

naiselect.com

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

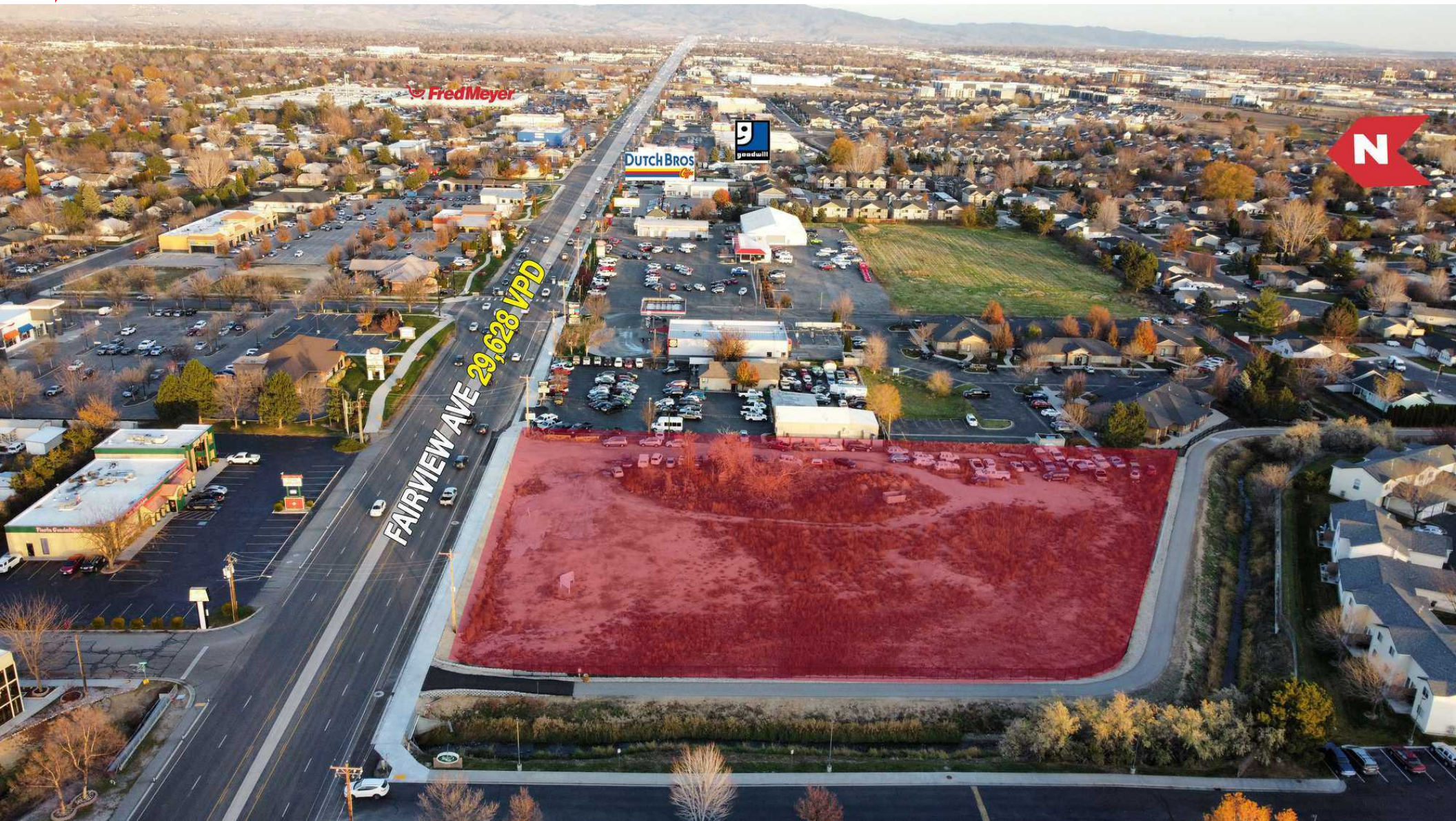
This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

TRAVIS DUNN

208.229.6005 | travis@naiselect.com

NAI SELECT | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

NAISelect

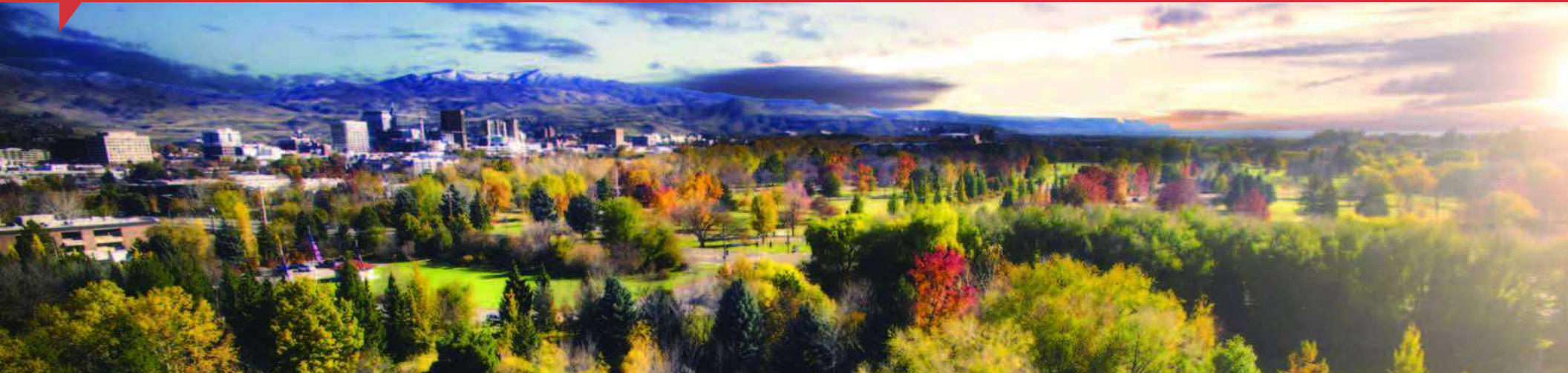


TRAVIS DUNN

208.229.6005 | travis@naiselect.com

NAI SELECT | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

NAISelect



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.**

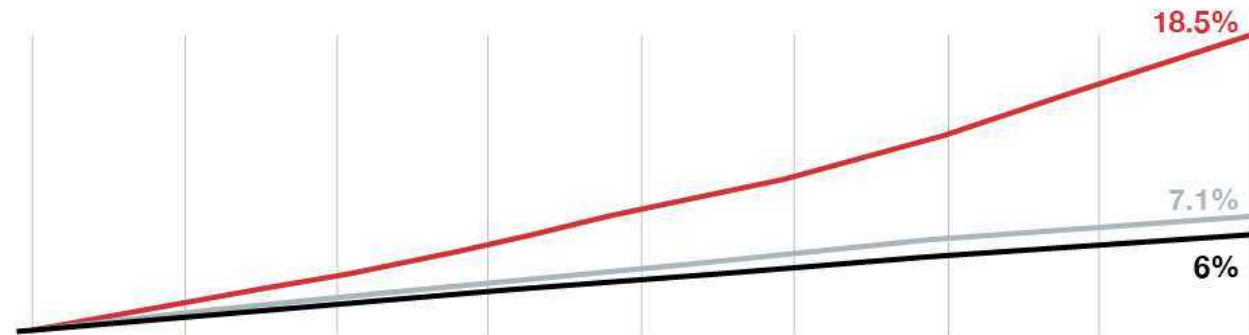
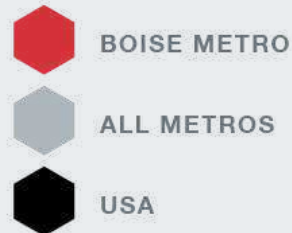
TRAVIS DUNN

208.229.6005 | travis@naiselect.com

NAI SELECT | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

NAISelect

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

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

TRAVIS DUNN

208.229.6005 | travis@naiselect.com

NAI SELECT | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

NAISelect

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

TRAVIS DUNN

208.229.6005 | travis@naiselect.com

NAI SELECT | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

NAISelect