



# PENWOOD III

413 SW 5TH AVE., MERIDIAN, ID 83642

LAND

FOR SALE



### PROPERTY HIGHLIGHTS

- Lot at 413 SW 5th Ave in Meridian available for Sale.
- Suitable for development of office buildings from +/- 2,400 SF up to +/- 5,000 SF.
- Lot SF include pro rata share of common area parking lot.
- Great lots for Owner/User office building.
- Properties can be delivered on a build to suit basis by Seller.

### PROPERTY INFORMATION:

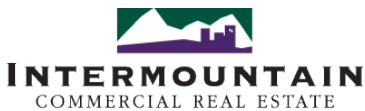
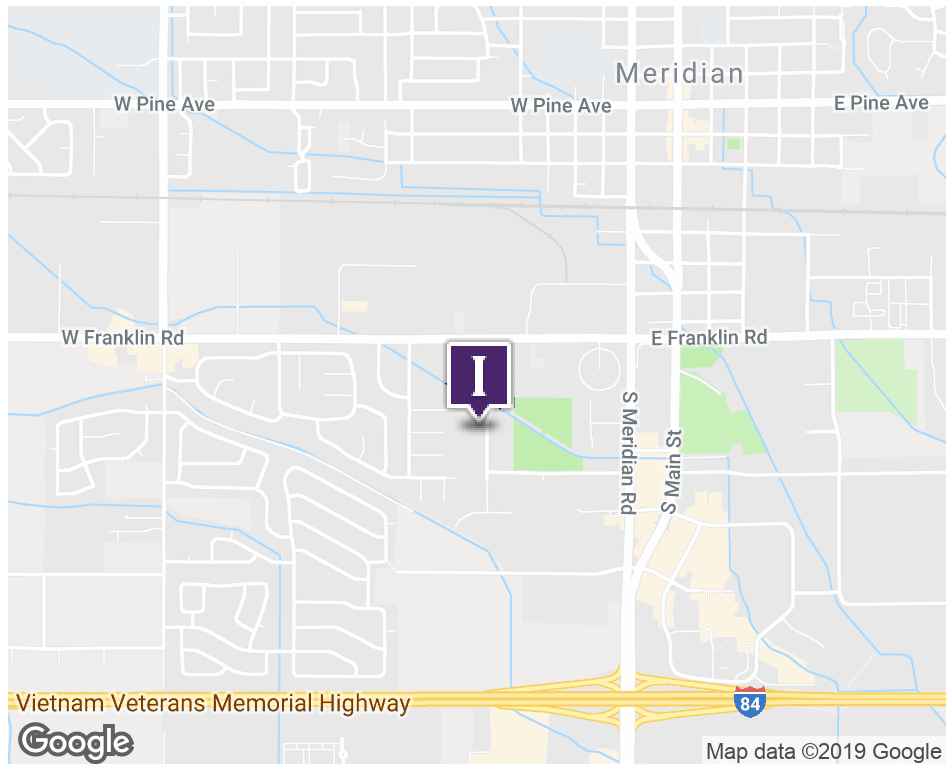
Sale Price: **See Price Sheet**

Lot Size: **18 k sf lot DIVISIBLE**

Zoning: **L-O**

Market: **Meridian**

Cross Streets: **Franklin**



380 E. Parkcenter Boulevard  
 Suite 290  
 Boise, ID 83706  
**www.icrellc.com**  
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### LISTING AGENTS:

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**Jim Hosac**  
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LOT PRICES

## For Large Lots +/- 5,000 SF Building

Lot	Approx. Land SF	Price SF	Total Price
<b>413</b>	18,252	8.10	\$147,840

## For Small Lots +/- 2,400 SF Building\*

Lot	Approx. Land SF	Price SF	Total Price
<b>413 A</b>	9,126	8.25	\$75,290
<b>413 B</b>	9,126	7.95	\$75,551

\*Note: All final pricing and S.F. subject to adjustment based on final plot for lots.

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**INTERMOUNTAIN**  
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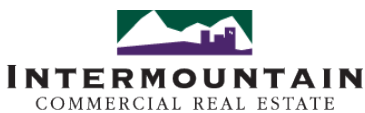


# PENWOOD III

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LOT MAP +/- 5,000 SF BUILDINGS

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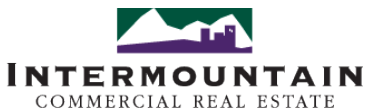


# PENWOOD III

413 SW 5TH AVE., MERIDIAN, ID 83642

LOT MAP +/- 2,400 SF BUILDINGS

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LOCATION MAPS



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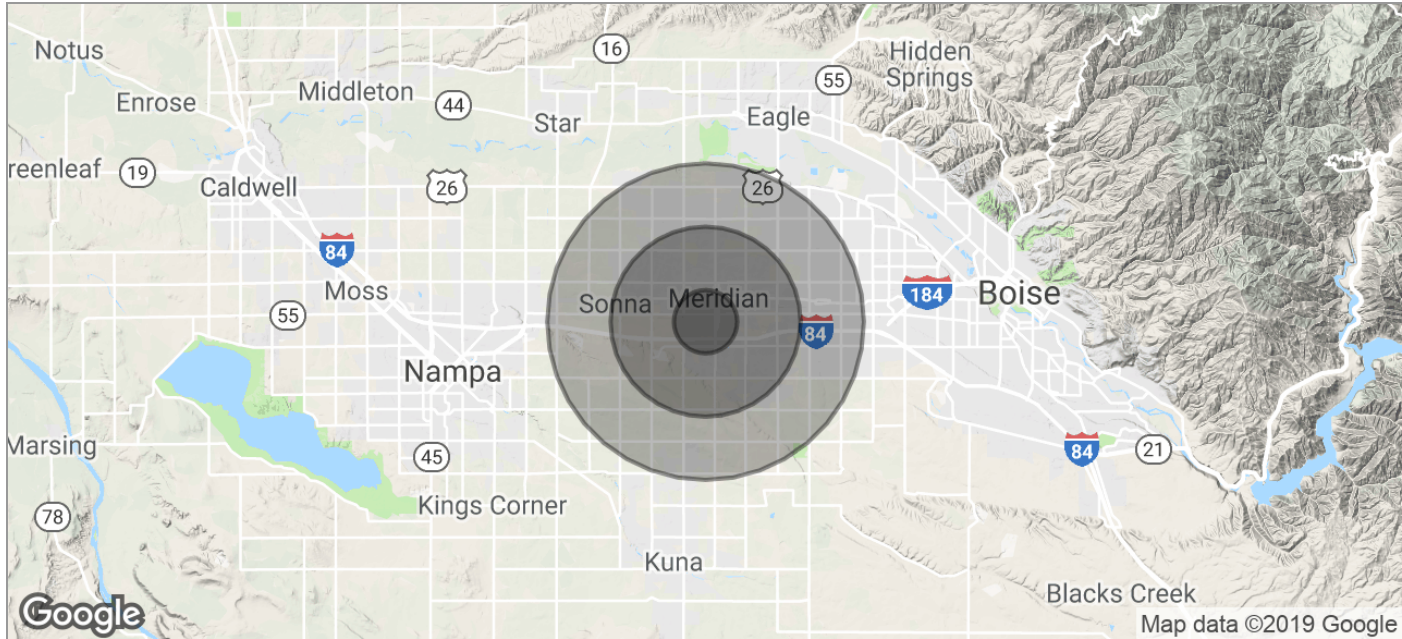
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,743	47,466	109,036
MEDIAN AGE	29.9	32.3	33.2
MEDIAN AGE (MALE)	29.7	32.0	33.0
MEDIAN AGE (FEMALE)	30.6	32.9	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,248	16,953	38,001
# OF PERSONS PER HH	2.7	2.8	2.9
AVERAGE HH INCOME	\$51,450	\$71,025	\$80,031
AVERAGE HOUSE VALUE	\$176,366	\$231,194	\$246,427

\* Demographic data derived from 2010 US Census



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