



**FOR SALE**

**1.62 Acre  
Development Parcel**

**OFFERED FOR  
\$1,000,000**

**500 East Victory Road  
Meridian, ID 83642**

**Rick McGraw**  
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**COLDWELL BANKER  
COMMERCIAL  
TOMLINSON**

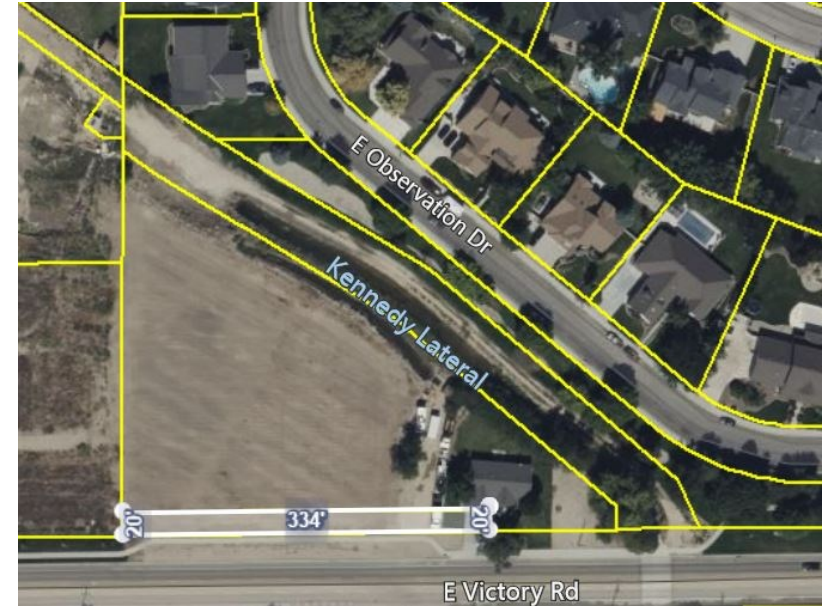
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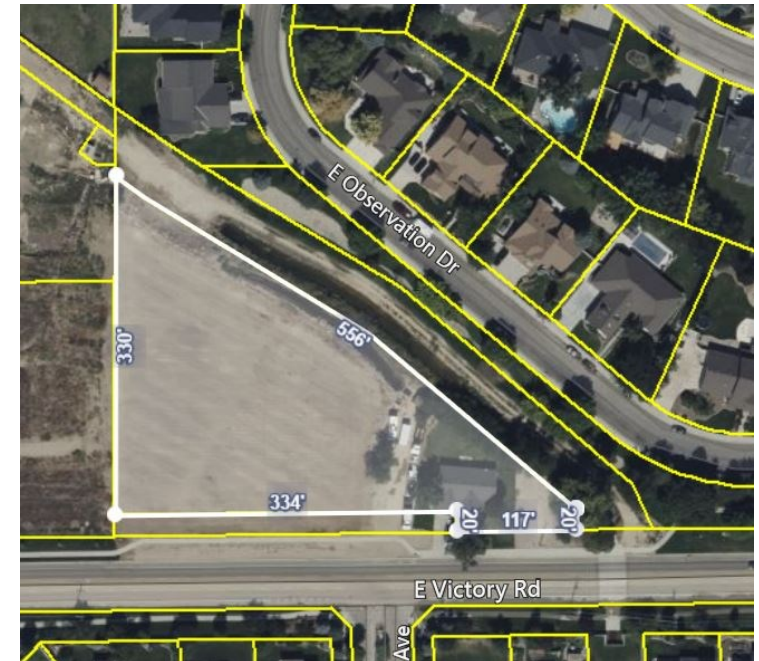
## PROPERTY SUMMARY

- **Price:** \$1,000,000
- **Lot Size:** 1.62 acres
- A Portion of Lots 1 and 2
- **Zoning:** R-4
- Utilities available to property line
- Victory Road frontage with easy access to I-84
- Excellent location for possible multi family rezone
- Exact size of parcel to be adjusted based on new survey ordered January 2025

**Lot 1,  
Block 2**



**Lot 2,  
Block 2**



⇒ **Contact Agent for Full Information Package**

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## Area Summary

- Meridian, Idaho is located in the heart of the Treasure Valley and is currently one of the fastest growing cities in the Gem State.
- The Boise Airport is only a 15 minute drive away, there is quick access to Interstate-84 and major access to rail lines.
- There has been significant Commercial growth in Meridian. One project that is now in progress, is **The District at Ten Mile**. This is a 200 acre development that will include a hotel, restaurants, stores, offices and residential opportunities.
- Meridian is home to several corporations to include, **Idaho Timber**, **Scentsy**, and **Hill Construction**. There are also companies in technology, aerospace, and food production industries located in the area.



Meridian, Idaho

- Boise, Idaho is the largest city in Idaho and the third largest city in the Northwest. Boise is located just east of Meridian and is home to **Micron Technologies**, **Hewlett Packard**, **J.R. Simplot Company**, **Albertson's** and **Meta Platforms** is currently building a 960,000 square feet space to open in 2025.
- Idaho's Commercial Market is one of the fastest-growing commercial markets in the United States, with a 250% increase commercial and industrial construction over the past 15 years.
- Both, Boise and Meridian, are smart growth cities that offer a variety of commercial and residential opportunities. The two cities support local businesses, promote expansion and growth and their locations have a lot to offer.

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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.