



# LAND FOR SALE OVERLAND LOTS

1230-1274 E. OVERLAND RD | MERIDIAN, ID 83636

COMMERCIAL



**6.364 AC** IN PRIME LOCATION

OVER **405 FT** OF OVERLAND FRONTAGE

## CONTACT

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## LISTING COMMENTS

Three lots totaling 6.364 acres - must be sold together.  
High visibility with over 405 feet of frontage on Overland.  
Located in Meridian - Idaho's fastest growing city.  
General Retail & Service Commercial District (C-G) zoning allows for a great mix of allowed uses like an educational institute, restaurant, dispatch center, etc.

## PROPERTY INFORMATION

Size: Approx. 6.364 Acres (Three Parcels)  
Price: \$2,492,226.00 | \$9.00 psf  
Zoning: C-G | General Retail and Service Commercial



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## AVAILABLE ROPERTIES

| PARCEL  | SIZE                   | PRICE                       |
|---|------------------------|-----------------------------|
| Parcel R6876030100<br>1230 E Overland Rd<br>Zoning: C-G | 0.804 AC<br>35,007 SF  | \$315,063.00<br>\$9.00/SF   |
| Parcel R6876030210<br>1250 E Overland Rd<br>Zoning: C-G | 4.820 AC<br>208,809 SF | \$1,888,281.00<br>\$9.00/SF |
| Parcel R6876030310<br>1274 E Overland Rd<br>Zoning: C-G | 0.740 AC<br>32,098 SF  | \$288,882.00<br>\$9.00/SF   |

## ALSO AVAILABLE

| PARCEL   | SIZE                  | PRICE                      |
|--|-----------------------|----------------------------|
| Parcel R8257510060<br>1545 E Bird Dog Drive<br>Zoning: C-C | 1.000 AC<br>43,561 SF | \$457,391.50<br>\$10.50/SF |
| Parcel R8257510090<br>1554 S Labrador Way<br>Zoning: C-C   | 0.929 AC<br>93,614 SF | \$424,906.00<br>\$10.50/SF |



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MAJOR MERIDIAN THOROUGHFARES

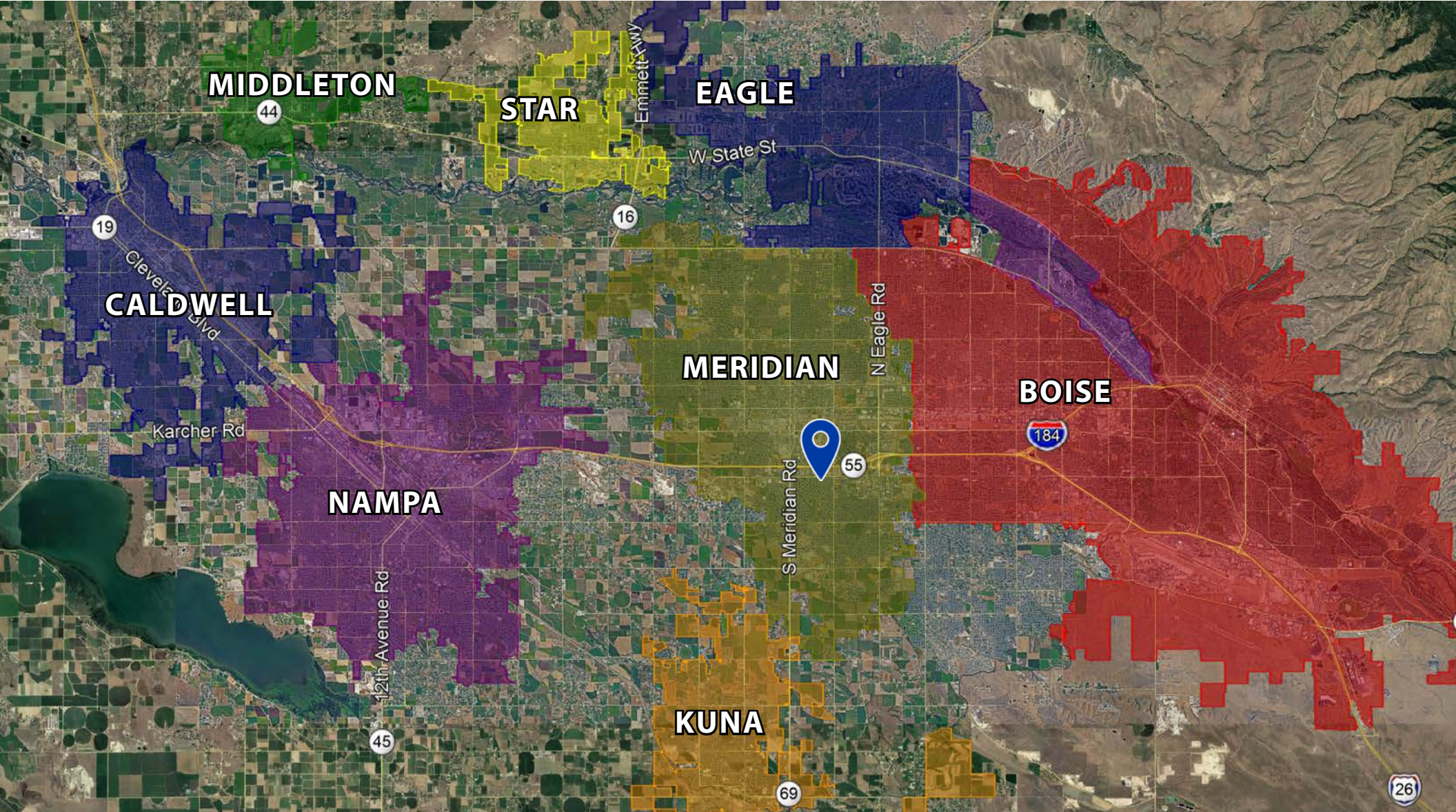




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Updated 9/16/20

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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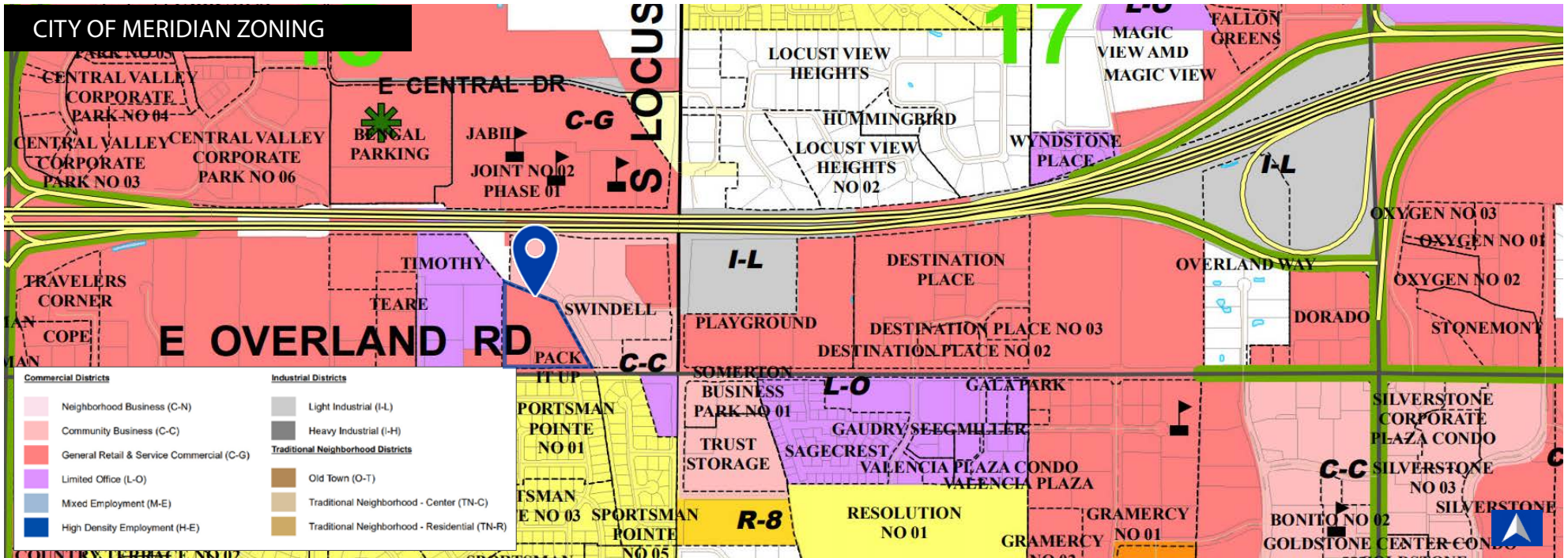




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## C-G GENERAL RETAIL & SERVICE COMMERCIAL DISTRICT

The purpose of the commercial districts is to provide for the retail and service needs of the community in accordance with the Meridian Comprehensive Plan. The following districts are designated which differ in the size and scale of commercial structures accommodated in the district, the scale and mix of allowed commercial uses, and the location of the district in proximity to streets and highways. Largest scale and broadest mix of retail, office, service, and light industrial uses in close proximity and/or access to interstate or arterial intersections. (Meridian City Code 11-2B-1)

### (C-G) ZONING ALLOWED USES

- Animal Care
- Arts/Entertainment Facility
- Building Material/Garden Equipment
- Church/Religious Worship
- Conference Center
- Dispatch Center
- Educational Institute
- Financial Institution
- Flex Space
- Fuel Sales
- Healthcare/Social Services
- Industry, Information
- Laundromat
- Mortuary
- Nursery/Urban Farm
- Parking Facility
- Personal Service
- Professional Service
- RV Park
- R&D Facility
- Restaurant
- Retail Sales/Store
- Vehicle Repair, Minor
- Vehicle Sale/Rental

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