

Franklin & Linder Land

Meridian, ID

RETAIL / OFFICE PARCEL FOR SALE



Listing Comments:

Rare signalized hard corner lot.

Located between the Meridian I-84 off ramp and the new Ten Mile interchange.

Abundant nearby rooftops.

Engineering underway to re-orient eight mile canal to provide for more efficient site. To be completed prior to closing.

Demographics:

Population: 63,253 (3 mi.)
HH Income: \$79,640 (3 mi.)
 2010

Available:

Size: 2.12 Acres (~1.4 Acres net after ~60' canal easement)
Price: \$610,000 (\$6.61/SF) • \$10.00/SF Net
Zoning: C-C
Utilities: At site or in street.
Divisible: Yes
Phase I: Available
Alta Survey: Available

Contact:

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(10/18/11)

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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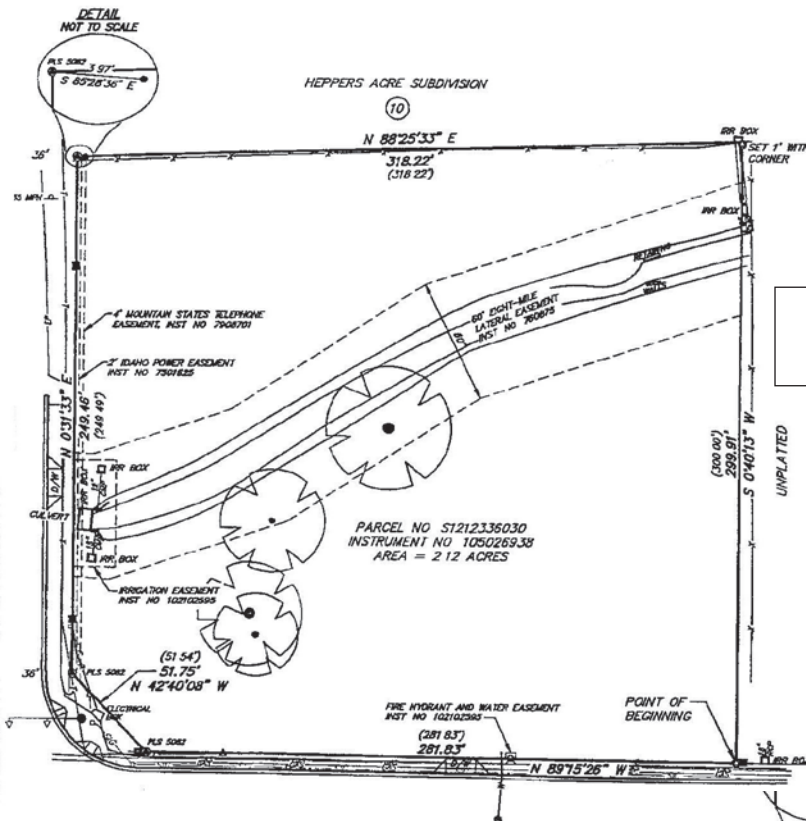


**Abundant
Rooftops!**

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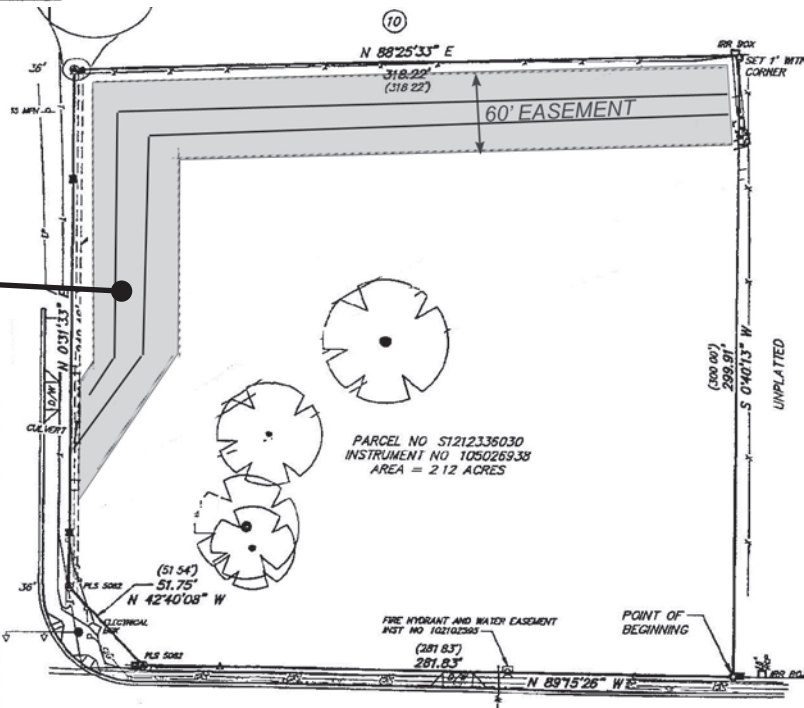
ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 12,
 TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
 ADA COUNTY, IDAHO.
 2006



Current Survey
2.12 Acres

60' Canal Easement
 (Conceptual)
 ~1.4 Acres



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