

# HARD CORNER LAND FOR SALE SWC EAGLE & USTICK

3085 E. USTICK ROAD • MERIDIAN, IDAHO 83646

## Court Appointed Sale by Special Master



### LAND AVAILABLE:

**Size:** 3.29 Acres  
**Price:** \$3,450,000  
**Price/SF:** \$24.07  
**Zoning:** C-G  
**Parcel #:** S1105110025

### DEMOGRAPHICS:

2016	1 Mi.	3 Mi.	5 Mi.
<b>Population:</b>	11,129	93,702	217,084
<b>Avg HH Income:</b>	\$97,167	\$80,878	\$79,448
<b>Employees:</b>	4,395	39,532	99,954
<b>Median Age:</b>	33.6	34.5	35.9

### LISTING COMMENTS:

Special Master has been appointed by the court to expedite the sale.

Last available hard corner at Eagle and Ustick Roads.

Major area tenants include Kohl's, Hobby Lobby, Lowe's, Dick's Sporting Goods, Rosauers.

2.5% to procuring Agent.

### CONTACT:

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## UTILITY MAP



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