

TOK

COMMERCIAL

TEN MILE & FRANKLIN LAND

COMMERCIAL SITE FOR SALE | 175 N. TEN MILE ROAD | MERIDIAN, ID

STOR-IT SELF STORAGE

SITE

~4.6 AC

FULL ACCESS

THE GATEWAY AT TEN MILE

TEN MILE CHRISTIAN CHURCH

FRANKLIN ROAD

TEN MILE ROAD

77,993 CARS
AT FRANKLIN & TEN MILE
INTERSECTION

PARCEL LINES FOR CONCEPTUAL PURPOSES ONLY. PARCELS NEED TO SPLIT PRIOR TO CLOSING.

CONTACT

LENNY NELSON

208.947.0806

lenny@tokcommercial.com

MIKE GREENE, SIOR, CCIM

208.947.0835

mikeg@tokcommercial.com

HIGHLIGHTS

Less than a mile to I-84 and the Ten Mile Interchange.

Well-positioned lot with ample exposure and access from N. Ten Mile and Franklin Roads.

Excellent hospitality, restaurant or retail location delivering desired amenities to rapidly developing Ten Mile corridor.

Commercial lot located in the path of growth in Meridian, Idaho — just north of expansive Ten Mile Crossing and Discovery mixed-use developments featuring the area's newest retail, multifamily, and office users.

DETAILS

LOT SIZES: 4.6 Acres

ZONING: C-N [\[SEE ALLOWED USES\]](#)

PRICE: \$3,000,000

UPDATED: 2.13.2025

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PROPERTY ZONING
**C-N, NEIGHBORHOOD
BUSINESS 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.

CLICK FOR INFORMATION

ADDITIONAL ZONING INFO

LAND USES TABLE



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JUST NORTH OF TEN MILE EXIT AND SURROUNDED BY MAJOR WAVE OF NEW TEN MILE RETAIL GROWTH!



2 MINUTES / 0.8 MILES
TO INTERSTATE 84
ACCESS



THE 240 APARTMENTS
(240 UNITS)

BARAYA SUBDIVISION



FRANKLIN ROAD

TEN MILE CHRISTIAN CHURCH

FULL ACCESS

SITE

STOR-IT SELF STORAGE

TEN MILE

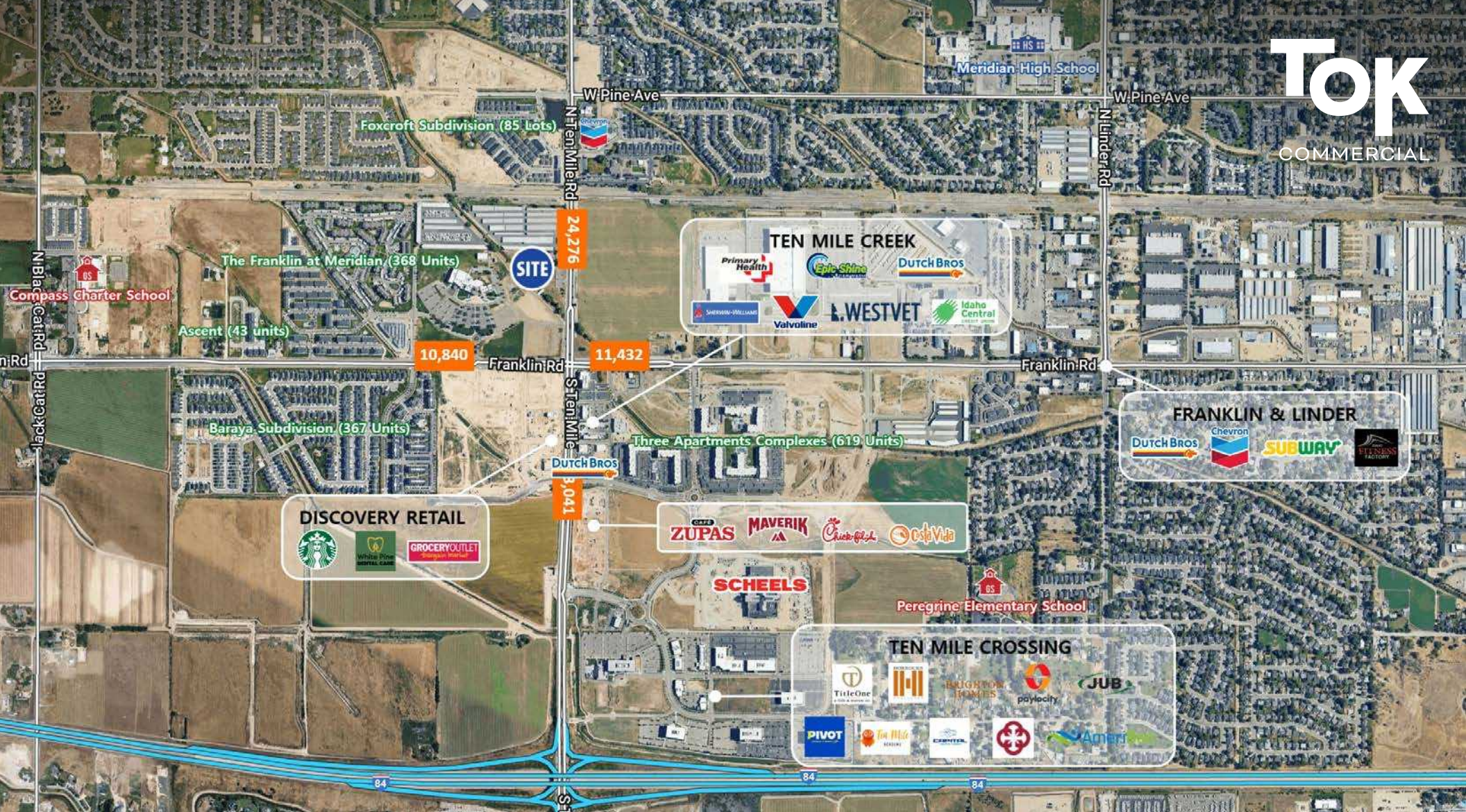


77,993 VPD!





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1 MILE RADIUS



POPULATION
9,360



HISTORIC ANN. GROWTH
5.0%



AVG. HOUSEHOLD INC.
\$109,426

3 MILE RADIUS



POPULATION
59,624



HISTORIC ANN. GROWTH
2.1%



AVG. HOUSEHOLD INC.
\$122,318

5 MILE RADIUS



POPULATION
148,956



HISTORIC ANN. GROWTH
4.4%



AVG. HOUSEHOLD INC.
\$130,806

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