

# Commercial Subdivision - Meridian, Idaho

Desirable location at the SEC of W. Overland and Stoddard Roads  
 \$4.4 million based on \$5.15/sq ft

**Property Description:**  
 19.747 acres of bare ground  
 Located at the southeast corner of W. Overland and Stoddard Roads, Meridian, ID

**Legal Description:**  
 Parcels 2, 3, 4, 5 and 6, as identified on Amended Property Boundary Adjustment Survey No. 8687, Ada County, Idaho

**Tax ID nos.**  
 R728800014, S1224120950, S1224120900, R7288000084, and S1224120840

**Zoning: C-G**  
 Commercial Development

**Future / Expected Use:**  
 Future retail development

\*Plat map is approximate

Financing available to qualified buyers subject to Idaho Banking Company credit approval

All information is deemed reliable but not guaranteed and should be independently verified



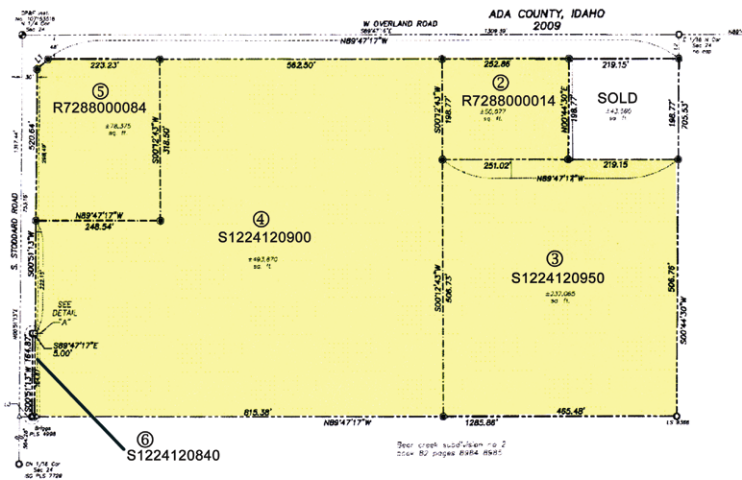
**Contact Information:**

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**Parcel Map**



**Lot Descriptions**

Lot Descriptions				
Parcel	Location	Location Characteristics	Lot Size (AC)	Lot Size (SF)
2	Overland Rd.	Arterial frontage Rear parcel	1.149	50,050.44
3	Overland Rd.	(Mid-box)	5.442	237,053.52
4	Overland Rd.	Arterial frontage (Anchor)	11.338	493,883.28
5	SEC Overland & Stoddard	Corner at stop light Frontage Stoddard	1.799	78,364.44
6	Stoddard Road	Road	.019	827.64
<b>Total</b>			<b>19.747</b>	<b>860,179.32</b>

Valuator 50b