

# 65 W LAKE HAZEL RD | MERIDIAN, ID 83642

## **HARD CORNER - 10 ACRES FOR SALE**



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## PROPERTY DESCRIPTION

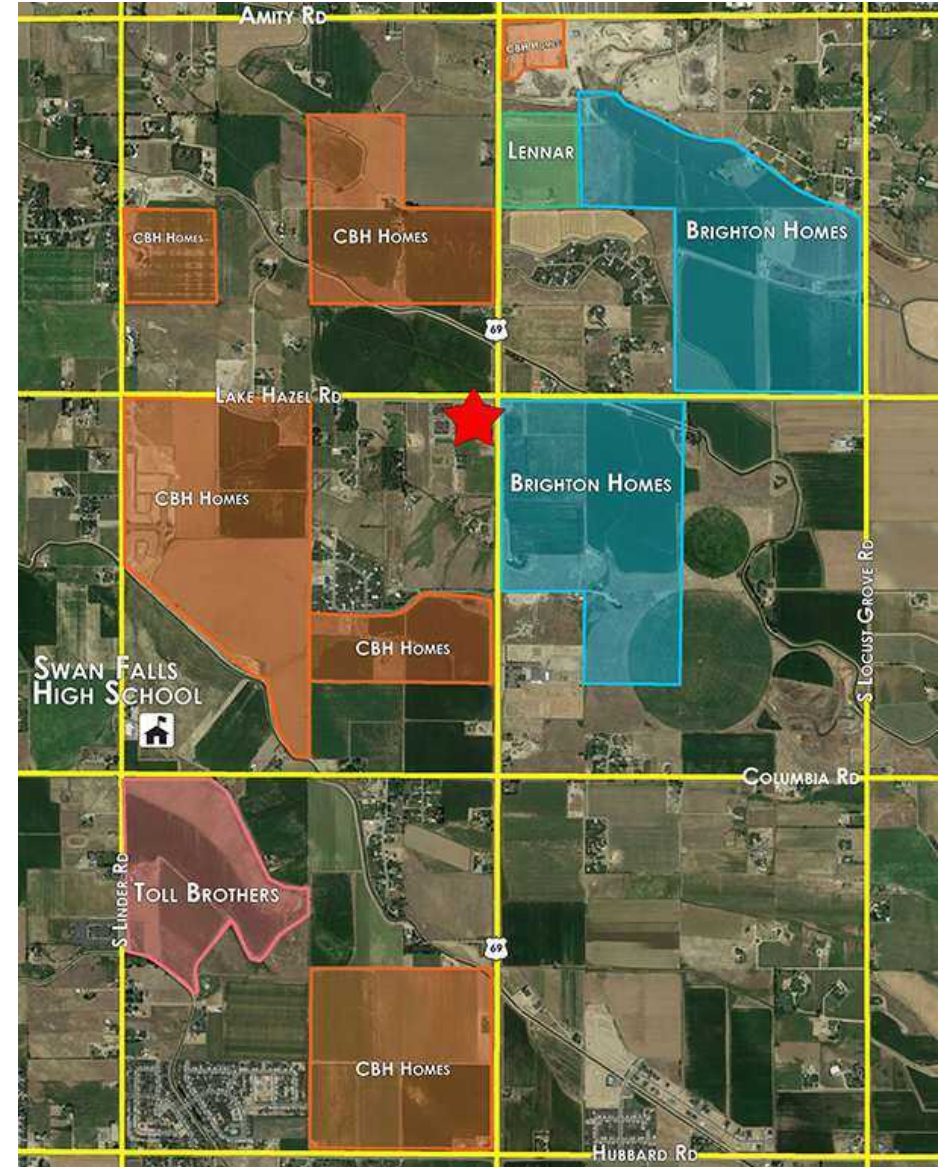
Southwest corner of Highway 69 and W Lake Hazel Road

## PROPERTY HIGHLIGHTS

- Prime location for mixed-use development
- Surrounded by Developer/Builder owned properties
- Minutes from Interstate 84
- High traffic counts along Highway 69
- Located in Meridian city limits
- Contact selling agent for price

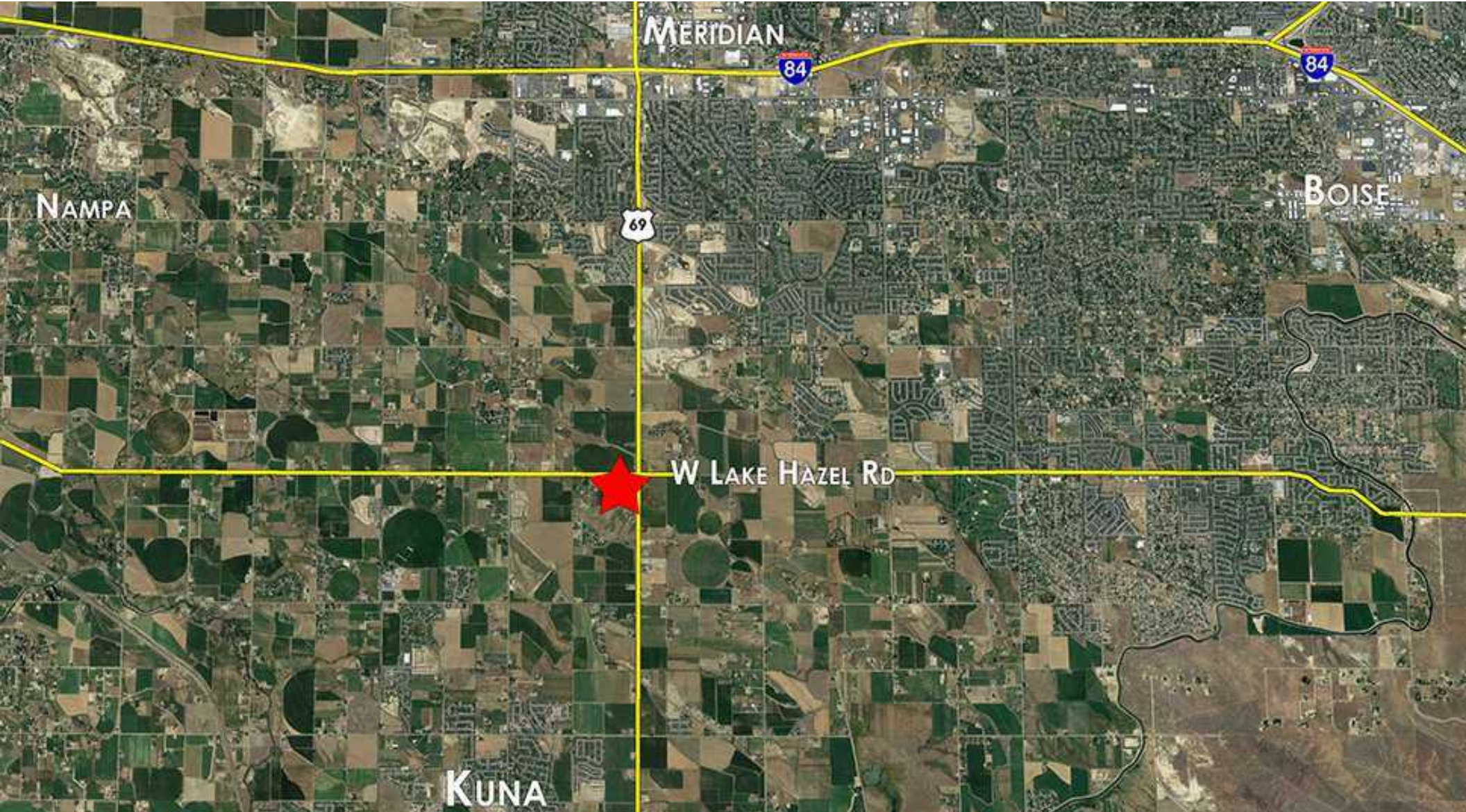
## OFFERING SUMMARY

Lot Size: 10 Acres



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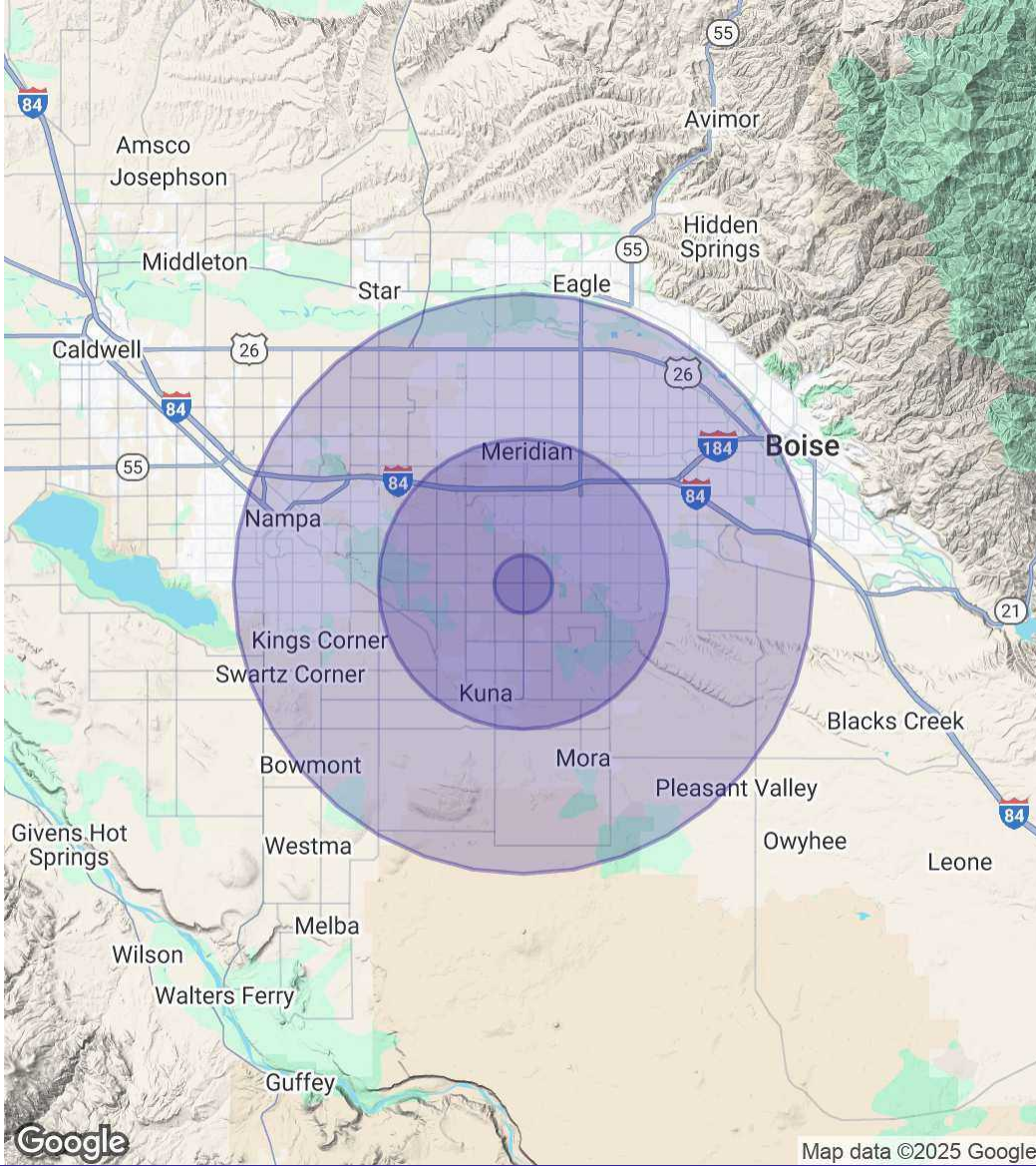
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,865	61,394	295,202
Average Age	33.2	32.2	33.6
Average Age (Male)	33.2	32.1	33.4
Average Age (Female)	33.4	32.4	33.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	611	20,835	103,770
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$83,147	\$72,976	\$72,084
Average House Value	\$277,778	\$250,998	\$231,383

\* Demographic data derived from 2020 ACS - US Census



Map data ©2025 Google

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