



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.

 $\label{located in Meridian - Idaho's fastest growing city.} \label{located in Meridian - Idaho's fastest growing city.}$

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

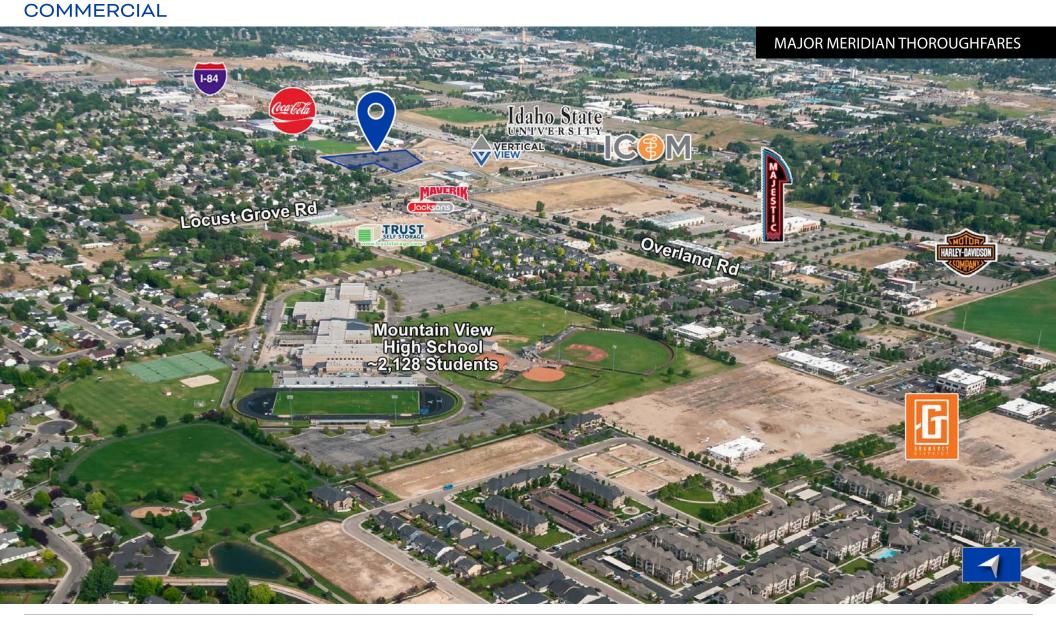
PARCEL	SIZE	PRICE
Parcel R6876030100	0.804 AC	\$315,063.00
1230 E Overland Rd	35,007 SF	\$9.00/SF
Zoning: C-G		
Parcel R6876030210	4.820 AC	\$1,888,281.00
1250 E Overland Rd	208,809 SF	\$9.00/SF
Zoning: C-G	, ,	,
Parcel R6876030310	0.740 AC	\$288,882.00
1274 E Overland Rd	32,098 SF	\$9.00/SF
Zoning: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

ALSO AVAILABLE

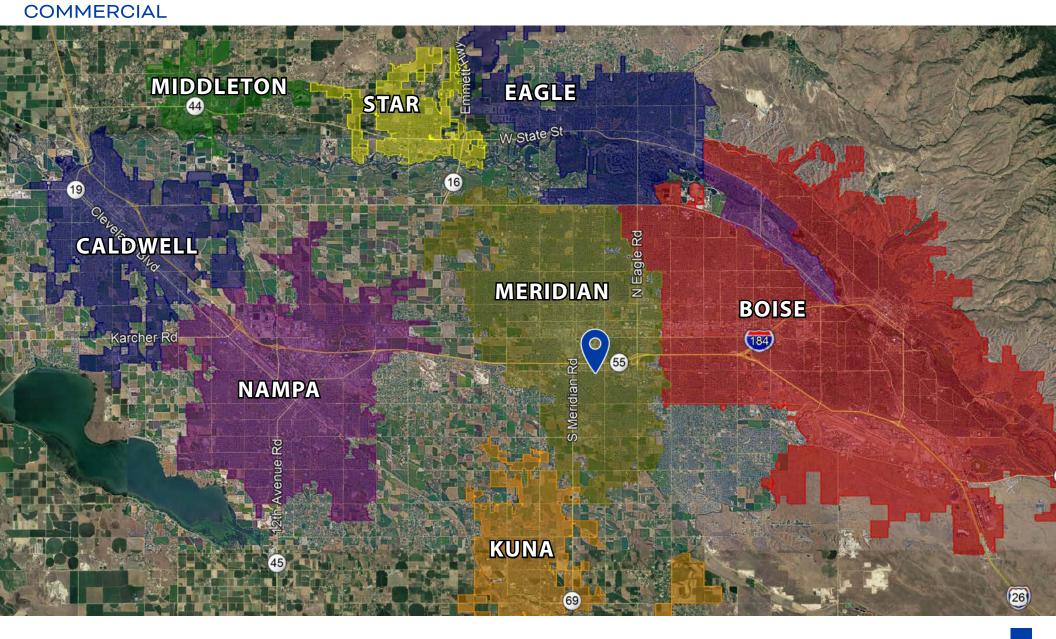
PARCEL	SIZE	PRICE
Parcel R8257510060	1.000 AC	\$457,391.50
1545 E Bird Dog Drive	43,561 SF	\$10.50/SF
Zoning: C-C		
Parcel R8257510090	0.929 AC	\$424,906.00
1554 S Labrador Way	93,614 SF	\$10.50/SF
Zoning: C-C		

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FALLON CITY OF MERIDIAN ZONING GREENS LOCUST VIEW VIEW AMD HEIGHTS MAGIC VIEW CENTRAL VALL E-CENTRAL-DR CORPORATE PARK-NO-04 HUMMINGBIRD BENGAL ENTRAL VALLEYCENTRAL VALLEY **JABIL** WYNDSTONE OCUST VIEW PARKING CORPORATE PLACE-CORPORATE HEIGHTS JOINT NO 02 PARK NO 06 LU PARK NO 03 NO 02 OXYGEN NO 03 OXYGEN NO 01 I-L DESTINATION OVERLAND WAY OXYGEN NO 02 PRAVELERS PLACE CORNER TEARE SWINDELL DORADO PLAYGROUND STONEMON DESTINATION PLACE NO 03 COPE DESTINATION PLACE NO 02 SOMERTON: Commercial Districts Industrial Districts GALAPARK **I-0** BUSINESS ILVERSTONE Neighborhood Business (C-N) Light Industrial (I-L) PORTSMAN PARK NO 01 ORPORATE POINTE GAUDRY SEEGMULER Community Business (C-C) Heavy Industrial (I-H) LAZA CONDO TRUST NO 01 SAGECREST General Retail & Service Commercial (C-G) STORAGE VALENCIA PLAZA CONDO C-C SILVERSTONE Limited Office (L-O) NO 03 **FSMAN** Mixed Employment (M-E) Traditional Neighborhood - Center (TN-C) SILVERSTON RESOLUTION GRAMERCY E NO 03 SPORTSMAN BONITO NO 02 R-8 High Density Employment (H-E) Fraditional Neighborhood - Residential (TN-R) NO 01 GRAMERCY NO 01 POINTE GOLDSTONE CENTER CO. COUNTRY DERIVATE NO 02

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

COMMERCIAL



LAND FOR SALE OVERLAND LOTS 1230-1274 E. OVERLAND RD | MERIDIAN, ID 83636

