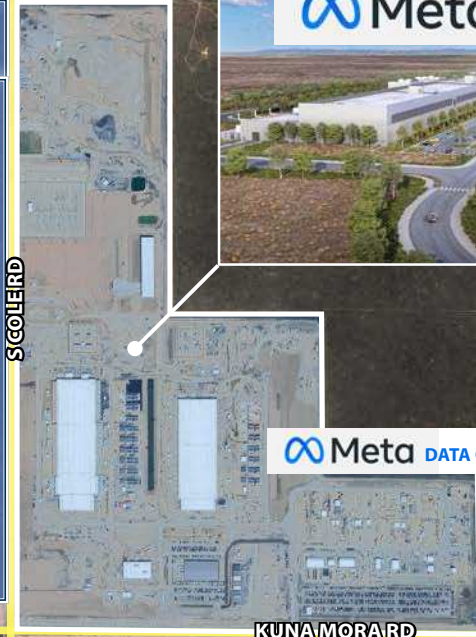
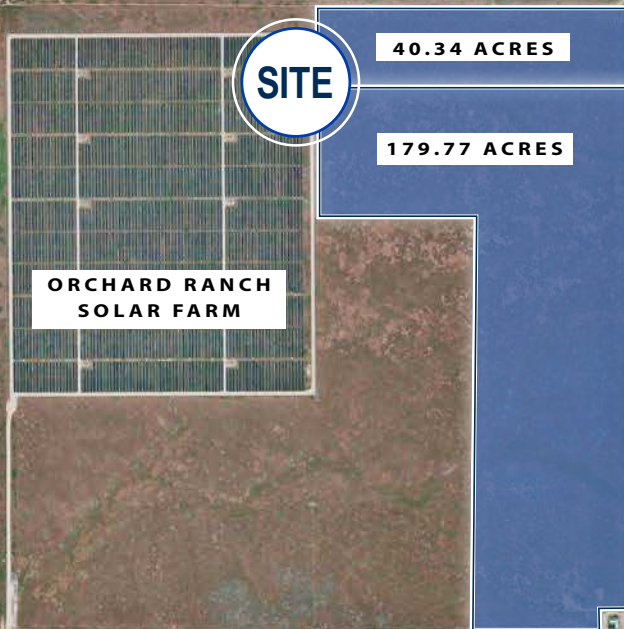


# 220-ACRE INDUSTRIAL ASSEMBLAGE

DIRECTLY ACROSS FROM META'S KUNA DATA CENTER –  
DEVELOPMENT-READY & HIGH-GROWTH INVESTMENT OPPORTUNITY

INDUSTRIAL LAND FOR SALE | 14371 & 14991 S. COLE ROAD | KUNA, ID 83634



**CONTACT**

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**HIGHLIGHTS**

- Prime, large assemblage industrial development parcel located directly across from Meta's Kuna \$800 million AI data center site.
- Surrounding area is seeing significant increased development and infrastructure investment.
- Meta-funded water & sewer system now online.
- Located just 13 minutes from I-84.
- Adjacent to Kuna city limits, the fastest-growing city in Idaho – projected to double in population by 2040.

**DETAILS**

<b>TOTAL ACREAGE:</b>	220.11 Acres
<b>14371 COLE:</b>	40.34 Acres
<b>14991 COLE:</b>	179.77 Acres
<b>SALE PRICE:</b>	\$11,250,000 (\$1.17/SF)
<b>PARCEL NO:</b>	S1436110150, S1436141800
<b>ZONING:</b>	Ada County - RP Rural Preservation
<b>FUTURE LAND USE:</b>	M-1 & M-2 Manufacturing/Industrial <a href="#">Click for M-1 &amp; M-2 Zoning Info</a>

UPDATED: 4.8.2026

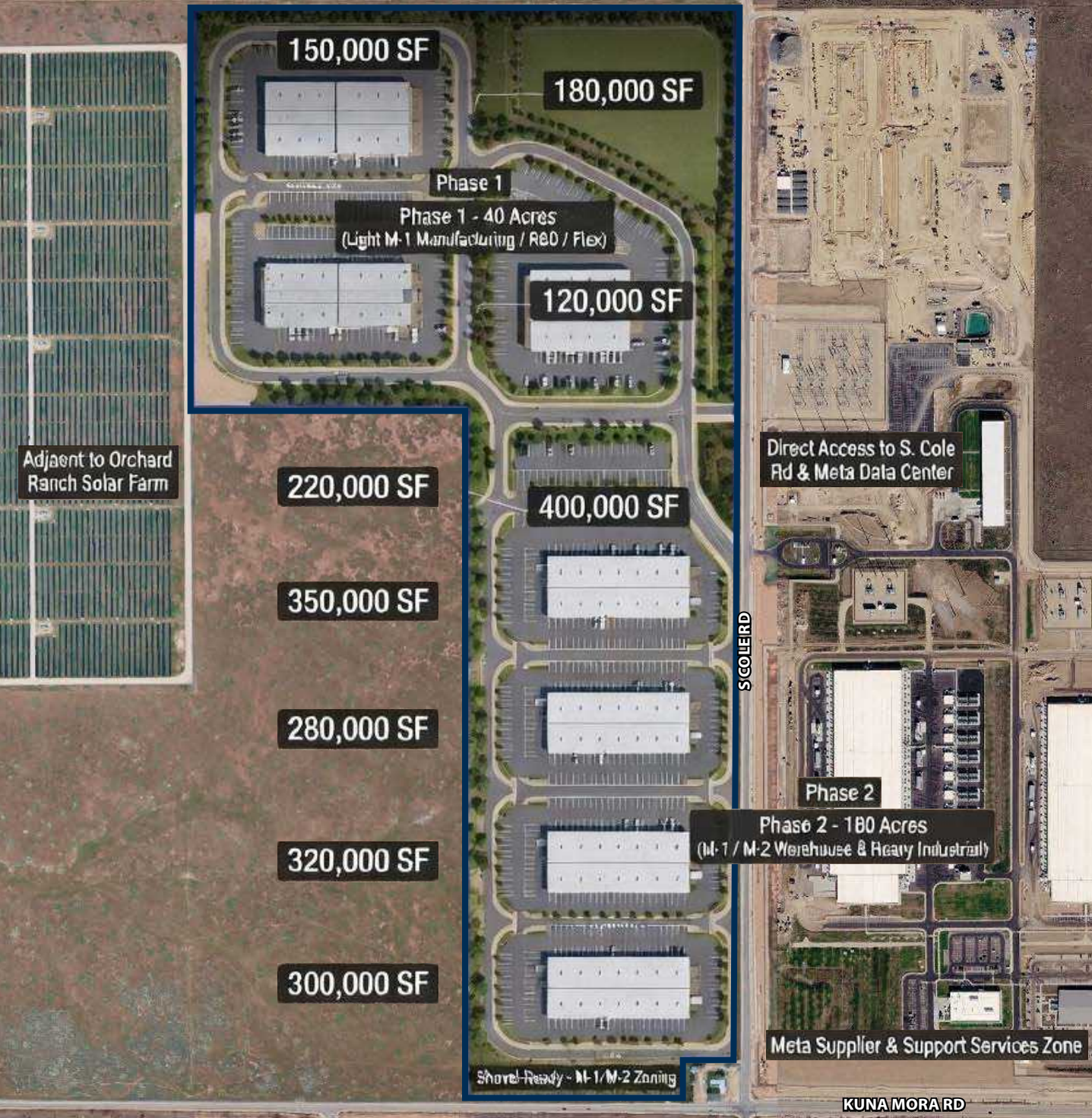
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# CONCEPTUAL MASTER PLAN

220 ACRES

2,320,000 SF TOTAL  
PROPOSED BUILDING  
AREA

\*ILLUSTRATIVE ONLY | ~24% SITE COVERAGE  
PHASED M-1/M-2 | INDUSTRIAL DEVELOPMENT



# META KUNA DATA CENTER – PEAK CONSTRUCTION • FULL OPERATIONS LATE 2026 • \$800M AI ANCHOR



Photo Via Meta



Photos Via Meta



Kuna Data Center is in peak construction and on track for full operations by late 2026. The project includes \$50–70M in new water/sewer infrastructure that now serves the entire East Kuna industrial corridor.



### PURPOSE:

The data center will be used to power Meta’s artificial intelligence operations.



### COMMUNITY IMPACT:

Kuna has been named a top U.S. boomtown with ~57% population growth over the prior 8 years and projections to double by 2040.

Meta is partnering with the Kuna School District to provide STEM education opportunities.



### WATER AND SEWER:

Meta is also investing \$50-\$70 million in the construction of a new water and wastewater treatment facility for the city of Kuna. This will be a proven catalyst for the rapid development and expansion of the area.



### JOB GROWTH:

100 Permanent Positions With An Estimated ~1,200 Temporary Construction Jobs



### PROJECT SIZE:

960,000 Sq. Ft.



The nation's biggest AI data centers are taking root in some unexpected places

JANUARY 6, 2026



Meta Hits 'Peak Construction' On \$800M Idaho Data Center

JANUARY 7, 2026



Inside the Multi-Billion-Dollar Infrastructure Deals Powering America's AI Boom

DECEMBER 10, 2025

## CONSTRUCTION TIMELINE

**SEPTEMBER 2022**  
Construction Begins

**2024**



**2025**  
Peak Construction

**LATE 2026**  
Full AI Operations

UPDATED: 4.8.2026

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# WITHIN 15 MINUTES OF FREEWAY, SERVICES & AIRPORT ACCESS!



UPDATED: 4.8.2026

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