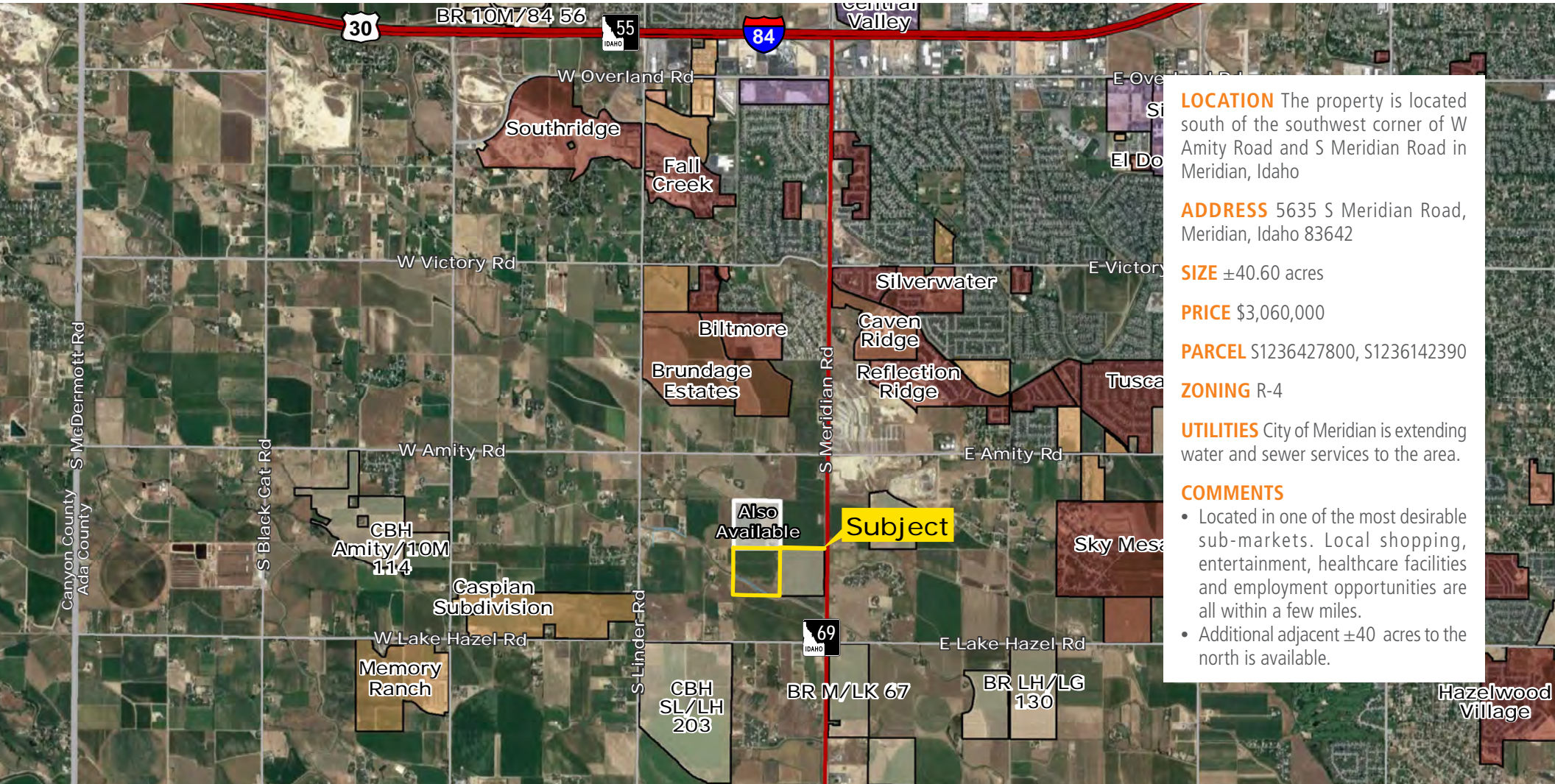


# FROST 40

EXCLUSIVE LISTING | 5635 S. MERIDIAN ROAD, MERIDIAN, IDAHO 83642



**LOCATION** The property is located south of the southwest corner of W Amity Road and S Meridian Road in Meridian, Idaho

**ADDRESS** 5635 S Meridian Road, Meridian, Idaho 83642

**SIZE** ±40.60 acres

**PRICE** \$3,060,000

**PARCEL** S1236427800, S1236142390

**ZONING** R-4

**UTILITIES** City of Meridian is extending water and sewer services to the area.

#### COMMENTS

- Located in one of the most desirable sub-markets. Local shopping, entertainment, healthcare facilities and employment opportunities are all within a few miles.
- Additional adjacent ±40 acres to the north is available.

Tyler Johnson | [tjohnson@landadvisors.com](mailto:tjohnson@landadvisors.com)

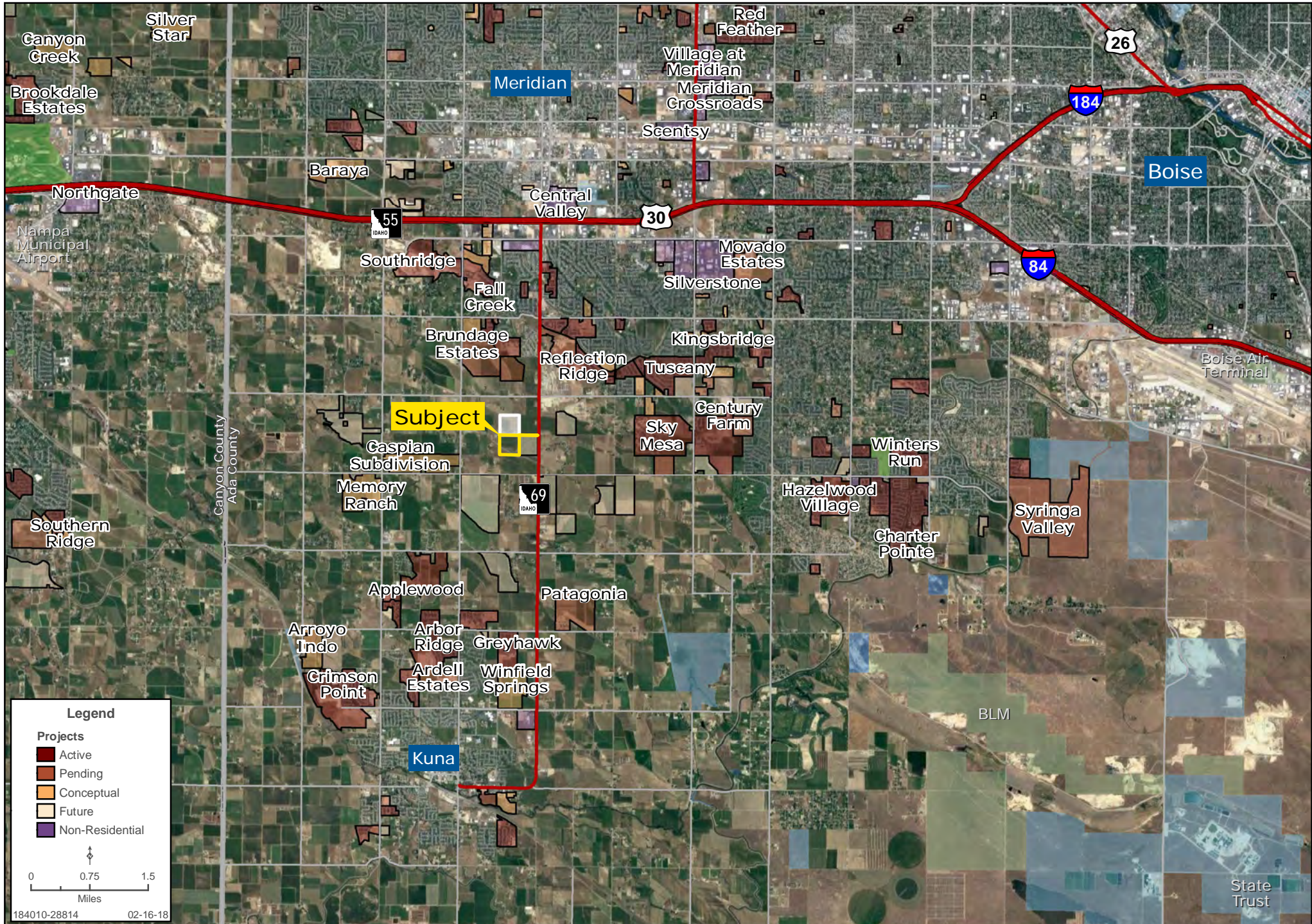
3597 E Monarch Sky Ln, Suite F-240, Meridian, ID 83646 ph. 208.866.3579 | [www.landadvisors.com](http://www.landadvisors.com)

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. IDAda184010-2.23.18



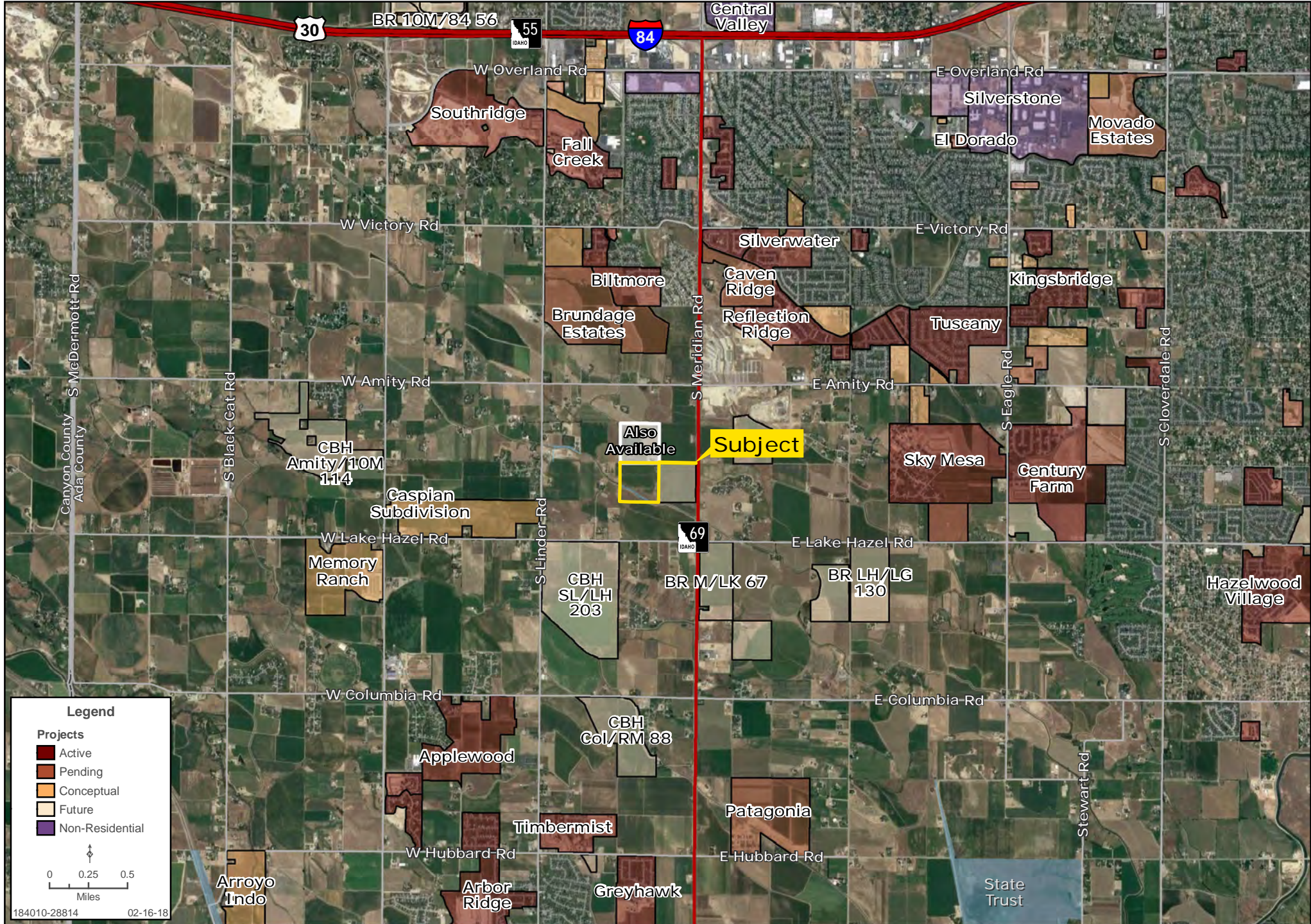
# REGIONAL MAP

Tyler Johnson | 208.866.3579 | www.landadvisors.com



# SURROUNDING DEVELOPMENT MAP

Tyler Johnson | 208.866.3579 | www.landadvisors.com



**Legend**

**Projects**

- Active
- Pending
- Conceptual
- Future
- Non-Residential

0 0.25 0.5  
Miles

184010-28814 02-16-18

# PROPERTY DETAIL MAP

Tyler Johnson | 208.866.3579 | www.landadvisors.com

