



INTERSECTION
67,986 VPD

St Luke's

EAGLE RD



E FRANKLIN RD

SITE

N OLSON AVE

98 N OLSON AVE

COMMERCIAL PAD FOR SALE / 98 N OLSON AVE / MERIDIAN, ID 83642

TOK
COMMERCIAL

CONTACT

NICK SCHUITEMAKER, CCIM

208.947.0802

nick@tokcommercial.com

MIKE GREENE, SIOR, CCIM

208.947.0835

mikeg@tokcommercial.com

PETER OLIVER, SIOR, CCIM

208.947.0816

peter@tokcommercial.com

HIGHLIGHTS



Pad-ready commercial site in a highly desirable Meridian location.

Strategically located just off Eagle Road, one of Idaho's highest-trafficked commercial corridors.

Near major employers, retailers, and destinations including RC Willey, St. Luke's, Scentsy, and The Village at Meridian.

Ideal infill development opportunity within an established commercial area with surrounding infrastructure.

C-G zoning supports a variety of retail, service, office, restaurant, and commercial uses.

Excellent access to Eagle Road, Franklin Road, I-84, and the greater Treasure Valley.

DETAILS



LAND TYPE: Commercial

ZONING: C-G

LOT SIZE: 0.877 Acres

UTILITIES: To Site

SALE PRICE: \$879,000

PRICE/SF: \$23.00/SF

PARCEL #: S1108449600

UPDATED: 10.7.2026

THIS PROPERTY IS EXCLUSIVELY MARKED BY TOK BOISE LLC DBA TOK COMMERCIAL. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

EASY ACCESS, PAD-READY SITE | 0.877 AC @ \$23.00/SF



EAGLE RD

E FRANKLIN RD

SITE

C-G

TOK
COMMERCIAL

CITY OF MERIDIAN, C-G GENERAL RETAIL AND SERVICE COMMERCIAL ZONE

The C-G General Retail and Service Commercial district is intended to accommodate a full range of commercial uses serving area residents and visitors. Typical uses may include retail sales, restaurants, professional and personal services, offices, medical uses, lodging, entertainment, and appropriate public or quasi-public facilities. Development and occupancy are subject to Meridian's Unified Development Code, including applicable use permissions, site design, parking, access, landscaping, signage, and approval requirements.

For additional zoning information, click the links below.

ZONING MAP

LAND USE TABLE



SCENTSY Blue Cross of Idaho

THE VILLAGE AT MERIDIAN

Nike Factory Store BIG A's GAP VILLA SPORT
Chick-fil-A IN-N-OUT BUNDOLE Cafe Rio

Freddy's
STEAKBURGERS

Primary Health
Medical Group

RC Willey

WaterWalk
BY WYNDHAM

EAGLE RD

N OLSON AVE

E FRANKLIN RD

Near Meridian's main arterial, Eagle Road offers prime access to top retail and amenities.



PORTICO AT MERIDIAN CENTER



EAGLE VIEW LANDING



St Luke's

EAGLE VIEW PLAZA

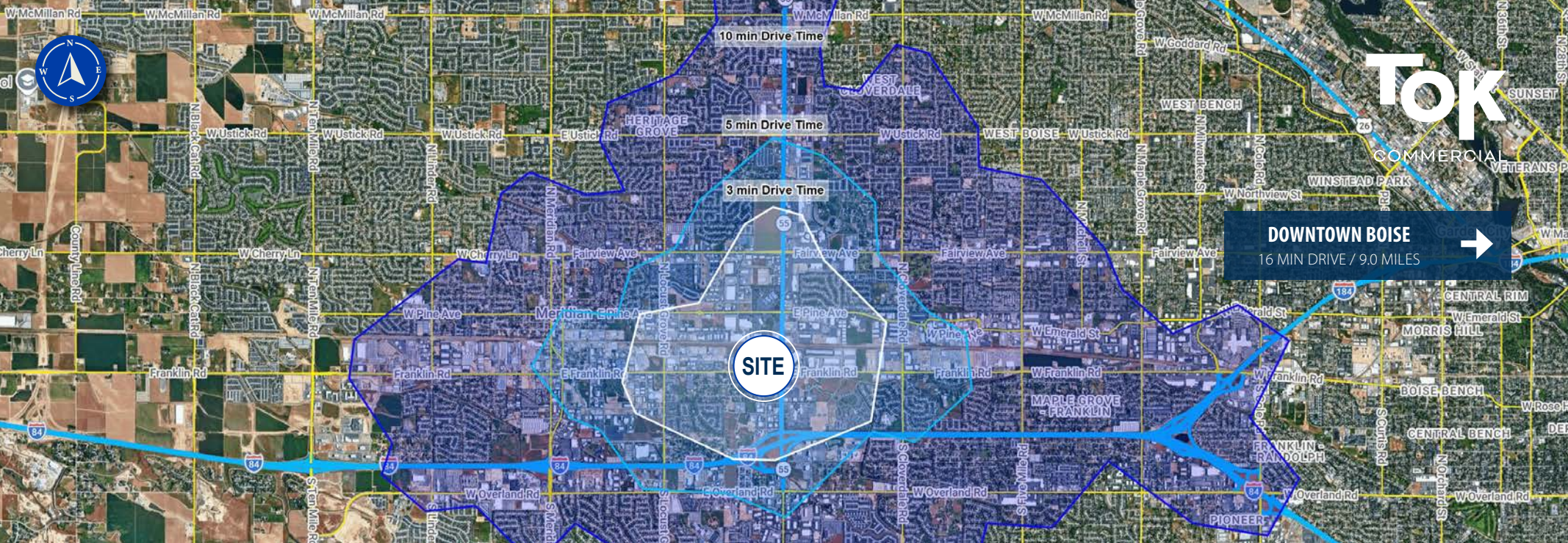


EAGLE RD

E FRANKLIN RD

N OLSON AVE





DEMOGRAPHICS | 3-5-10 MIN. DRIVE TIMES

POPULATION

	3 MIN	5 MIN	10 MIN
2026 Est. Population	3,592	14,188	87,802
2031 Projected Population	3,970	15,800	92,476
Historic 10 Year Growth	3.0%	4.8%	2.5%

HOUSEHOLDS

	3 MIN	5 MIN	10 MIN
2026 Est. Households	1,501	6,099	35,371
2031 Projected Households	1,672	6,889	37,902
Historic 15 Year Growth	3.0%	7.1%	2.9%

INCOME

	3 MIN	5 MIN	10 MIN
2026 Average HH Income	\$168,371	\$134,078	\$129,565
2031 Per Capita Income	\$70,725	\$57,791	\$52,318
Historic Annual Change (25 Yr)	5.4%	4.4%	4.7%

WORK FORCE

	3 MIN	5 MIN	10 MIN
2026 Total Businesses	763	1,665	5,298
2026 Total Employees	9,766	19,156	51,204
2026 Labor Pool Age 16+	3,000	11,599	71,146