

LAND FOR SALE

1400 Jade Ave, Meridian, ID 83642



OFFERING SUMMARY

SALE PRICE:	\$750,000
AVAILABLE SF:	
LOT SIZE:	1.67 Acres
ZONING:	R-1
PRICE / SF:	\$10.31

PROPERTY OVERVIEW

Amazing commercial potential with upcoming commercial development next to Eagle Road, between I-84 and Overland.

PROPERTY HIGHLIGHTS

- In the heart of the Treasure Valley Metropolitan Area
- Convenient access to Interstate 84
- Adjacent to future commercial development between the interstate, Eagle Rd, and Overland Rd
- Next to established Silverstone and El Dorado Business Campuses
- Across the interstate from St. Luke's Hospital and associated business park

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

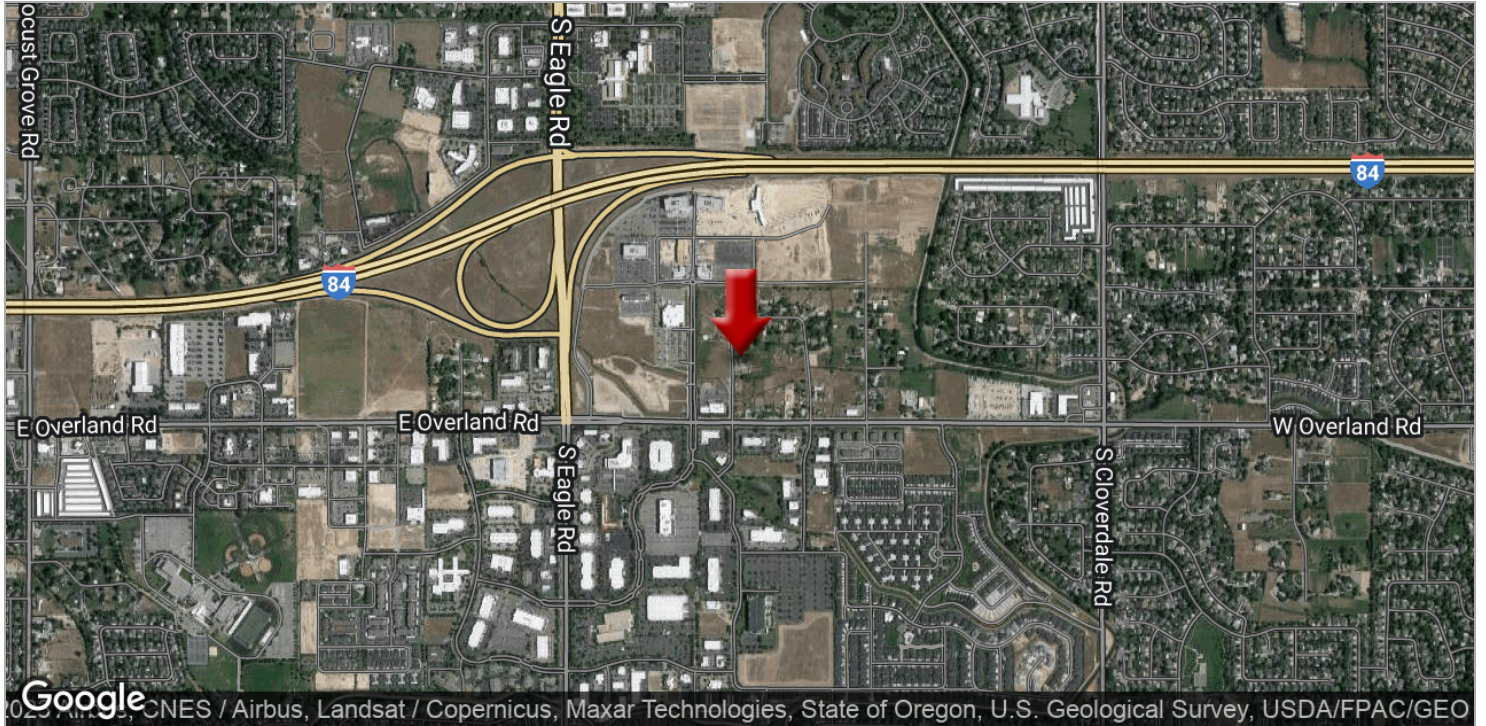
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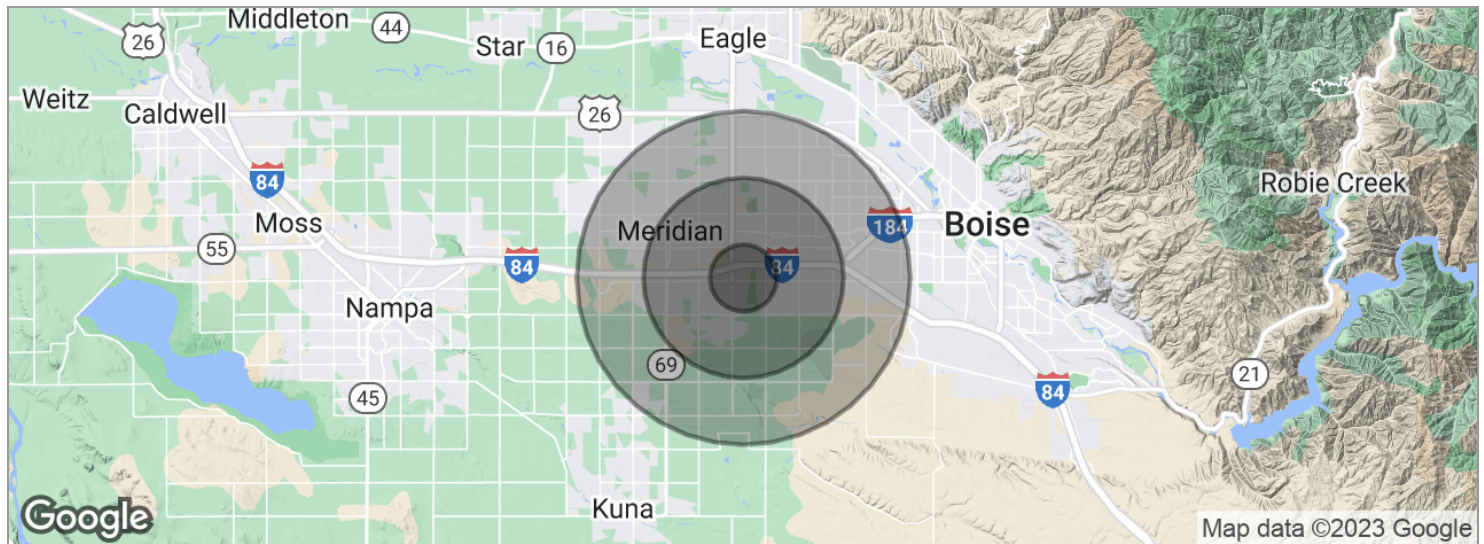
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,946	64,509	170,539
Median age	33.3	34.0	34.9
Median age (male)	33.2	33.8	34.6
Median age (Female)	33.5	34.3	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,150	23,487	62,558
# of persons per HH	2.8	2.7	2.7
Average HH income	\$80,584	\$76,100	\$73,858
Average house value	\$221,629	\$217,766	\$224,795

* Demographic data derived from 2020 ACS - US Census

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