

3475 E. Ustick Road

Meridian, ID
LAND FOR SALE



Listing Comments:

Proposed lot lines; lot sizes can be adjusted.

Located in a high income and heavy commercial area at Eagle & Ustick.

KOHL'S, Dick's Sporting Goods, Lowes, Walgreens, Key Bank, Hobby Lobby, Les Schwab, McDonald's, Chilis, Five Guys, Planet Beach, Primos Pizza and Rosauers Food in the immediate neighborhood.

Lighted intersection at Ally's and Ustick Rd.

Allys Way loop connecting Fairview and Ustick lies adjacent to the property.

45,079 vehicles per day on Eagle Road
 8,594 vehicles per day on Ustick Road

Available:

Size: 0.34 to 11.01 Acre lots available
Zoning: C-G
Utilities: To Site
Price: See approved site plan
 \$6.00 - \$14.00/SF

Contact:

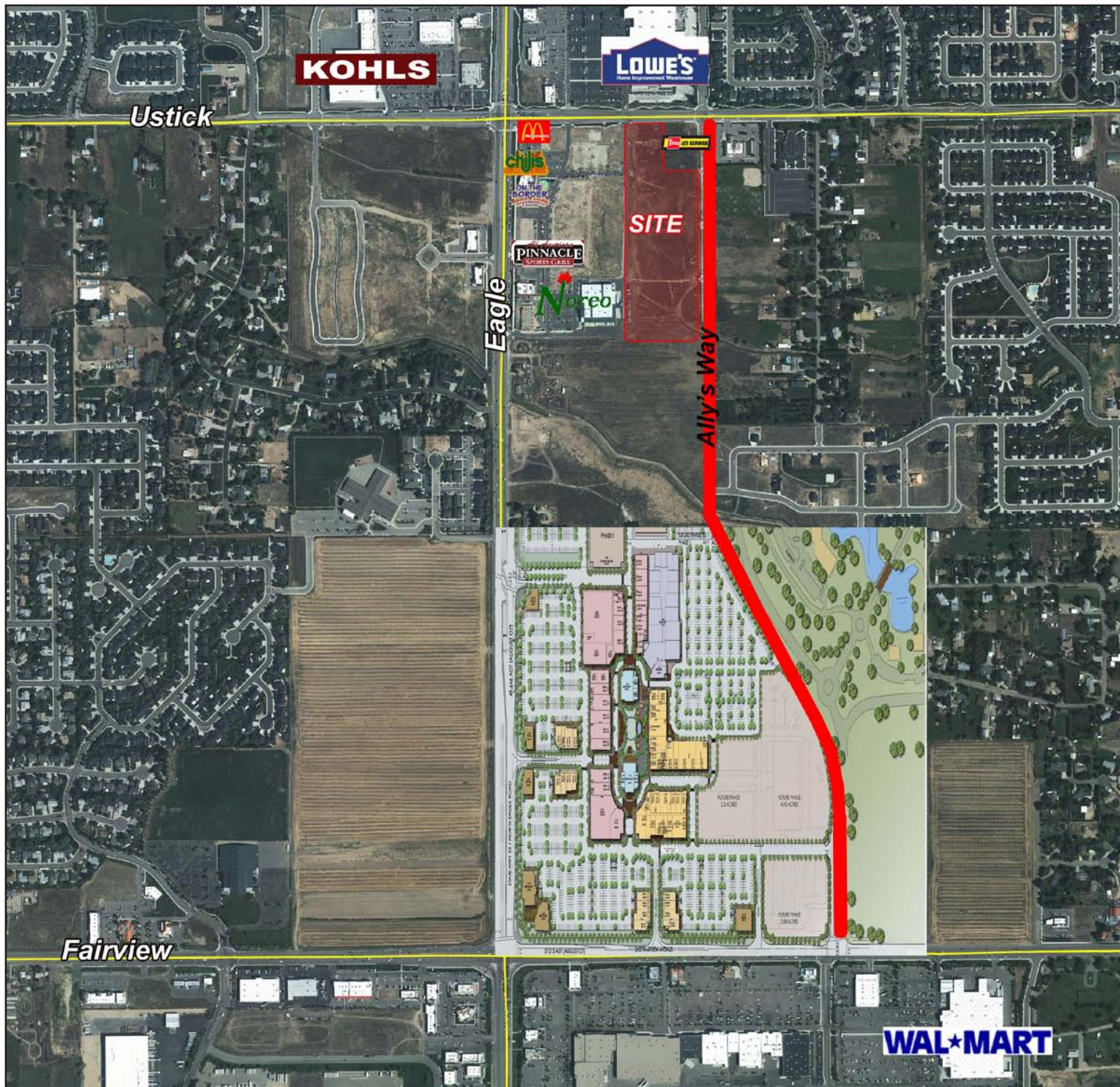
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(05/09/12) This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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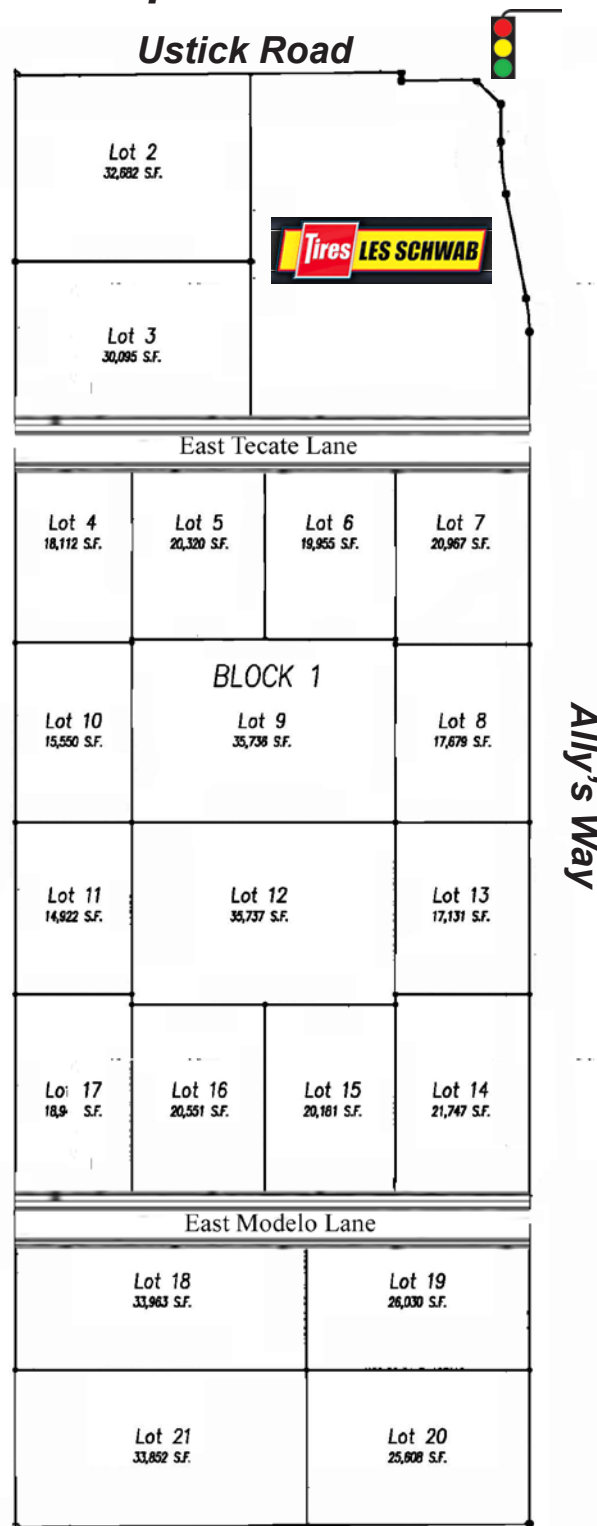


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Proposed Site Plan



LOT:	SIZE:	\$/SF:
1	1.61 AC	SOLD
2	0.75 AC	\$14.00/SF
3	0.69 AC	\$14.00/SF
4	0.42 AC	\$ 8.00/SF
5	0.47 AC	\$ 8.00/SF
6	0.46 AC	\$ 8.00/SF
7	0.48 AC	\$ 8.00/SF
8	0.41 AC	\$ 8.00/SF
9	0.82 AC	\$ 8.00/SF
10	0.36 AC	\$ 8.00/SF
11	0.34 AC	\$ 8.00/SF
12	0.82 AC	\$ 8.00/SF
13	0.39 AC	\$ 8.00/SF
14	0.50 AC	\$ 8.00/SF
15	0.46 AC	\$ 8.00/SF
16	0.47 AC	\$ 8.00/SF
17	0.43 AC	\$ 8.00/SF
18	0.78 AC	\$ 6.00/SF
19	0.60 AC	\$ 6.00/SF
20	0.59 AC	\$ 6.00/SF
21	0.78 AC	\$ 6.00/SF

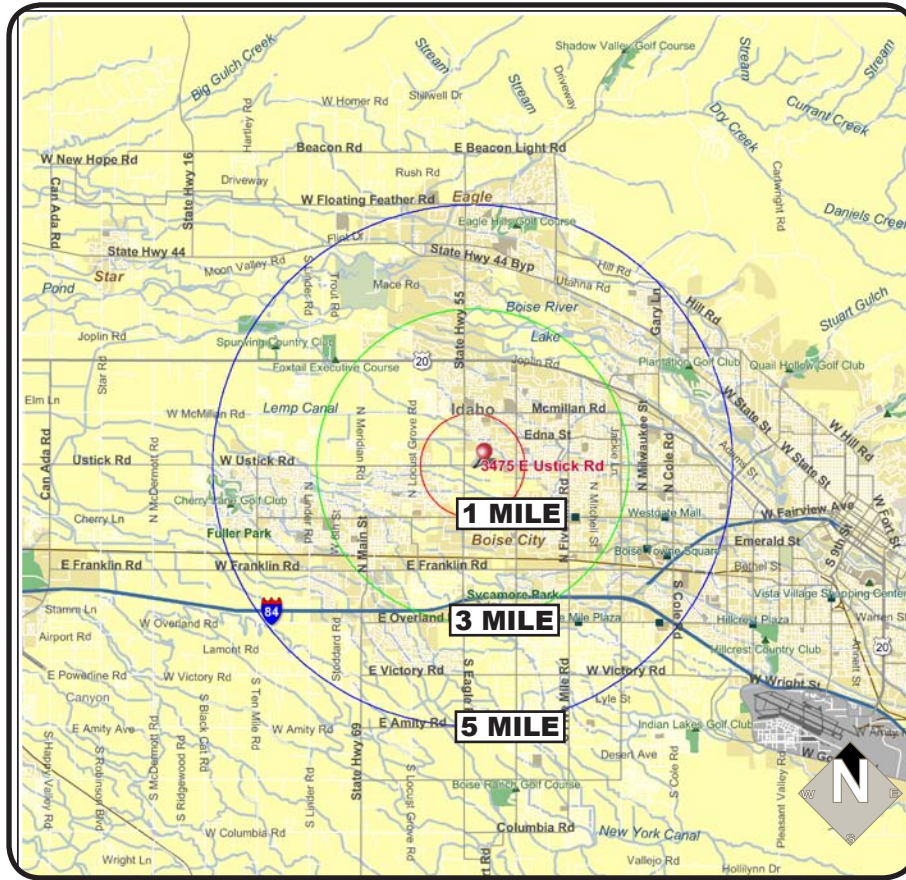


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CENTER POINT: 3475 E. Ustick Road



DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
Population	5,555	78,287	183,350
Growth Rate (5 years)	11.86%	11.79%	12.67%
Total Households	1,816	28,159	67,395
Avg. HH Income	\$101,471	\$84,950	\$83,531

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