

SEC LINDER & OVERLAND

1575 W. OVERLAND ROAD | MERIDIAN 83642



CONTACT:

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LISTING COMMENTS:

Prime location with substantial construction to the South and West.

Over 250 feet of frontage on Overland Road.

Access on Overland and Linder roads.

Major traffic increase.

PROPERTY INFORMATION:

Size: 2.2002 acres (total of all 3 parcels)

Price: [Contact Agent](#)

Utilities: All to the Street | Curb & Gutter on Overland

DEVELOPMENT LAND FOR SALE **SEC LINDER & OVERLAND**



PARCEL INFORMATION:

Lot	Parcel Number	Property Address	Parcel Size
1	S1224223535	1575 W Overland Rd	0.458 acres
2	S1224223495	W Overland Rd	0.871 acres
3	S1224223460	W Overland Rd	0.873 acres

ZONING & DEVELOPMENT INFORMATION:

The property is currently zoned Ada County Rural-Urban Transition. The future zoning map shows the property as City of Meridian Medium Density Residential, however the City of Meridian recognizes the commercial development capacity at this prime location and has indicated the future zoning is set to be modified as early as 2019 and should reflect the commercial developability of this parcel.

Linder and Overland roads are projected to be developed into a four-way intersection that passes over I-85 to north Meridian.

Property to the east is owned by the Meridian Rural Fire Protection District and expected to be developed into a fire station. The Meridian Library District and Meridian Joint School District own property on Spanish Fork Way and American Fork Drive and are slated for development into a school complex.

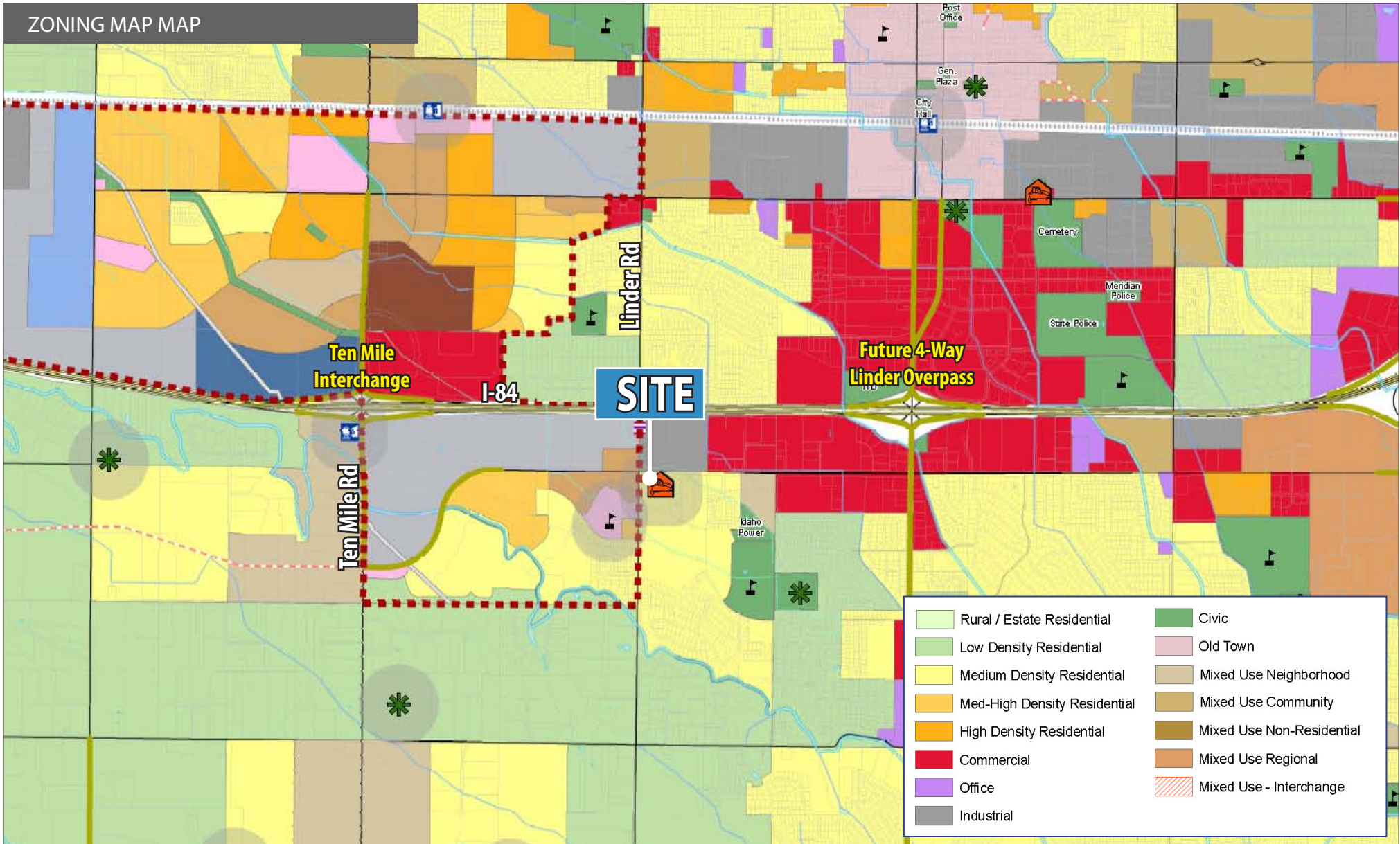
Property to the south consists of 16 newly finished four-plexes, offering 63 residential units.

DEMOGRAPHICS:

2017	1 Mile	3 Miles	5 Miles
Population:	5,894	55,203	138,749
Average HH Income:	\$83,551	\$82,285	\$90,036
Employees:	1,111	25,615	46,960

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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