • FOR SALE



SALE PRICE **\$795,000**  
 SALE TYPE **DEVELOPMENT**  
 ZONING **C-2**

LAND AREA **5.22 ACRES**  
 MARKET **BOISE CITY / NAMPA**  
 SUB-MARKET **SOUTH MERIDIAN**

- City of Meridian R-4 or R-8 Zone possible
- Currently zoned Ada County C-2
- Public Utilities near site
- Flat, rectangular parcel
- 2.5 miles to I-84
- 12 miles to Downtown Boise

Lee & Associates is pleased to present this 5.22 acre parcel on S Meridian Road just south of W Amity Rd. The city of Meridian is the fastest growing city in Idaho and the 6th fastest in the US. The property is currently in unincorporated Ada County. However, it is surrounded on all sides by the City of Meridian and is likely to be annexed by the City of Meridian. Meridian has indicated it would place either an R-4 or R-8 zoning on the property which would allow for three (3) to eight (8) residential units per acre. The property is located 2.5 miles from I-84 and 12 miles from Downtown Boise.

This property is also available for lease.

Located on S. Meridian Rd. just past the canal, near the intersection with E. Amity Rd. in Meridian.

