

REDEVELOPMENT PROPERTY FOR SALE

# 4255 N TEN MILE

MERIDIAN | IDAHO 83646

N TEN MILE

OFFERING PRICE

# \$2,660,000



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## OFFERING DETAILS

property address **4255 N Ten Mile | Meridian**

sale price **\$2,660,000 [\$ 12.00 /SF]**

property description **Land**

zoning **MU-NR**

lot size **5.09 Acres**

building sizes  
**house size: 1,716 SF**  
**shop size: 1,000 SF**  
**barn: 1,400 SF**

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- Redevelopment property
  - Located in the central valley on Ten Mile
  - Efficient property layout for development consideration
  - Great location in a highly desirable and competitive submarket



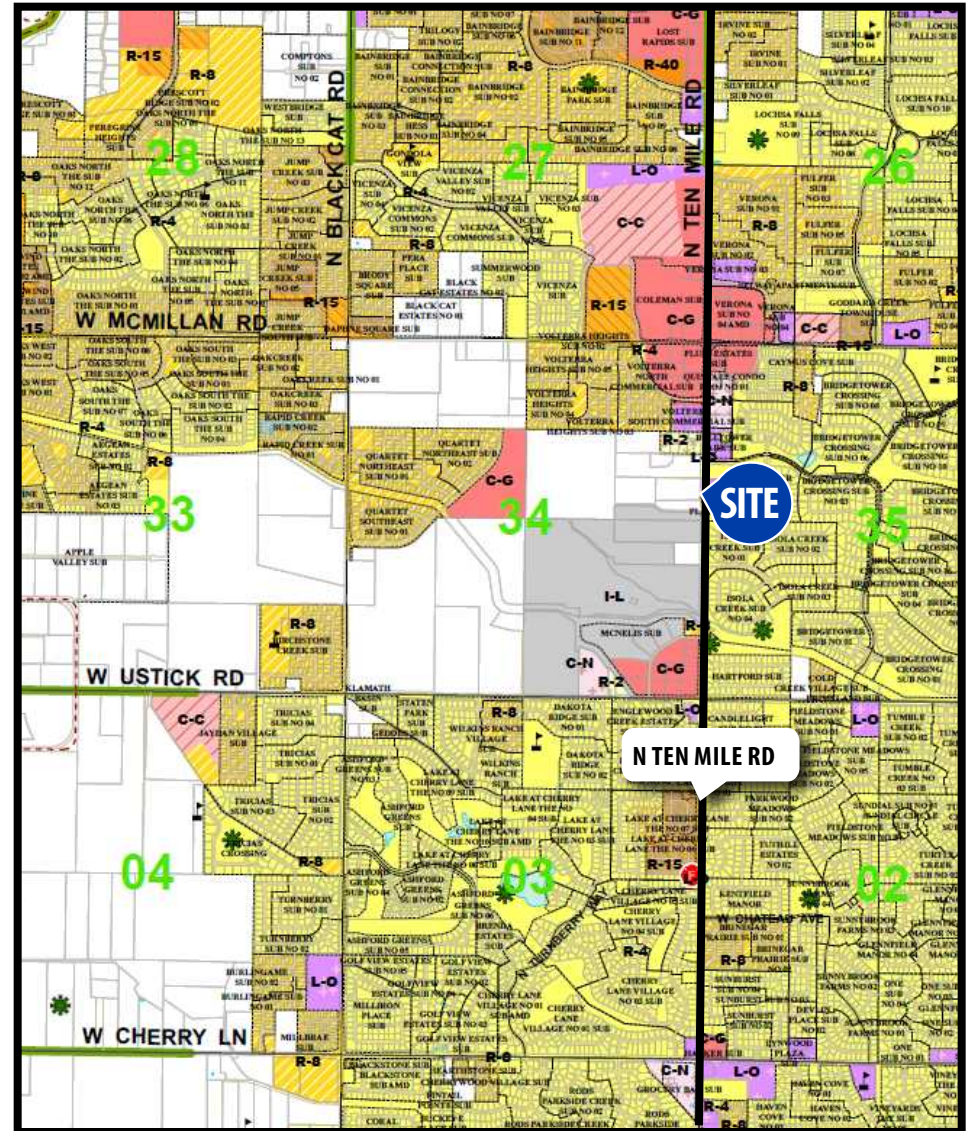
# MU-NR ZONING

## MIXED USE NON-RESIDENTIAL (MU-NR)

**MU-NR zone allows all uses under the following zones:  
C-C, C-G, L-O, M-E, H-E, I-L, and I-H. THAT IS A WIDE SET  
OF USES UNDER THE MU-NR ZONE!**

**Zoning is flexible to anything but residential**

- The purpose of this designation is to designate areas where new residential dwellings will not be permitted, as residential uses are not compatible with the planned and/or existing uses in these areas.
- For example, MU-NR areas are used near the City's Wastewater Resource Recovery Facility and where there are heavy industrial or other hazardous operations that need to be buffered from residential.
- Employment centers, professional offices, flex buildings, warehousing, industry, storage facilities and retail, food service/ restaurants and other appropriate non-residential uses.





CHINDEN BLVD

NW MERIDIAN

16,500 VPD

W MCMILLAN RD

11,500 VPD

6,800 VPD



ACCESS

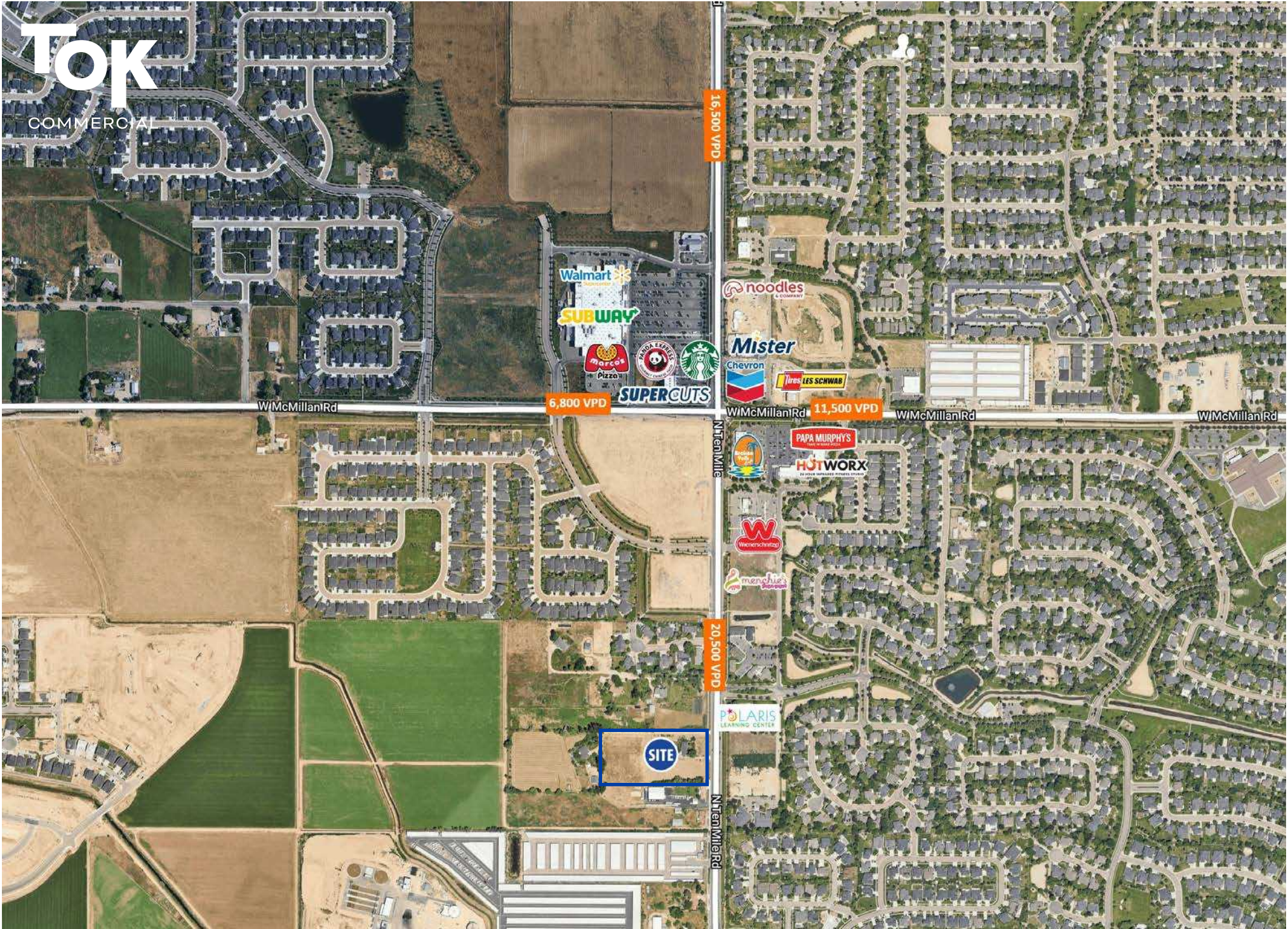
ACCESS

N TEN MILE RD

20,500 VPD

**TWO ACCESS POINTS**







# TOK

COMMERCIAL

DEMOGRAPHICS	1 Mi.	3 Mi.	5 Mi.
POPULATION	10,366	74,868	151,300
AVG HH INCOME	\$173,199	\$139,161	\$141,338
HOUSEHOLDS	3,322	26,969	55,885
EMPLOYEES	1,256	9,362	45,357

## CITY OF STAR



## COSTCO SHOPPING CENTER



## EAGLE ISLAND MARKETPLACE



## TEN MILE & MCMILLAN



## TEN MILE & USTICK



## LINDER & CHINDEN



## LINDER & MCMILLAN



# SURROUNDED BY THRIVING RETAILERS & SERVICES