

**FOR
SALE**

GRAMERCY PARK SUBDIVISION LAND

1925 S WELLS AVE | MERIDIAN, ID 83642

**PRICE
REDUCED!**

PROPERTY INFORMATION

Property Type: Land — Retail, office, service or light industrial

Size: ±2.5 Acres

Asking Price: \$598,950 — \$5.50/PSF

HIGHLIGHTS

- » Zoned C-G, Meridian's largest scale and broadest mix of retail, office, service and light industrial uses.
- » Access provided by in place easement through extension of E. Blue Horizon Dr.
- » Can be combined with adjacent lots for larger use
- » Easy Access to I84 Freeway, Restaurants, and Shopping on Eagle Rd.
- » Shovel ready, all utilities stubbed to property



Area Demographics

	1 mile	3 miles	5 miles
2016 Estimated Population	7,629	66,470	191,729
2016 Est. Average Household Income	\$97,011	\$80,591	\$79,183
2010 Median Home Value	\$236,584	\$206,443	\$202,011

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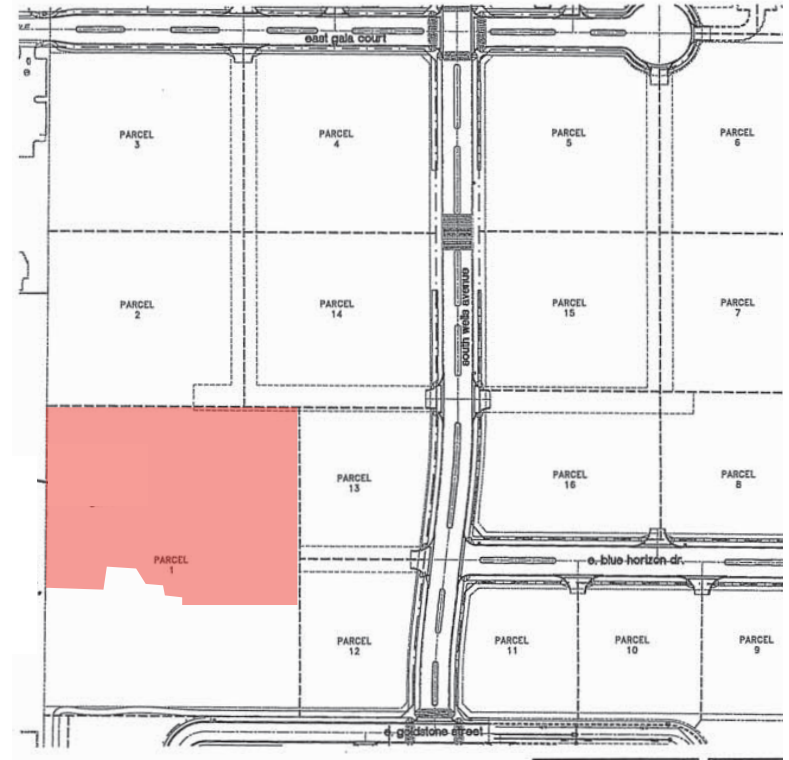
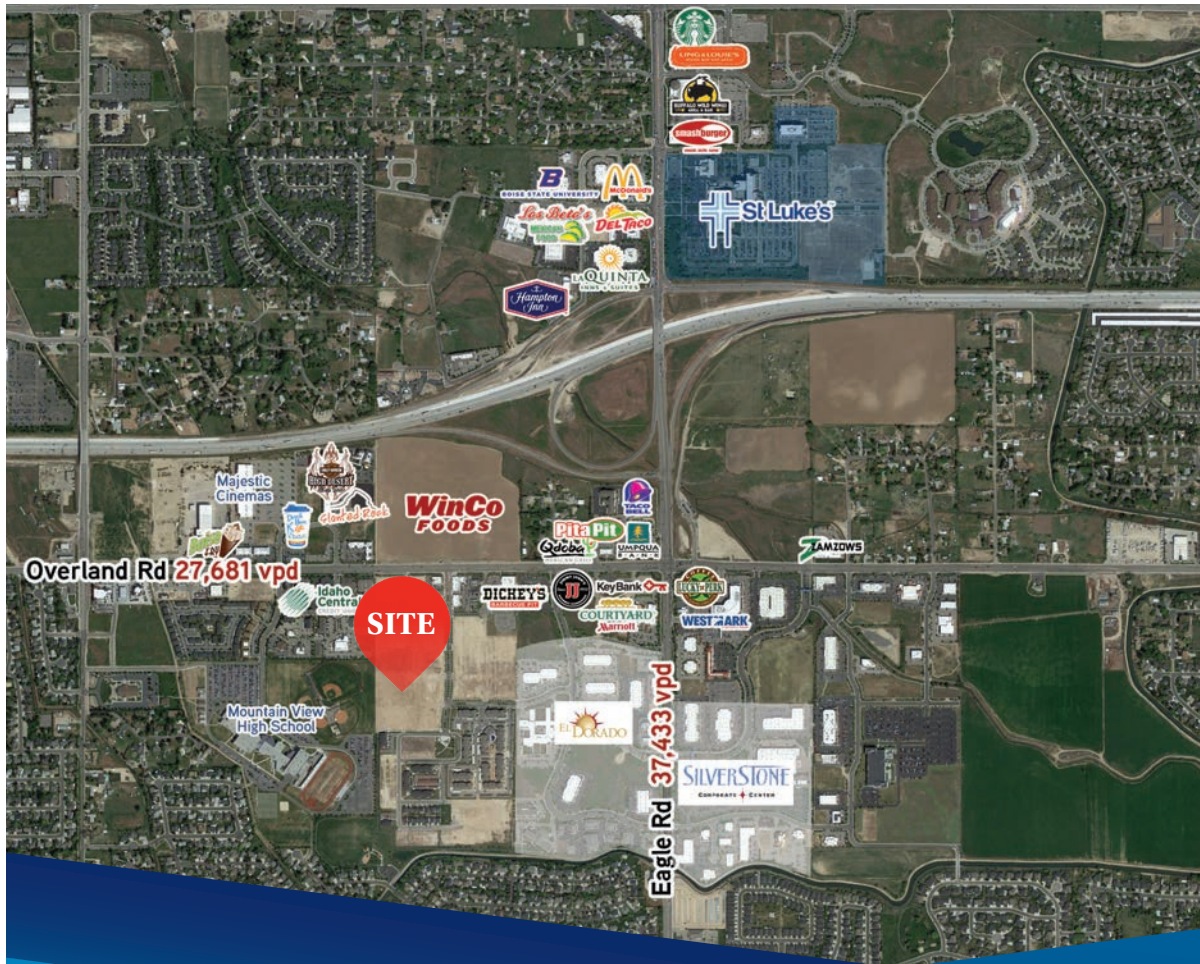
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