

**FOR
SALE**

715 S WELLS STREET

EAGLE RD & INTERSTATE 84 | MERIDIAN, ID 83642



PROPERTY INFORMATION

Property Type:	Development Land
Land Size:	6.86 Acres
Price:	\$1,718,000
	\$5.75 PSF

HIGHLIGHTS

- » Rare larger infill land in fast-growing Meridian
- » Suitable for Medical, Office, Flex or Residential (RUT zoning)
- » In Eagle Road corridor with signalized intersection
- » Adjacent to St. Luke's Medical Center, the largest regional hospital in the state
- » Easy access to Interstate 84
- » Retail, restaurants, office and hotels are all nearby
- » In one of the fastest growing areas of the valley, state, and nation!

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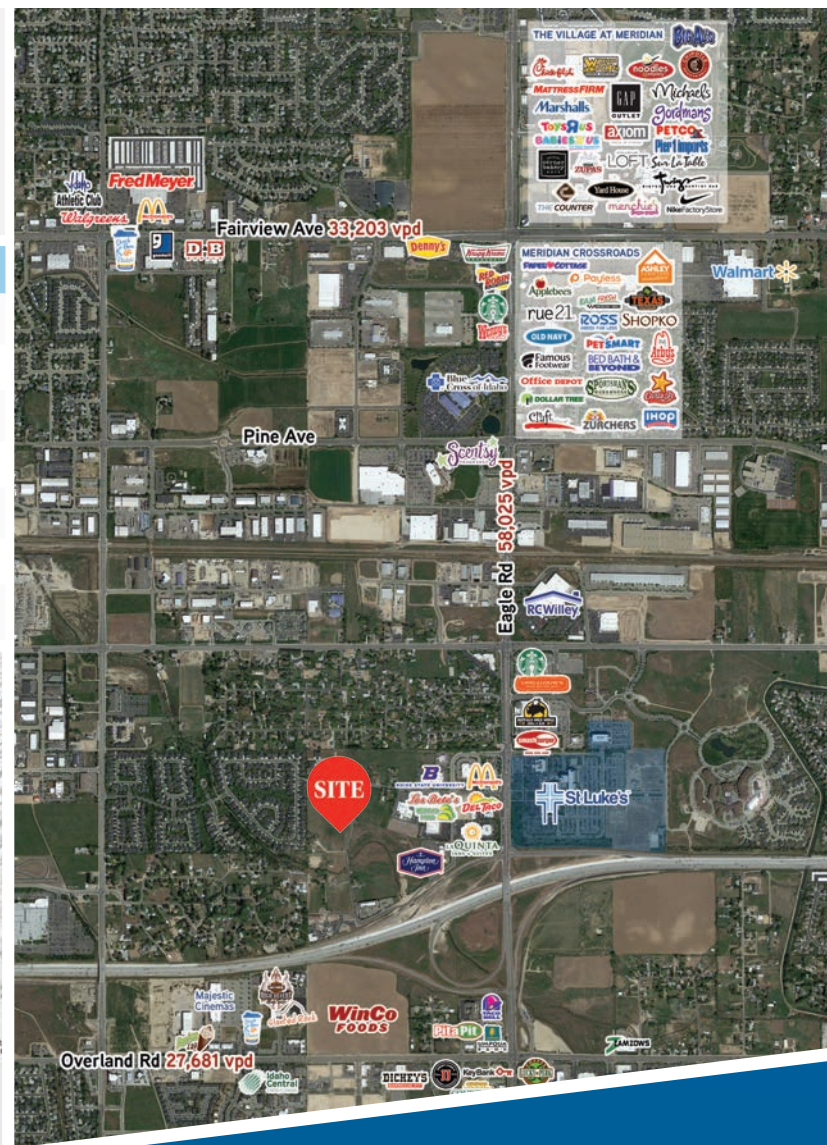
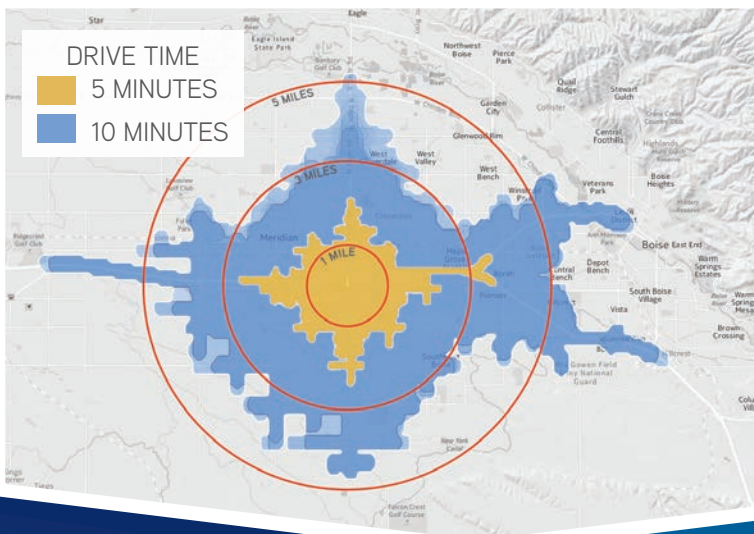
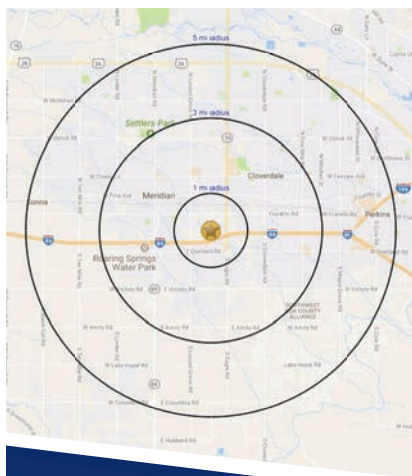
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Estimated Population	3,916	78,420	201,192
Historical Annual Growth 2000 to 2017	10.0%	4.3%	4.0%
2017 Est. Average Household Income	\$90,667	\$91,871	\$81,830
2010 Median Home Value	\$215,405	\$208,718	\$207,598
2010 Median Rent	\$684	\$808	\$841
2017 Est. Labor Pop. Age 16+	2,931	59,456	153,556
2017 Est. Total Household Expenditure	\$90.6 M	\$1.73 B	\$4.44 B



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