

NWC East Overland Road and Wells Avenue

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Property Overview



18 acre retail development, zoned C-G. Anchor and frontage pads available for ground lease.



Site located at Overland Road (30,000 VPD) and Wells Avenue just off Eagle Road (47,000 VPD) and the I-84 (145,500 VPD) interchange in Meridian, Idaho



Silverstone, Eldorado, and Eagle View Landing Business parks provide strongest daytime employment population in the valley.



Centrally located in the Boise MSA with nearly 600,000 population within a 20-minute drive time

Demographics (2025)

DISTANCE	1 Miles	3 Miles	5 Miles
Population	8,050	88,450	234,804
Households	3,320	33,238	87,130
Median HH Income	\$105,598	\$103,778	\$99,695
HH Projected Growth Rate	2.26%	1.48%	1.35%
Businesses	830	4,160	8,498
Employees	10,434	49,162	102,961

DRIVE TIME	5 Minutes	10 Minutes	15 Minutes
Population	22,681	138,445	373,696
Households	8,655	53,371	146,810
Median HH Income	\$116,122	\$94,396	\$88,702



Land

CINEMARK

SUBWAY
Dutch Bros
STRETCH IAC
MAJESTIC MARKETPLACE EAST
The Griddle
Pubo Grill
SONIC

E Cinema Dr

Anchor Tenant
11.67 ac
5.602 ac
(divisible)

S Wells Ave

20,000 VPD

SEASONS AT MERIDIAN APARTMENTS
360 units

E Overland Rd

145,500 VPD

INTERSTATE 84

30,000 VPD

tru
elements message
TACO BELL
FAS
QDOBA MEXICAN EATS

S Eagle Rd

COURTYARD

EL DORADO BUSINESS CAMPUS

17,000 VPD

INTERSTATE 84

TOPGOLF
HYATT PLACE
REVOLUTION coming soon

EAGLE VIEW LANDING
700k+ sf office | 21k+ retail | 396 units

SILVERSTONE CORPORATE CENTER

THE FIELDS AT GRAMERCY
276 units

VIBRA HOSPITAL

MOUNTAIN VIEW HIGH SCHOOL
±2,500 students

S Eagle Rd

St Luke's

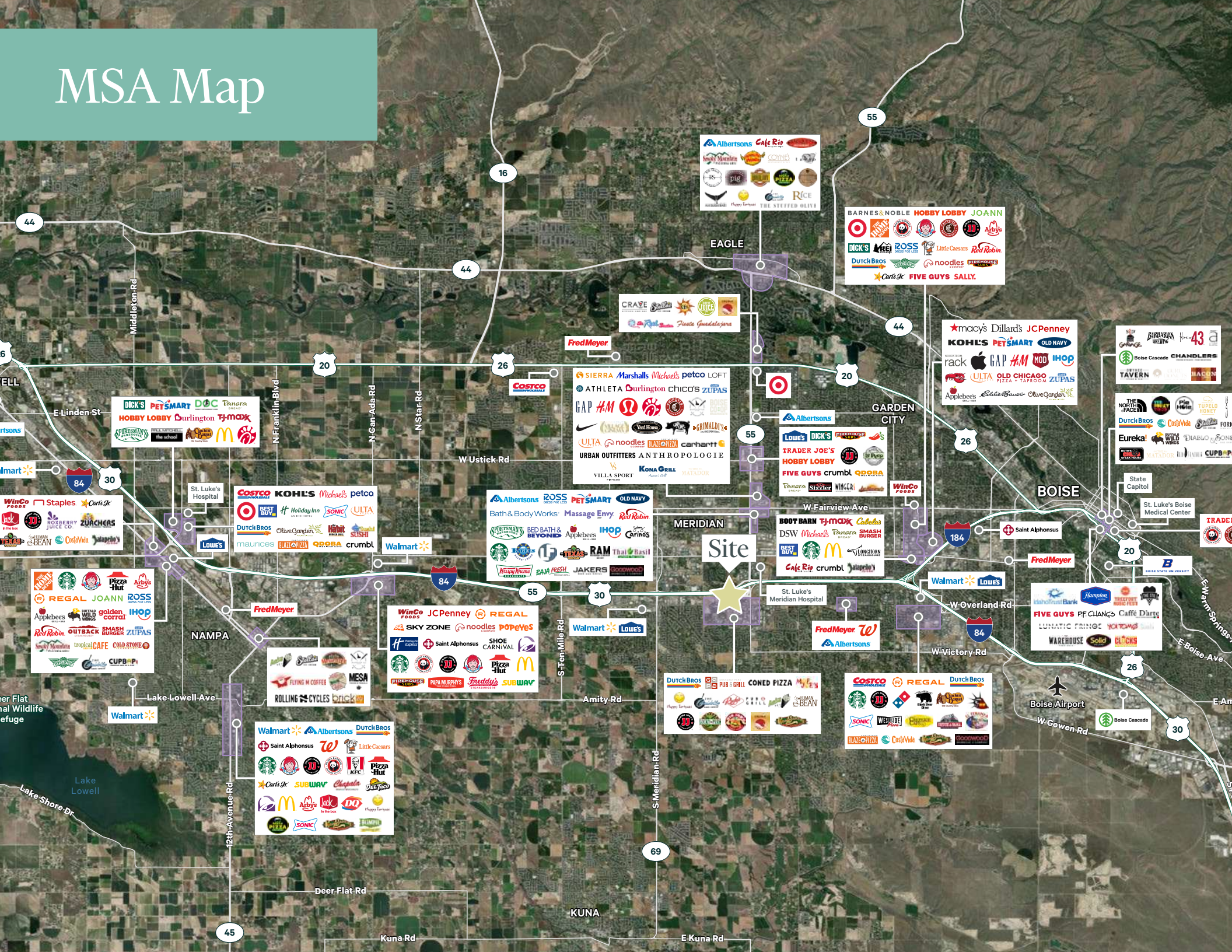
Holiday Inn Express

Hampton

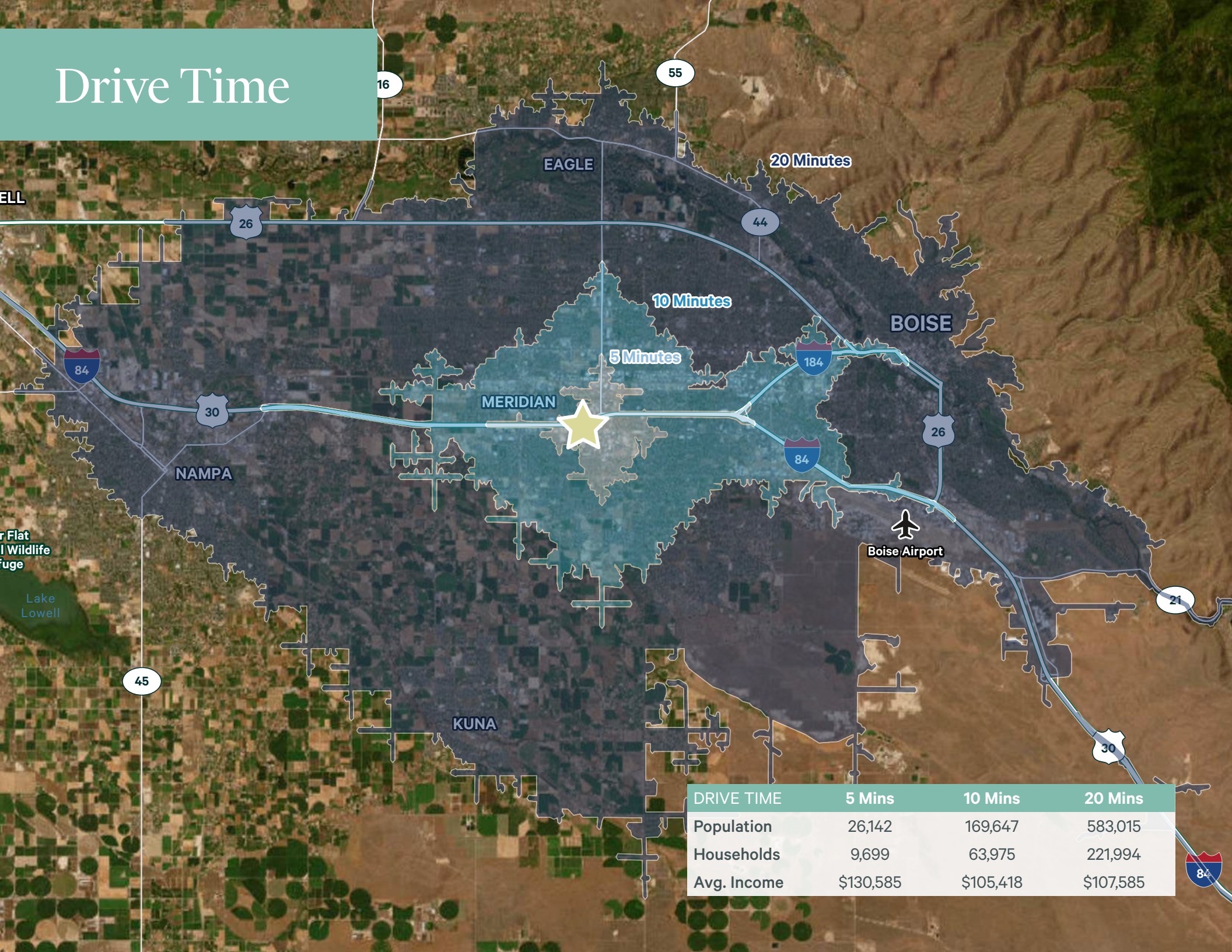
LA QUINTA BY WYNDHAM



MSA Map



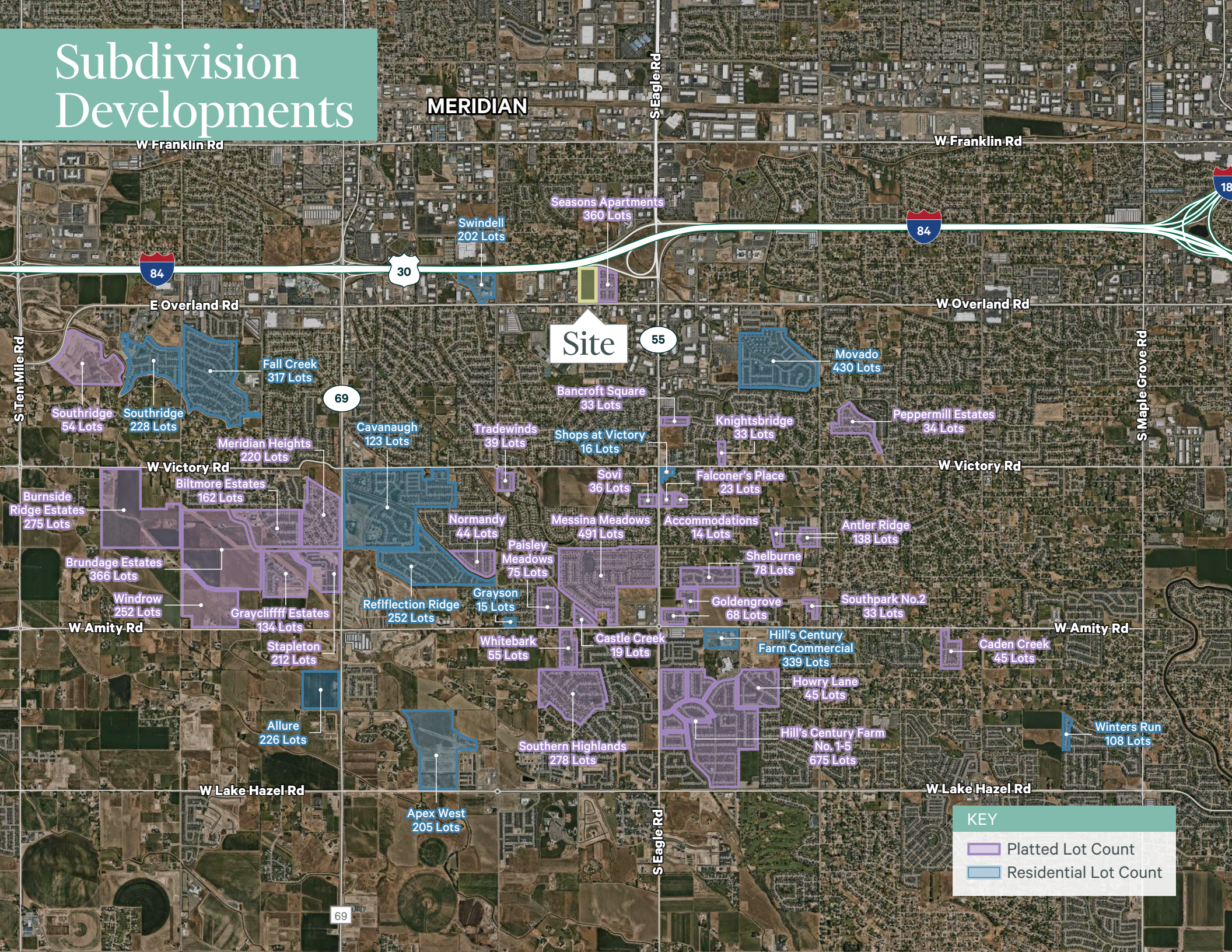
Drive Time



DRIVE TIME	5 Mins	10 Mins	20 Mins
Population	26,142	169,647	583,015
Households	9,699	63,975	221,994
Avg. Income	\$130,585	\$105,418	\$107,585



Subdivision Developments



MERIDIAN

Seasons Apartments
360 Lots

Swindell
202 Lots

Site

Movado
430 Lots

Southridge
54 Lots

Southridge
228 Lots

Fall Creek
317 Lots

Bancroft Square
33 Lots

Knightsbridge
33 Lots

Peppermill Estates
34 Lots

Meridian Heights
220 Lots

Cavanaugh
123 Lots

Tradewinds
39 Lots

Shops at Victory
16 Lots

Falconer's Place
23 Lots

Burnside
Ridge Estates
275 Lots

Biltmore Estates
162 Lots

Normandy
44 Lots

Messina Meadows
491 Lots

Accommodations
14 Lots

Shelburne
78 Lots

Antler Ridge
138 Lots

Brundage Estates
366 Lots

Graycliff Estates
134 Lots

Reflection Ridge
252 Lots

Paisley
Meadows
75 Lots

Crayson
15 Lots

Castle Creek
19 Lots

Goldengrove
68 Lots

Hill's Century
Farm Commercial
339 Lots

Caden Creek
45 Lots

Windrow
252 Lots

Stapleton
212 Lots

Whitebark
55 Lots

Southern Highlands
278 Lots

Howry Lane
45 Lots

Hill's Century Farm
No. 1-5
675 Lots

Winters Run
108 Lots

Allure
226 Lots

Apex West
205 Lots

KEY

Platted Lot Count

Residential Lot Count

Property Aerials







Boise Overview

Boise is experiencing significant growth, attracting people globally with its natural beauty, business opportunities, and quality of life. This growth, reflecting a broader state trend, is driven by in-migration seeking low costs, recreation, and culture. Boise is also recognized as a developing tech hub.



What Makes Boise a Hotspot for Real Estate Investment?

Up to **30%** reimbursement on sales, payroll, corporate income taxes

BVEP Regional Overview 2025

#1 fastest growing place in the U.S. 2025

U.S. News

Low unemployment rate at **3.7%** (*bls.gov Feb. 2026*)

Top business destination in the U.S.

USA Today 2025

Boise Metro Growth

Top 25 fastest growing places in the Country from 2024-2025.

U.S. News & World Report

We're outpacing Denver, Salt Lake City, Phoenix, and Seattle.

2X Rate of Los Angeles

2X Rate of New York City

Macrotrends.net

Workforce Growth

↑ **2.8%**

Job Growth 2024-2025
BLS.gov

15.1%

projected job growth in the next 10 years

Idaho Dept. of Labor 2024

Boise Accolades

#1

Fastest Growing State

U.S. News, 2025

#1

Job Growth

Milken Institute, Jan 2025

#2

Best Places to Live in the U.S.

U.S. News, May 2025

#2

Best State Economy

US News, May 2025

#5

Fiscal Health

JP Morgan Chase, October 2023

The Valley is nestled against the stunning snow-capped Rockies, with forested hills and rushing rivers serving as a sublime backdrop to Downtown's urban charm.



ANCHOR AND PADS FOR LEASE IN MERIDIAN, IDAHO

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