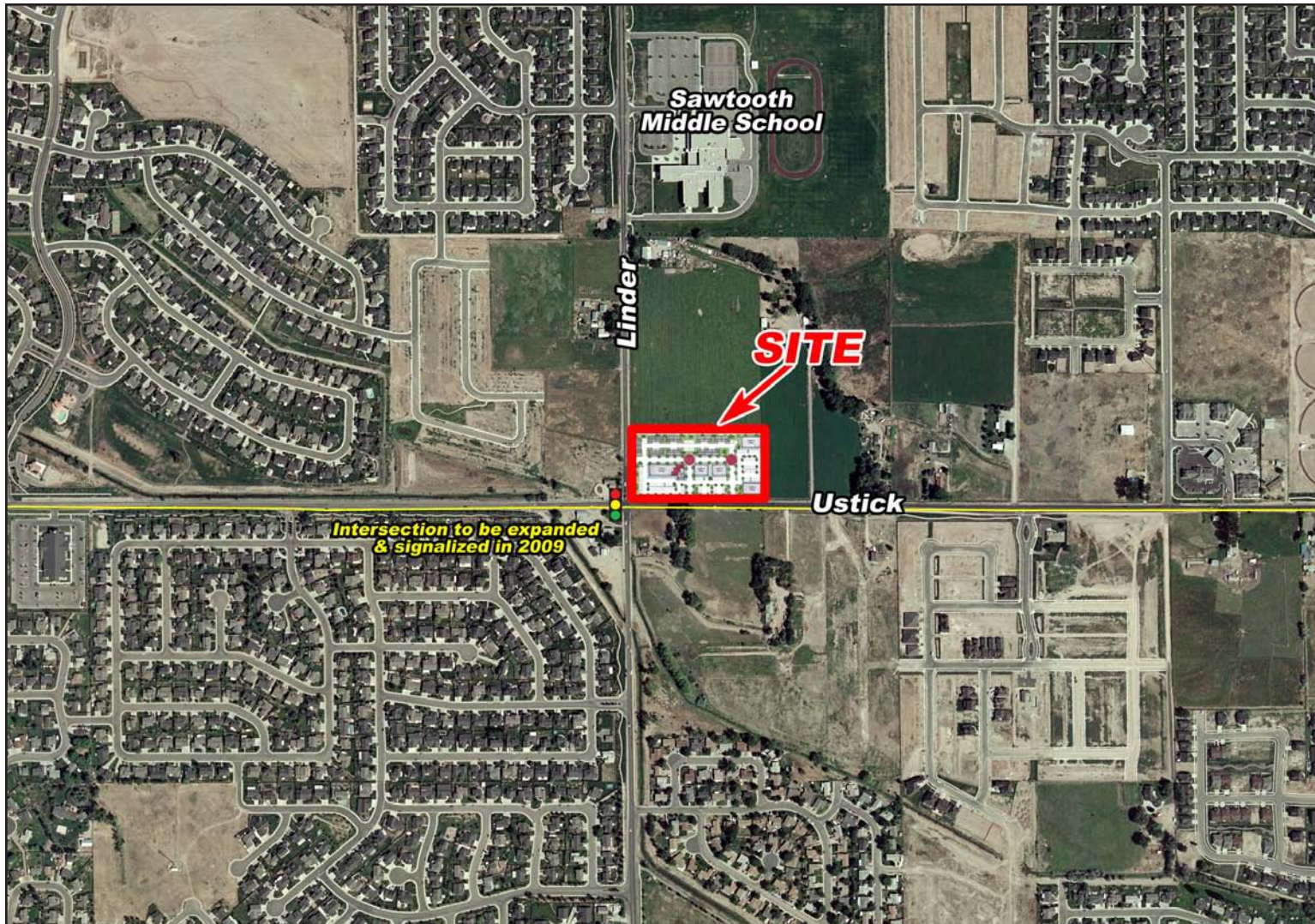


1450 W USTICK

NEC USTICK & LINDER - MERIDIAN, ID

LAND FOR SALE/GROUND LEASE/BTS



THORNTON OLIVER KELLER
COMMERCIAL REAL ESTATE

Experience Results.

CONTACT:

John Stevens, CCIM

PH: 208.947.0814

FX: 208.947.0869

jstevens@tokre.com

www.tokre.com



AVAILABLE:

Size: 3.98 Acres

Price: \$10.00/SF

Zoning: Comprehensive Plan: Mixed Use Community
(Retail, Office, Multifamily [RUT])

DEMOGRAPHICS:

Population: 59,487 (3 mi.)

Avg HH Income: \$83,403 (3 mi.)

(11/11/10)

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

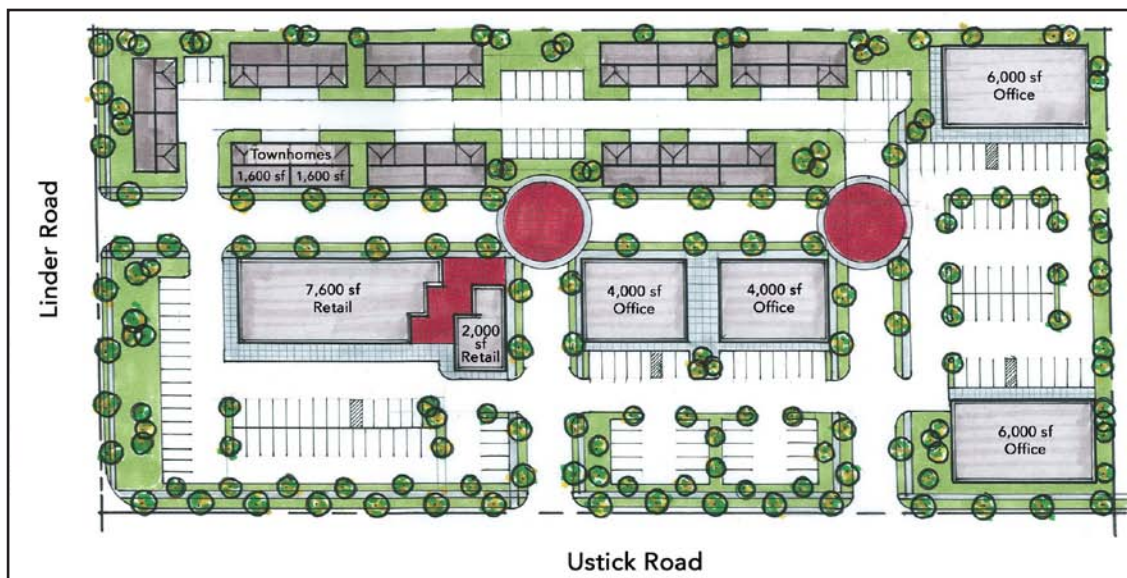
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LISTING COMMENTS:

- Parcel designated "Mixed Use Community" in Meridian's Comprehensive Plan allowing for retail, office, and high density residential (up to 15 units / acre).
- Intersection to be expanded to 6 x 6 and signalized in 2009.
- 3,000 houses in preliminary platting in 1.5 miles / 6,500 houses in preliminary platting in the area.
- Full package available upon request.
- ACHD to complete curb, gutter, sidewalk, and landscaping on Linder Road and approximately one-half of the property along Ustick Road at its costs (plans available). ACHD will also construct one access point on Ustick Road (full turning movements) and one access point on Linder Road (right-in/right-out). Work will be constructed and as part of signalization of intersection to begin October 1, 2008.



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