

# 8.24 Acres For Sale | Development Opportunity | Meridian

3520 W. Amity Rd. Meridian, ID 83642



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



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## Property Information

<b>Location:</b>	3520 W. Amity Rd. Meridian, ID 83642
<b>Type:</b>	Development Opportunity
<b>Size:</b>	8.24 Acres   1,554 SF   4BR/1BA
<b>Price:</b>	\$799,000
<b>Future Land Use:</b>	Currently RUT   Future Land Use Map of Meridian is Mixed Use
<b>Sewer/Water:</b>	Future City of Meridian Utilities
<b>Irrigation:</b>	Surface
<b>Freeway Access:</b>	2 Miles to I-84
<b>Lease:</b>	Current Cell Tower Lease with income of \$9,600 per year

## Location Summary

Situated 2 miles from the recently completed I-84 Interchange. New employers to the area include Paylocity and Ameriben/IEC Group. This property is in the Future Land Use Map of Meridian as MU which makes this an amazing development opportunity.

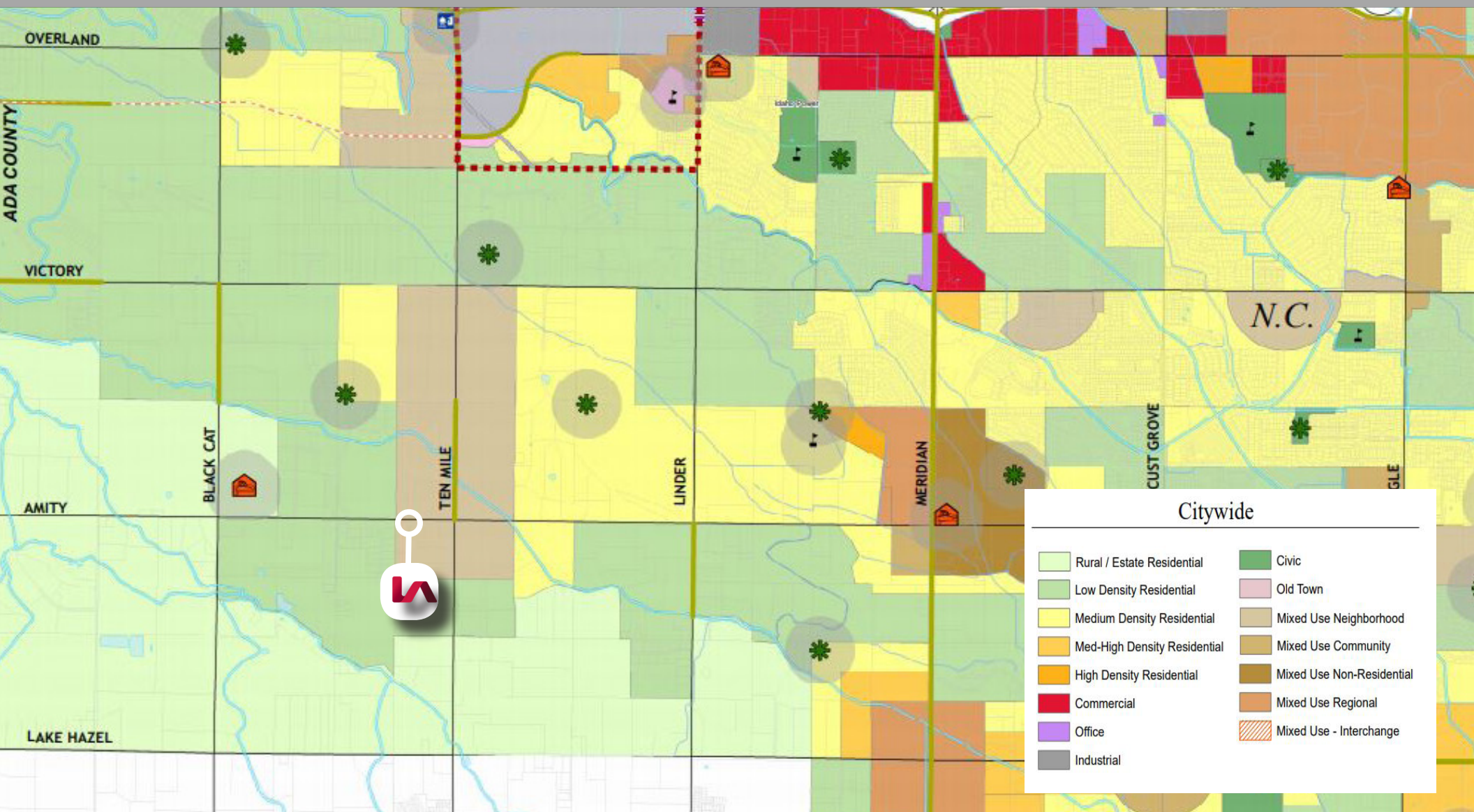
This area has seen a explosion in population, nearly triple the size since 2010. In addition, 1.2 million square feet of commercial property has been developed and built in South Meridian. This property is located 2 miles south of the Ten Mile Crossing, which is a 71 acre business park and ten minutes from the new Idaho College of Osteopathic Medicine, Idaho's first medical school.

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## MARKET HIGHLIGHTS | MERIDIAN SUBMARKET | ADA COUNTY

- Located in Meridian, 1.5 miles from Interstate-84
- 81.5% increase in population since 2000
- Fastest growing city in Idaho, and 6th fastest growing city in the U.S.
- Labor force has grown by over 31,000 since 2006, with 3.4% growth between 2015 & 2016 alone
- 2nd lowest property tax in the country, 6th best economic outlook
- 18,000 acre health and sciences corridor, which attracts dozens of new businesses each year

The City of Meridian is the second largest city in Idaho, and is strategically placed in the heart of the Treasure Valley just 6 miles west of Boise. It is the fastest growing city located within the Boise Metro Area (BMA) of Southwest Idaho, with an 81.5% increase in population since 2000. Health sciences and technology industries are a strong focus in Meridian, with an 18,000 acre health sciences and technology corridor attracting dozens of new businesses each year.

Meridian and the Boise Valley are home to some of the region's top employers such as Micron Technology, JR Simplot, Blue Cross of Idaho, Hewlett Packard and Bodybuilding.com. Forbes consistently ranks the Boise Metro Area as one of the top places in the country to do business, high quality of life, raising a family, entertainment and recreation.

## MERIDIAN | AREA OF RAPID GROWTH

DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2018 Total Population Est:	7,927	78,103	219,302
2023 Population Projection:	8,757	85,769	240,022
Pop Growth 2018-2023:	10.47%	9.82%	9.45%
HOUSEHOLDS			
2018 Total Households:	2,698	28,407	80,793
HH Growth 2018-2023:	10.64%	10.05%	9.65%
Median Household Inc.:	\$83,333	\$66,187	\$61,829
Avg Household Size:	2.90	2.70	2.70
2018 Avg HH Vehicles:	2.00	2.00	2.00
HOUSING			
Median Home Value:	\$245,679	\$226,29	\$217,338

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## Meridian Development

### Job Market 2017-2018

Total Jobs	46,215
New Jobs Since 2017	2,203

### CONSTRUCTION DELIVERIES 2018

New Residential Single Family	1,840   \$455,930,080 Value
New Residential Multi-Family	\$125,581,841 Value

### Top 5 Industries

Retail Trade
Health Care and Social Assistance
Accommodation and Food Services
Construction
Local Government

**Albertsons** has a new grocery store planned at the northwest corner of Eagle and Amity. The Ada County Highway District plans to expand a roundabout at that intersection from one to two lanes.

The city of **Meridian** is spending \$8 million to extend sewer lines south on Meridian Road between Victory and Amity. That will clear the way for new development there, Hood said. The extension is expected to be completed before the end of the year.

The **West Ada School District** has plans for three new south Meridian schools. Blue Valley Elementary is envisioned for property at Overland and Linder, Grove High School at Linder and Amity and Hill High and middle school at Eagle and Amity, according to the district's long-range plan. The schools are currently in the planning stages and no schedule has been set for construction.

A **\$95 million** bonding request on Tuesday's West Ada ballot includes money to expand two schools in south Meridian. The district wants to spend \$8 million to expand Mountain View High School, located off Overland west of Eagle Road. It wants \$1 million to add four classrooms at Mary McPherson Elementary School on Amity west of South Locust Grove.

<https://www.idahostatesman.com/news/business/article204828464.html>

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## Mixed Use Development

Ten Mile is located at the new Ten Mile Interchange and is the West Gateway to Meridian, Idaho. Ten Mile is comprised of Ten Mile Creek and Ten Mile Crossing located in the “heart” of Meridian’s residential and commercial growth.

Ten Mile’s master plans are conceptual to allow flexibility depending on future businesses, users and the community. Uses can could include office, retail, restaurants, banks, medical and other professional services, automobile related and multi-family residential lots.

Committed businesses include Paylocity, Brighton Corporation, AmeriBen, Primary Health and Epic Wash. Ten Mile will also feature an a beautiful pathway along Ten Mile Creek and other new pathways throughout creating regional connectivity.

## Future Business Directory

- AmeriBen
- Paylocity
- Brighton
- Primary Health
- Horrocks Engineers
- Epic Shine Car Wash

<http://www.tenmilemeridian.com/>

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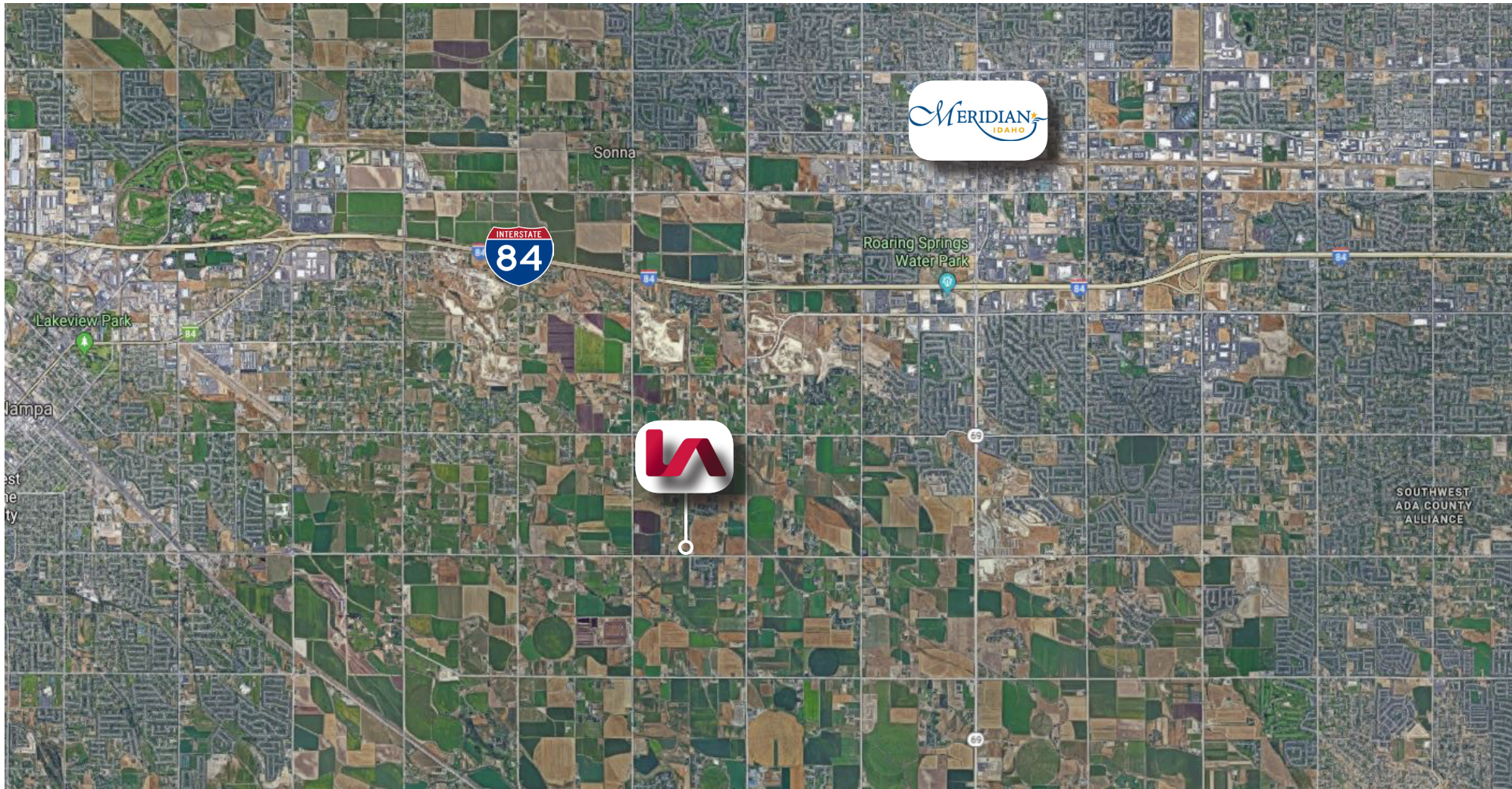
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## Local Map



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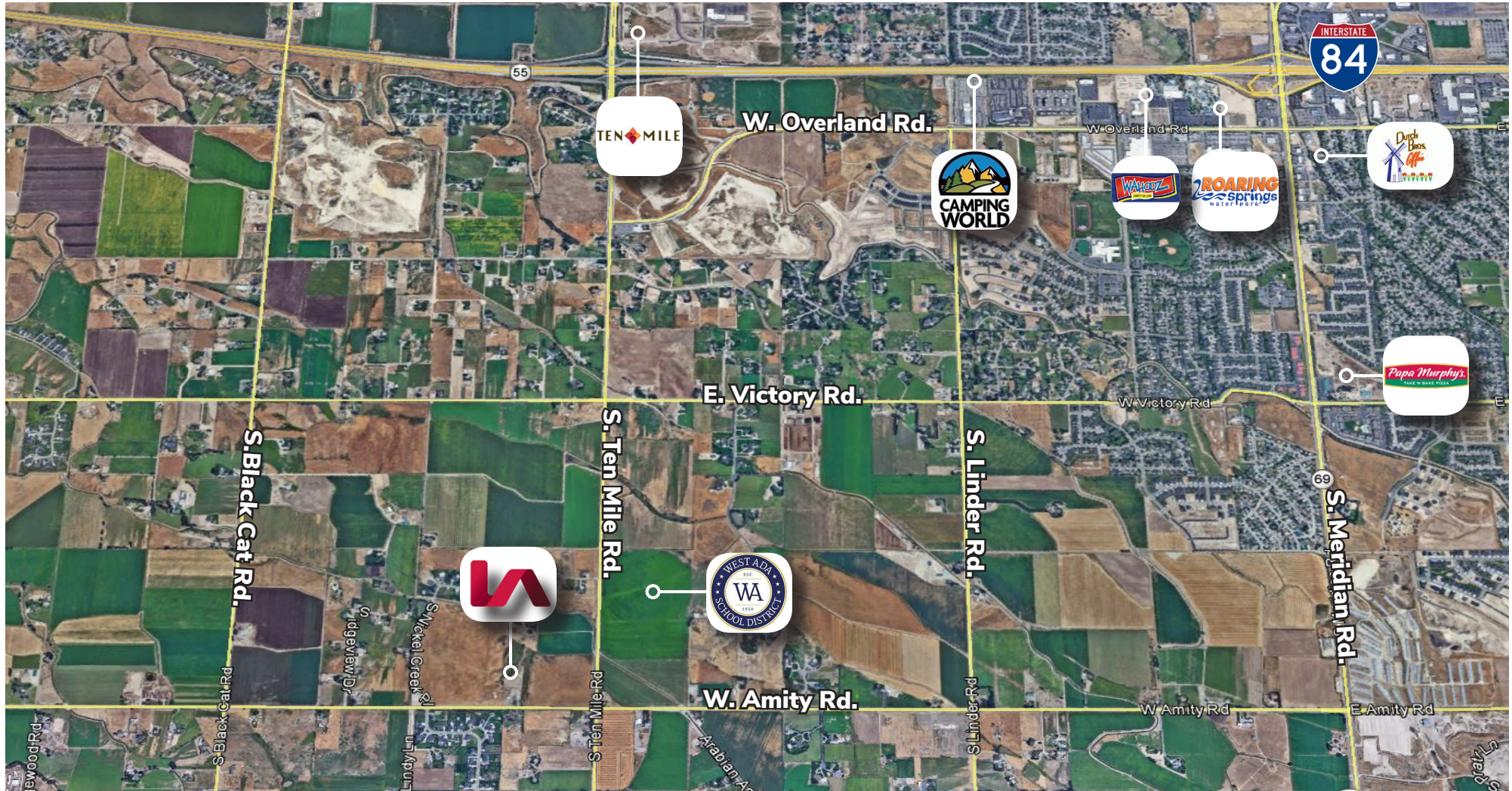
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## Aerial Map



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