



EAST OVERLAND ROAD & WELLS AVENUE | MERIDIAN 83642



**EXCELLENT TRAFFIC COUNTS**

**GREAT LOCATION  
NEAR I-84 & EAGLE ROAD**

**LOT 12  
DIVISIBLE TO  
±0.5 AC**

**LOT 15**

**LOT 5**

**LOT 6**

**LOT 14**

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**PROPERTY INFORMATION:**

Size: Approximately 2.4 - 3.0 Acres

Zoning: City of Meridian C-G General Commercial

Utilities: To site or street

**DEMOGRAPHICS:**

2017	1 Mile	3 Miles	5 Miles
Population:	7,412	64,645	189,565
Average HH Income:	\$97,510	\$81,794	\$78,669
Employees:	6,343	38,140	83,429

# OFFICE LOTS FOR SALE or BTS GRAMERCY DISTRICT



### PROPERTY INFORMATION:

AVAILABLE LOT	LOT SIZE	LOT SIZE (SF)	PRICE	TOTAL
12* 1860 S. Wells	2.77 Acres	120,661 SF	\$9.50/SF	\$1,146,280
5 1911 S. Wells	1.236 Acres	53,840 SF	\$10.00/SF	\$538,400
6 2009 S. Wells	1.131 Acres	49,266 SF	\$9.50/SF	\$468,027
14 1916 S. Wells	1.531 Acres	66,690 SF	\$9.50/SF	\$633,560
15 1861 S. Wells	2.076 Acres	90,431 SF	\$9.50/SF	\$859,095

\* Lot 12 is divisible to ± 0.5 Acres.

### LISTING COMMENTS:

- Strong demographics.
- Successful, affluent neighborhoods.
- Large, professional daytime population.
- Excellent location near I-84 and Eagle Road.
- Mixed use development in the heart of the Treasure Valley.
- Perfect for research and development, corporate headquarters, call center or light industrial.
- Home of Bank of the West, Primary Health, ReJuv Med Spa, Human Bean, and a variety of retailers.

### ZONING INFORMATION:

**City of Meridian C-G.** General retail and service commercial district. Largest scale and broadest mix of retail, office, service, and light industrial uses.

#### Permitted uses include:

- Animal care
- Artist studio
- Arts, entertainment facility
- Building material, garden equipment and supplies,
- Church or place of worship
- Education institution (private)
- Financial Institution
- Health care or social services
- Personal service
- Professional service
- Restaurant
- Retail store
- Vehicle repair (minor)

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

# OFFICE LOTS FOR SALE or BTS GRAMERCY DISTRICT



## DESIGNED FOR BUSINESS AND LIFE

Gramercy District brings urban-inspired architecture and lifestyle to Meridian. Located in the heart of the Treasure Valley, this new urban hub emphasizes high-quality design and pedestrian-friendly accommodations.

Gramercy is an expansion of the thriving Meridian business hub concentrated at the cross-section of Eagle and Overland Roads and is in close proximity to regional medical facilities and corporate leaders, as well as Boise's International Airport.

Gramercy's "human scale" commercial district of specialty shops, professional offices and restaurants offers tenants and residents a quiet, safe and affordable suburban community with the vibrant attraction of an urban neighborhood.

Named for Manhattan's famed Gramercy Park, Meridian's Gramercy is its first destination community, where shopping, dining, business and home life merge into one. It is this diverse mix of amenities that creates a unique and personal event, the experience that is Gramercy.

Build to suit, pad sales and commercial leasing opportunities are all available at Gramercy District. Whether you need space to open your coffee shop, require an office building built to your high-tech specs or are opening your doors for some other business venture, Gramercy District will be your first choice because it is designed for business.



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## DESIGNED TO BE A DESTINATION



Corner of Overland and Wells



Wells Avenue



Wells Avenue



Wells Avenue

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