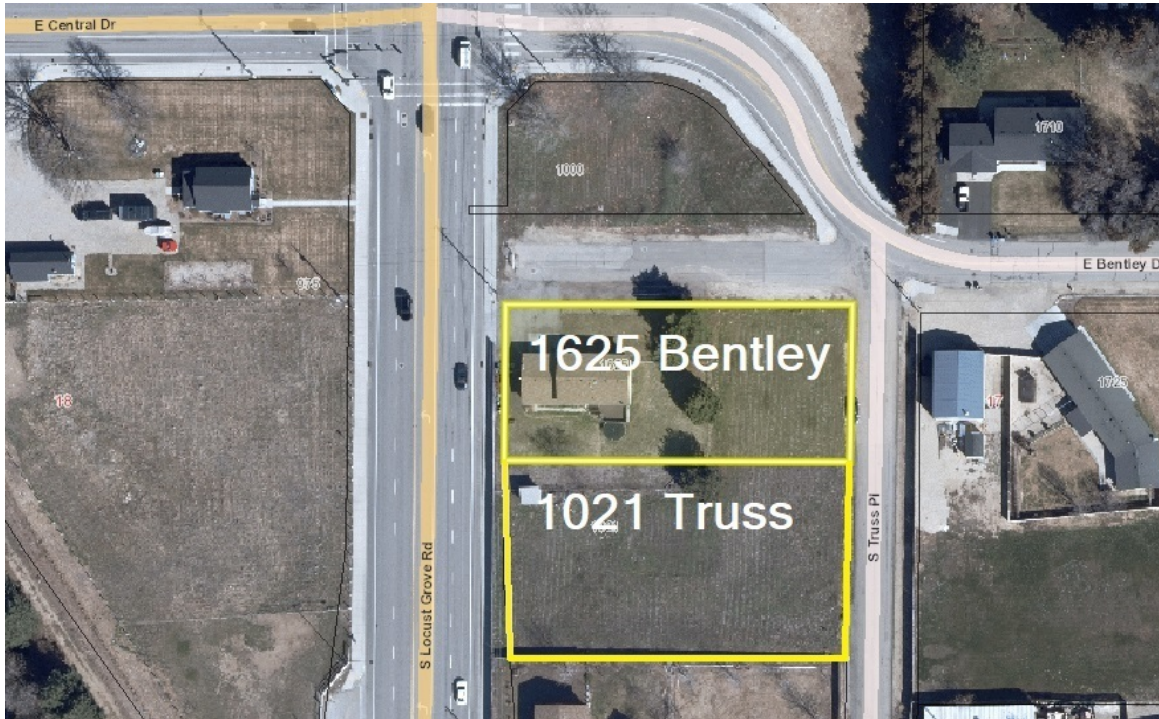


LAND FOR SALE

TRUSS-BENTLEY LAND

1625 E Bentley, Meridian, ID 83642



OFFERING SUMMARY

1625 BENTLEY DRIVE:	\$349,900 0.46 Acres
AVAILABLE SF:	
1021 TRUSS PLACE:	\$349,900 0.58 Acres
ZONING:	C-C

PROPERTY OVERVIEW

Great new commercial location. The owner can supply approved building plans or use your own design. Call listing agent for options and info.

PROPERTY HIGHLIGHTS

- High visibility to Locust Grove Road (16,907 VPD)
- Across Locust Grove from Idaho College of Osteopathic Medicine
- Walking distance to ISU Meridian Health Science Center
- Near Idaho State Police and Meridian Police facilities
- Stop-light access at intersection of Locust Grove and Central Drive
- Approved building plans available for lot 1021 Truss Place

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

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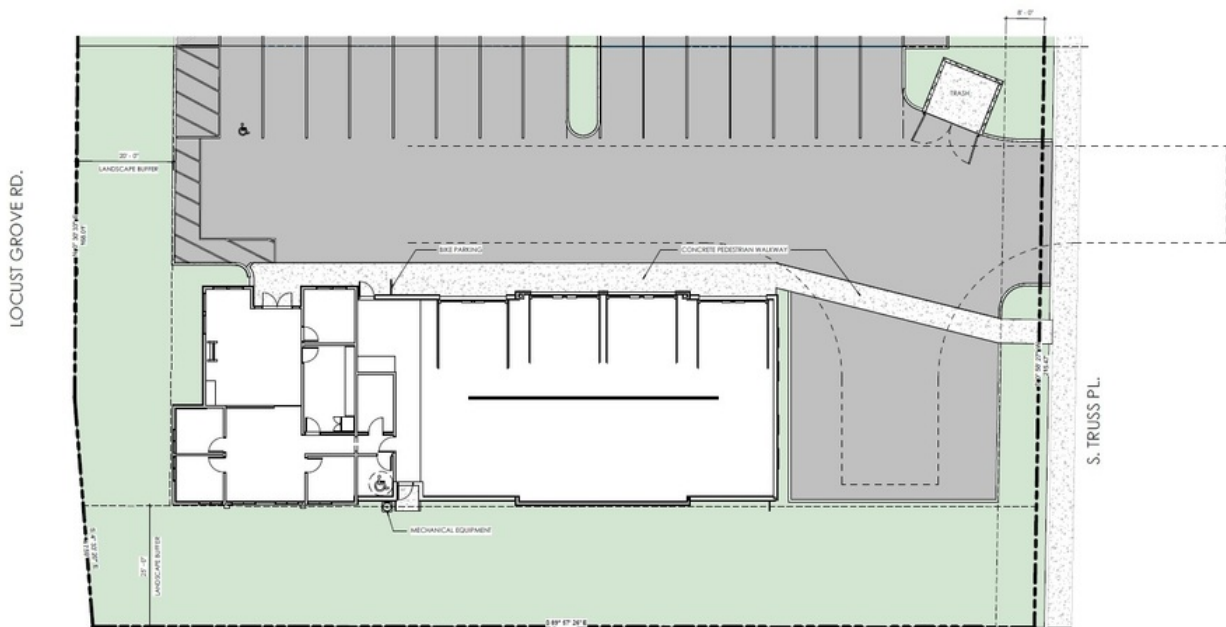
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1021 Truss Place - Conceptual Elevations



1021 Truss Place - Site Plan

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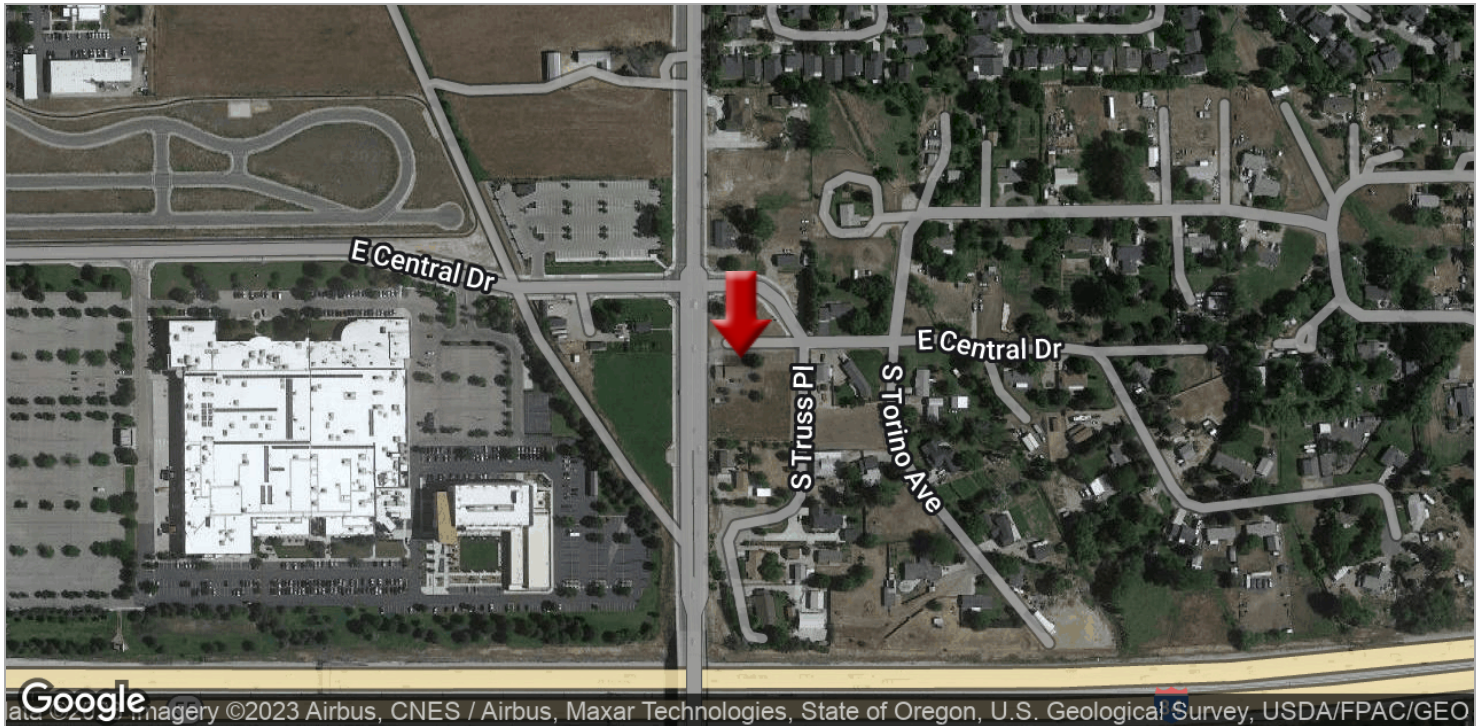
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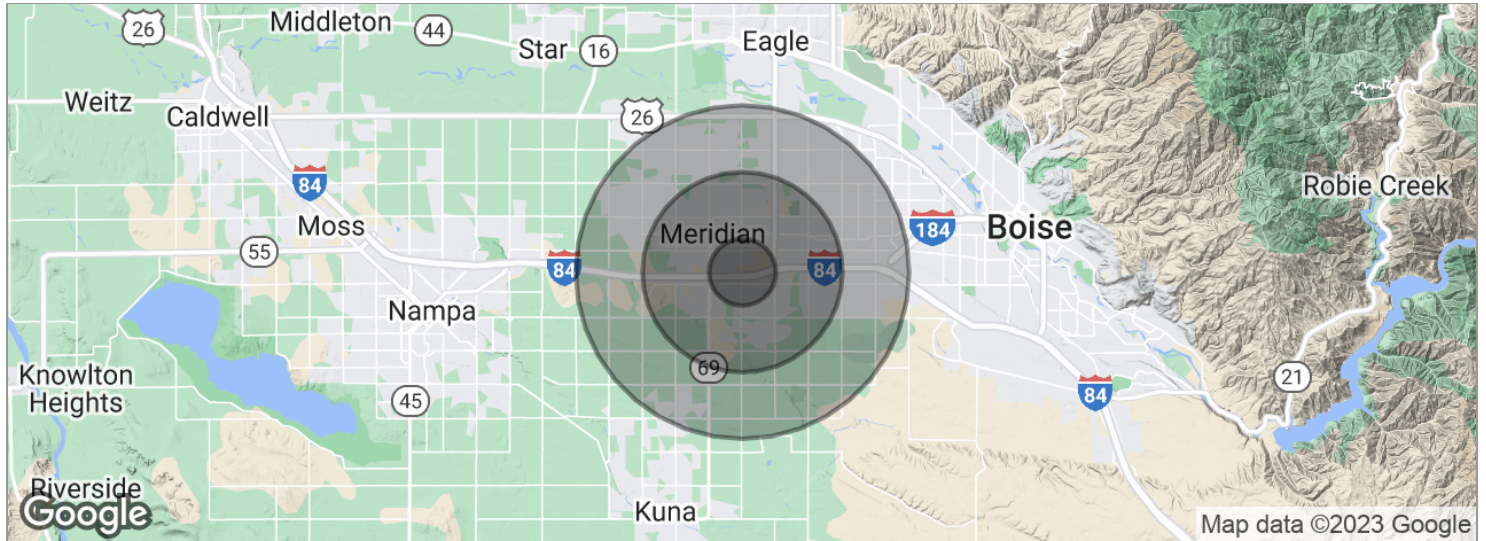
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,403	45,935	127,662
Median age	33.5	32.8	33.6
Median age (male)	33.7	32.5	33.3
Median age (Female)	33.0	33.2	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,260	16,576	45,212
# of persons per HH	2.7	2.8	2.8
Average HH income	\$74,045	\$73,149	\$76,771
Average house value	\$250,054	\$232,144	\$234,349

* Demographic data derived from 2020 ACS - US Census

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