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715 E FAIRVIEW AVENUE  
MERIDIAN, ID 83642

FOR SALE OR LEASE  
±3.13 ACRES FRONTING FAIRVIEW AVE

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### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Pad Site Available/Vacant Land
<b>ADDRESS</b>	715 E Fairview Ave, Meridian, ID 83642
<b>AVAILABLE</b>	±3.13 acres
<b>ZONING</b>	C-G
<b>LEASE TERM</b>	Negotiable
<b>PURCHASE PRICE</b>	\$1,850,000
<b>UTILITIES</b>	Available
<b>FRONTAGE</b>	280' Fairview Ave

### HIGHLIGHTS

- Pad Site Available/Vacant Land
- High traffic
- Excellent visibility
- Just East of Main Street and Downtown Meridian corridor
- General Commercial Zoning allows for a wide range of uses

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

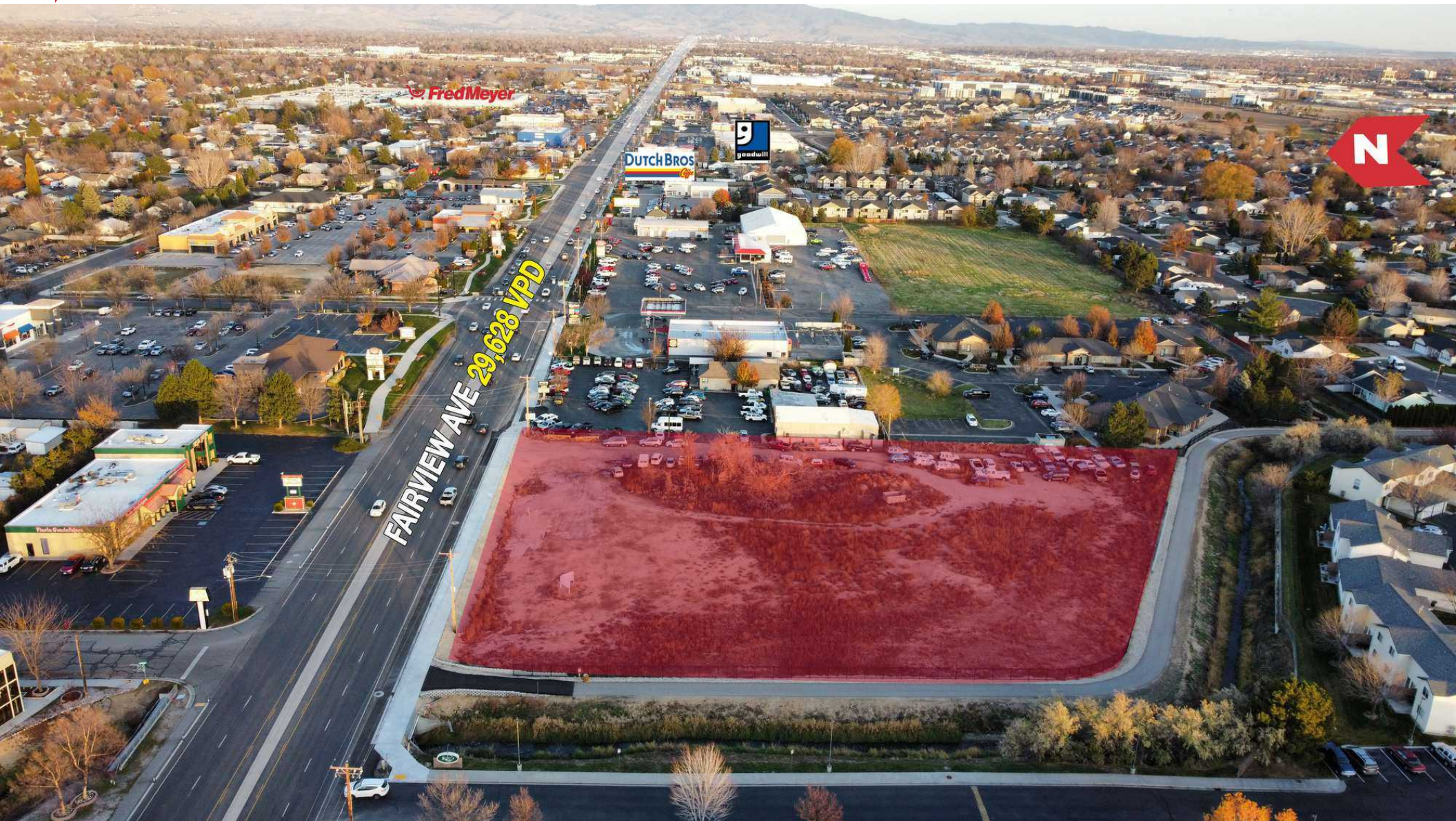
**TRAVIS DUNN**

208.229.6005 | [travis@naiselect.com](mailto:travis@naiselect.com)

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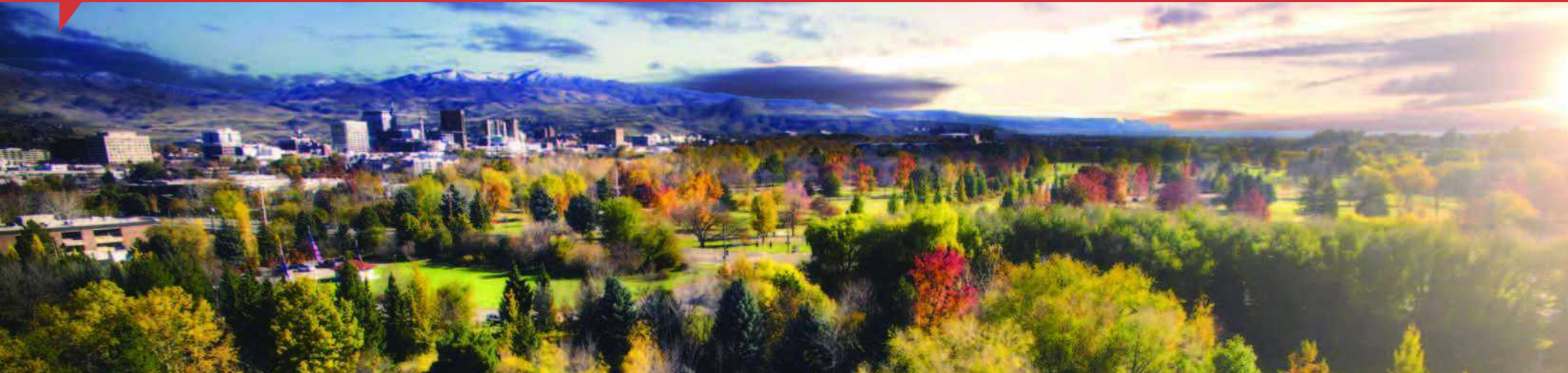
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**730K**

**93% of the migration  
is arriving from  
outside of Idaho**



#### Population Growth

Over 730,000 people live in the Boise Metro and we're welcoming more every day. In fact, we're the second-fastest growing metro in the nation\* with a population growing three times faster than the national average.

This rapid growth — both from in-migration, and retention — is fueled by the draw of recreational and cultural amenities occurring simultaneously with the economic pull of strong jobs.

#### Net Migration

Net migration measures the migration both into and out-of the Boise Metro. The Boise Metro has the fastest net migration rate of any US Metro\* outside of Florida. Ninety-three percent of the migration, on net, is arriving from outside of Idaho. Of these out-of-state movers, over 60 percent, on net, are made up of people under 50 years old, and **one in three new residents, on net, is between 20 and 49 years old.**

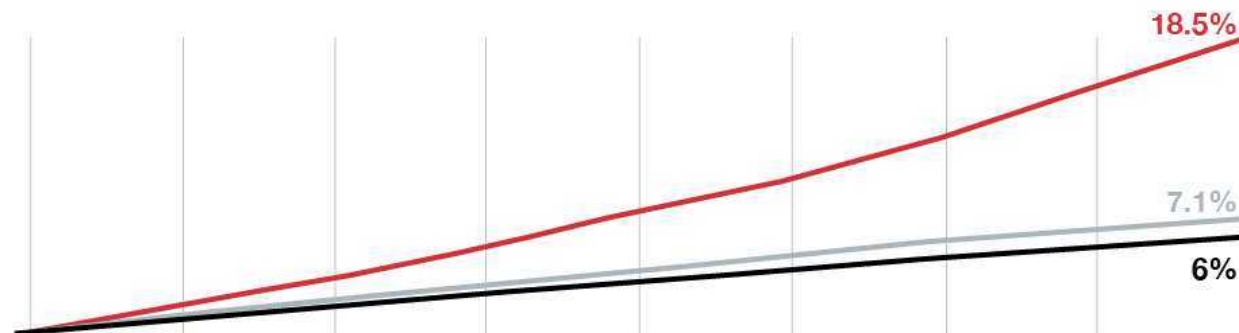
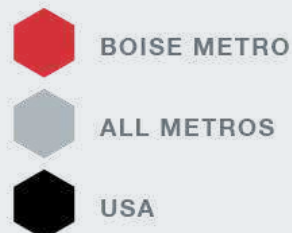
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Population Growth  
2010-2018



Largest Private Sector Employers

From corporate headquarters to flourishing startups, the Boise Metro has proven to be a place where companies can put down roots and prosper.



**St. Luke's**

Idaho-based, not-for-profit health system.

**7,000-7,999 employees**



**Micron Technology, Inc.**

Manufacturing & Technology.

**5,000-5,999 employees**



**Saint Alphonsus**

**Saint Alphonsus**

A four-hospital regional, faith-based Catholic ministry providing award winning cardiac care, ER, urgent care, women's health, orthopedic care and clinics.

**5,000-5,999 employees**



**Albertsons**

Headquarters for a national grocery chain.

**3,000-3,999 employees**



**Walmart**

Retail trade.

**3,000-3,999 employees**



**J.R. Simplot Company**

Headquarters and processing plant for national food processor

**2,000-2,999 employees**



**HP Inc**

The world's largest technology company, HP established its printer division in Boise in 1973. HP Inc. & HP Enterprise) both of which are located here.

**1,000-1,999 employees**

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# IDAHO STATS

#1 Least Regulated State

*Mercatus Center at  
George Mason  
University*

#1 State for  
Creditworthiness

*Barron's*

#3 Best Run State

*24/7 Wall St.*

#5 Best State

*U.S. News & World  
Report*

#3 State in 2021 U.S.  
States By GDP And  
Which States Have  
Experienced The  
Biggest Growth

*Forbes*

#1 State for in Lowest  
Annual Tax Revenue  
Decline

*Pew Trusts*

#1 State in Year Over  
Year Growth

*Pew Trusts*

#1 for Economy & #2 for  
Business Friendliness

*CNBC*

#4 Best State for  
Pandemic Response

*Politico*

Top 10 Lowest  
Unemployment Rate  
Among States

*Bureau of Labor  
Statistics*

Top 10 State for Overall  
Freedom

*Cato Institute*

#1 State for  
Entrepreneurs

*AdvisorSmith*

5th Best Economy

*WalletHub*

5th Best Place to Start a  
Business

*WalletHub*

6th Most Independent  
State

*WalletHub*

4th Best State to Live

*WalletHub*

7th Happiest State

*WalletHub*

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