

**FOR
SALE**

715 S WELLS STREET

EAGLE RD & INTERSTATE 84 | MERIDIAN, ID 83642



PROPERTY INFORMATION

| | |
|----------------|--|
| Property Type: | Development Land |
| Land Size: | 6.86 Acres Up to ±12 Acres possible |
| Sale Price: | \$1,419,400 |
| Price Per SF | \$4.75 PSF |

HIGHLIGHTS

- » Rare large infill land in fast-growing Meridian
- » Can combine with adjacent property for a total of 12 AC
- » 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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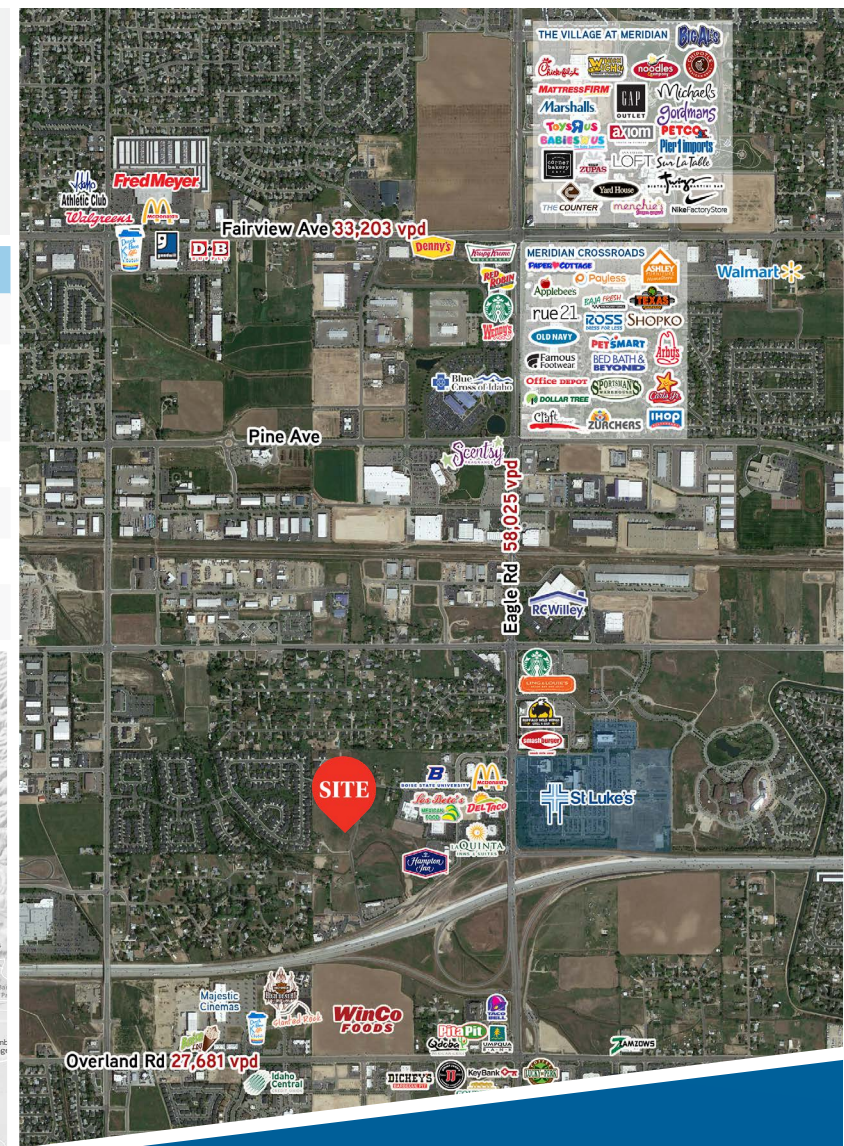
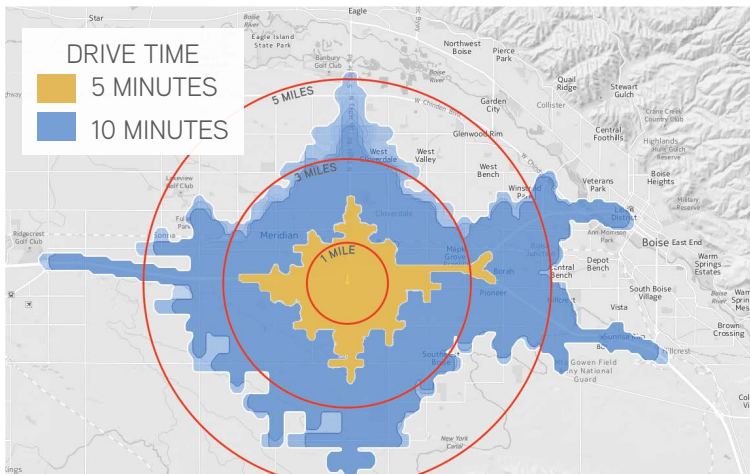
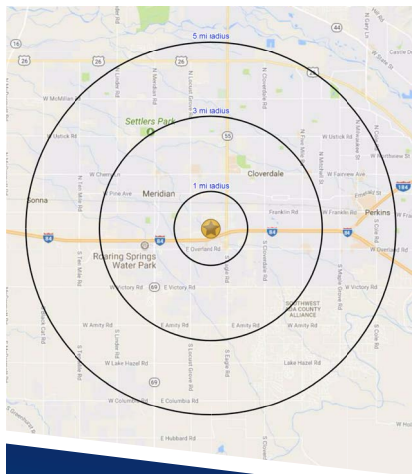
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| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---------------------------------------|-----------|-----------|-----------|
| 2017 Estimated Population | 3,916 | 78,420 | 201,192 |
| Historical Annual Growth 2000 to 2017 | 10.0% | 4.3% | 4.0% |
| 2017 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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