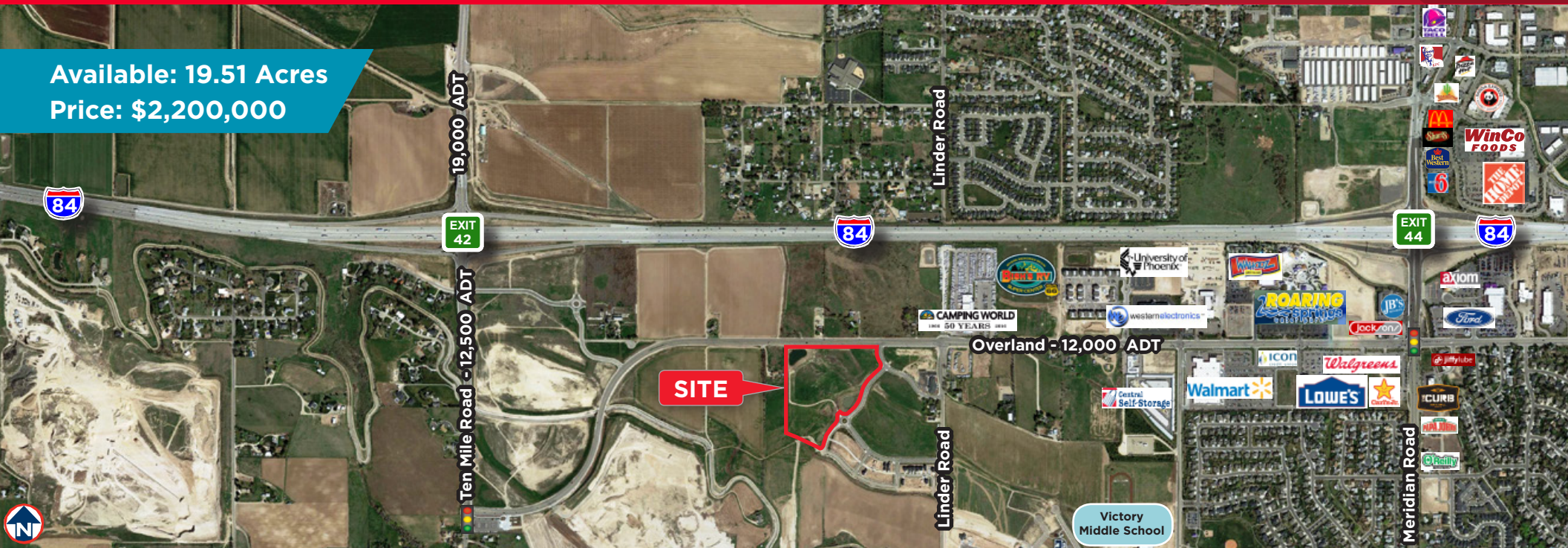


Available: 19.51 Acres
Price: \$2,200,000



Property Highlights

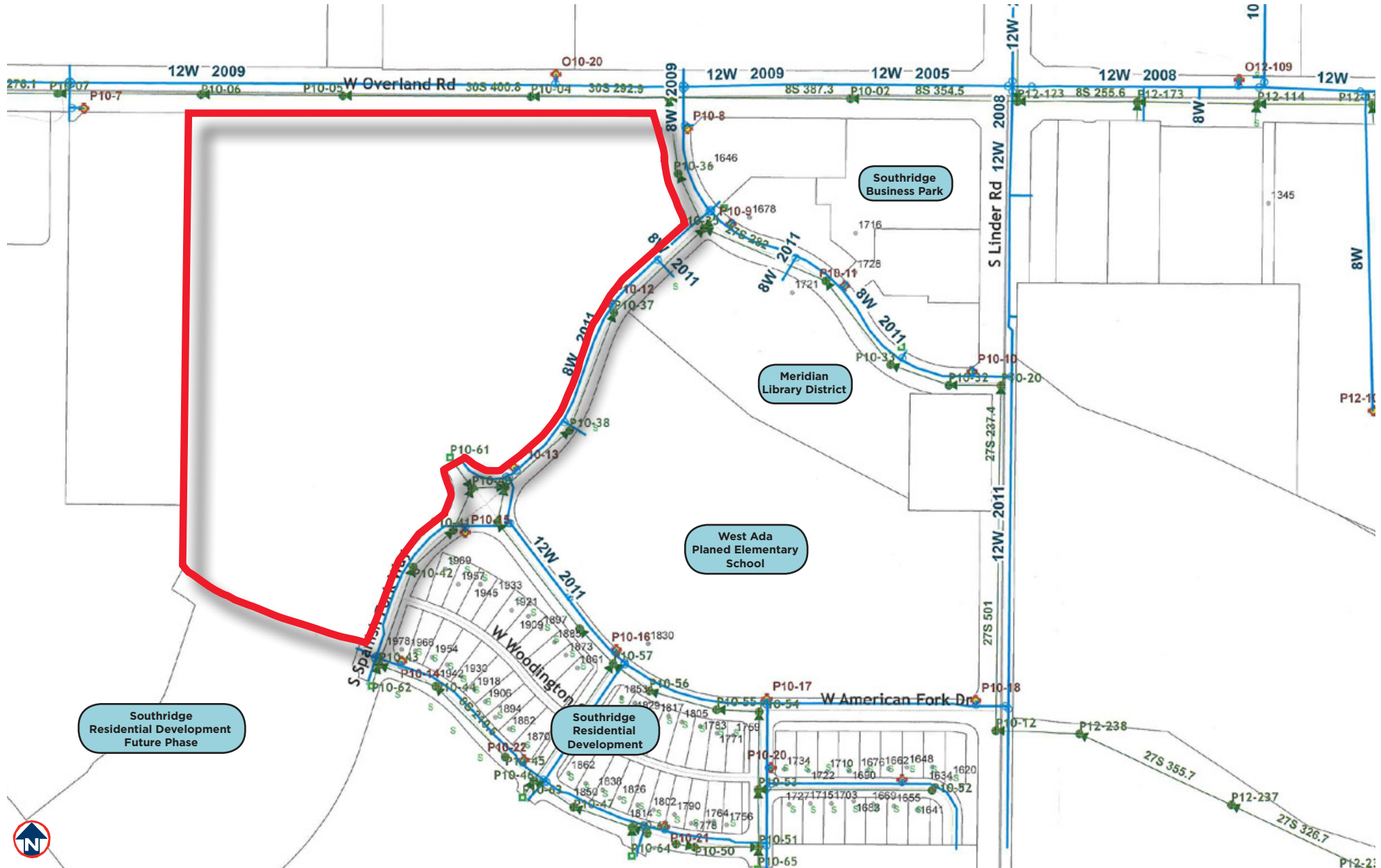
- The Property is Located Between the Meridian Road and Ten Mile Interchanges
- Development in this Area is Rapidly Increasing Since the Ten Mile Interchange opened
- Located within the Ten Mile Interchange Specific Area Plan
- Part of the Southridge Development Agreement - Traditional Neighborhood Center Zoning (TN-C)
- Potential Uses Include Retail, Restaurants, Recreational, Personal Services, Public or Quasi-Public Uses, Churches, Assisted Living, Senior Housing and Other Multi-Family Dwellings
- [Click Here to Access Virtual Deal Room](#)

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Utilities Location Map - Blue = Water - Green = Sewer



Southridge Traditional Neighborhood Center

Overland Road & Spanish Sun Way, Meridian, Idaho 83642

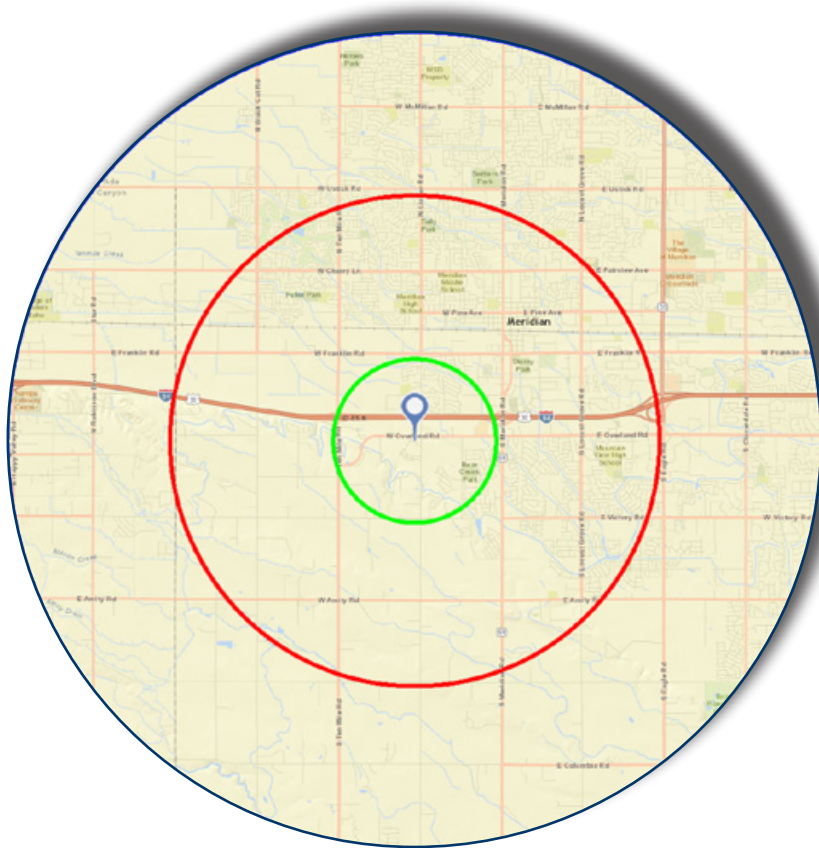


Southridge Traditional Neighborhood Center

Overland Road & Spanish Sun Way, Meridian, Idaho 83642

- LOCATED IN AN EXPANDING AREA IN MERIDIAN -

In the identified area, the current year population is 123,124. In 2010, the Census count in the area was 106,858. The rate of change since 2010 was 2.29% annually. The five-year projection for the population in the area is 137,330 representing a change of 2.21% annually from 2016 to 2021.



	1 mile	3 miles	5 miles
Population			
2000 Population	2,928	29,831	60,402
2010 Population	3,661	43,371	106,858
2016 Population	3,844	47,732	123,124
2021 Population	4,067	51,919	137,330
2000-2010 Annual Rate	2.26%	3.81%	5.87%
2010-2016 Annual Rate	0.78%	1.54%	2.29%
2016-2021 Annual Rate	1.13%	1.70%	2.21%
2016 Male Population	48.2%	48.2%	48.2%
2016 Female Population	51.8%	51.8%	51.8%
2016 Median Age	32.8	34.5	34.3

Households			
2000 Households	912	10,232	20,189
2010 Households	1,215	15,580	35,958
2016 Total Households	1,270	17,015	40,935
2021 Total Households	1,342	18,453	45,456
2000-2010 Annual Rate	2.91%	4.29%	5.94%
2010-2016 Annual Rate	0.71%	1.42%	2.10%
2016-2021 Annual Rate	1.11%	1.64%	2.12%
2016 Average Household Size	3.02	2.79	3.00

Average Household Income			
2016 Average Household Income	\$74,924	\$75,834	\$84,896
2021 Average Household Income	\$81,922	\$84,081	\$94,171
2016-2021 Annual Rate	1.80%	1.80%	1.80%

Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	87	2,215	4,231
Total Employees:	1,047	23,673	46,029

- MERIDIAN VOTED AMERICA'S BEST CITY TO LIVE IN 2015 -

Meridian, located just outside of Idaho's capital city of Boise, is 24/7 Wall St.'s best city to live in. The city is safe, and jobs have attracted growing numbers of new residents. The annual unemployment rate in the city is also quite low. At just 4.1%, it is lower than the state's jobless rate of 4.8% and well below the national jobless rate of 6.2%. Moreover, jobs are being added to the local economy faster than in most of the United States. The 7.4% increase in the number of jobs from 2012 through last year was much greater than the national job growth rate of 1.8% over that period.

<http://www.usatoday.com/story/money/business/2015/11/05/24-7-wall-st-best-cities-to-live-in/75177096/>