

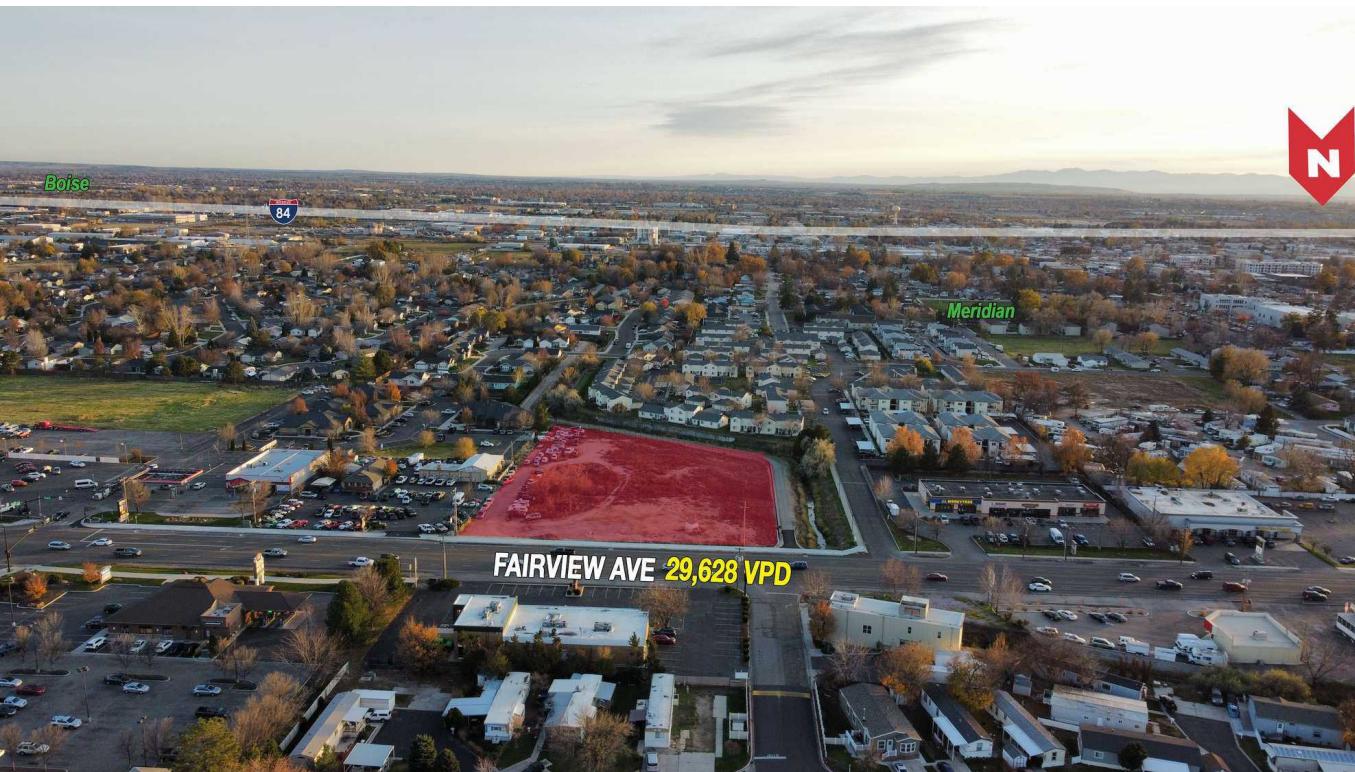


715 E FAIRVIEW AVENUE

MERIDIAN, ID 83642

FOR SALE OR LEASE
±3.13 ACRES FRONTING FAIRVIEW AVE

NAISelect



PROPERTY INFORMATION

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

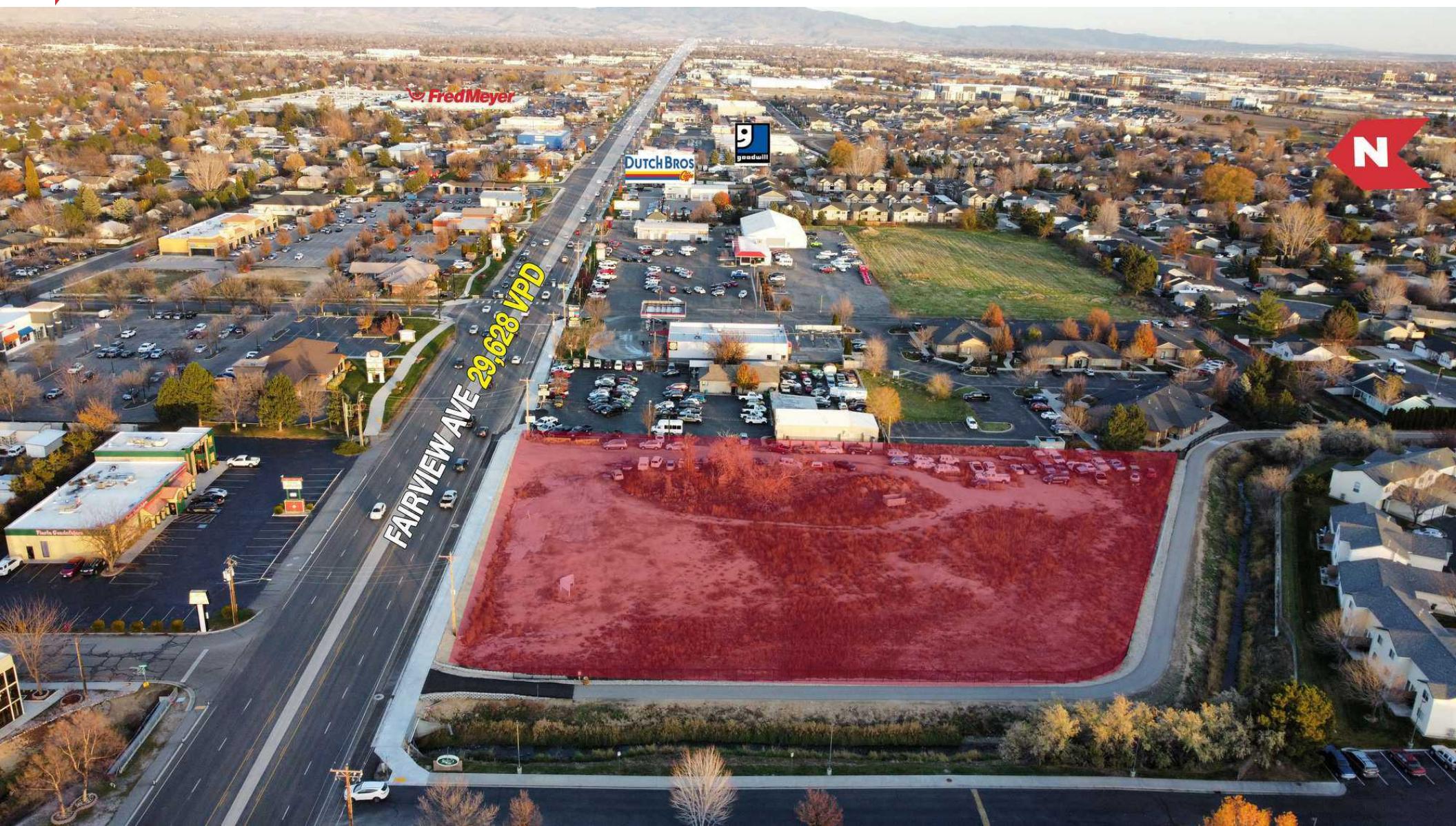
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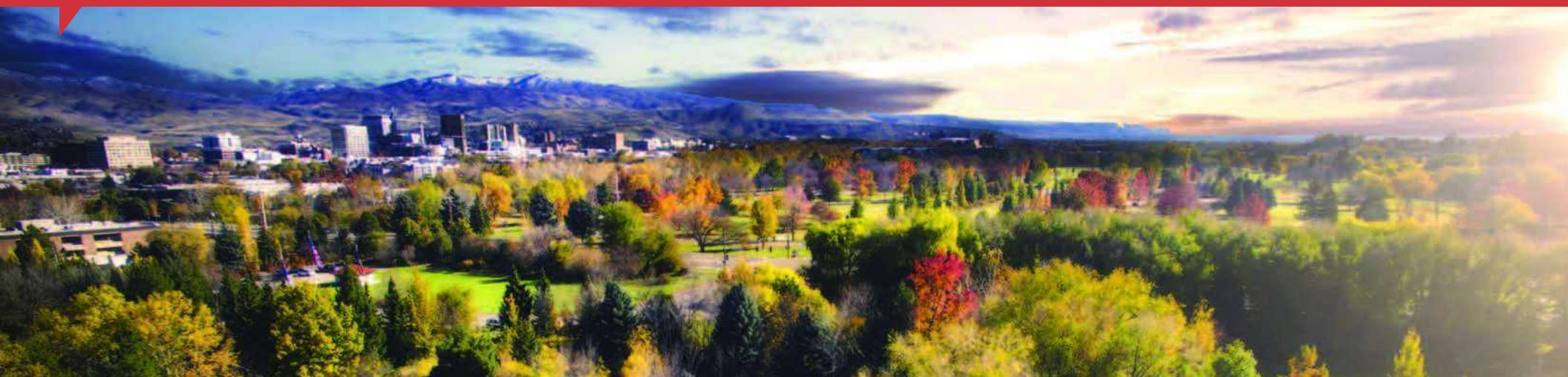


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730K

**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.**

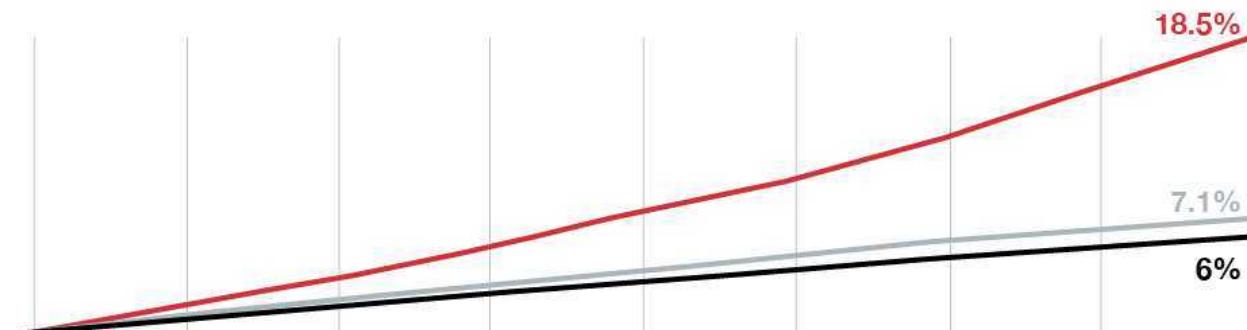
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Population Growth
2010-2018



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

#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 Least Regulated State

Mercatus Center at George Mason University

#1 State for Creditworthiness

Barron's

#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

#1 State for in Lowest Annual Tax Revenue Decline

Pew Trusts

#1 State in Year Over Year Growth

Pew Trusts

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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