



# FOR SALE

## SWC MERIDIAN & VICTORY, MERIDIAN, ID

**KNIPE  
JANOUSH  
KNIPE  
LLC**

Commercial &  
Agricultural Real  
Estate Advisory  
Services

RiverWalk Center  
1661 W. Shoreline Dr.  
Suite 200  
Boise, Idaho 83702



### PROPERTY INFORMATION

|                    |   |                        |
|--------------------|---|------------------------|
| Price              | : | \$4,027,000            |
| Based on           | : | \$5.50/SF              |
| Size               | : | 16.81±                 |
| Siting             | : | SW Corner              |
| Intersection       | : | Major, signalized      |
| Tax Parcels        | : | 5                      |
| APN(s)             | : | S1224449150 et al.     |
| City Limits        | : | Meridian, nearby       |
| Impact Area        | : | Meridian               |
| Comp Plan          | : | Medium Density Res.    |
| Zoning             | : | County R-UT            |
| Closest Freeway    | : | Meridian Interchange   |
| Distance           | : | 1.25± Miles north      |
| Significant Retail | : | Lowe's, Walgreen's     |
| Distance           | : | 1± Mile north          |
| School District    | : | Meridian               |
| Electricity        | : | Available / Idaho      |
| Telephone          | : | Available / Qwest      |
| Waste Disposal     | : | Proposed 2008          |
| Water              | : | Available              |
| Natural Gas        | : | Avail. / Intermtn. Gas |
| Topography         | : | Gently Sloping         |
| Water Amenity      | : | Ridenbaugh Canal       |
| Irrigation         | : | No                     |
| Interim Uses       | : | Pasture; no structures |

Exceptional development ground at signalized major highway intersection, and near freeway access. Commercial (office and/or retail) existing or planned on other 3 corners. Parcel may have commercial or mixed-use potential, and is less than a mile from significant retail development. On main commuter route between Meridian and Kuna.

Information believed to be reliable, but is not warranted; buyer to verify all. Knipe & Knipe, Inc. is the brokerage arm and an affiliate of Knipe Janoush Knipe, LLC.



### OTHER AVAILABLE INFORMATION

|                  |   |  |
|------------------|---|--|
| MLS Listing      | : | 98331492   |
| Loopnet Listing  | : | 15387112   |
| CCIMNet Listing  | : | 15387112   |
| CoStar Listing   | : | Agent Access Only  |
| Survey           | : | Available  |
| Conceptual Plans | : | Not available  |
| Entitlements     | : | None   |
| Other            | : | Demographics, etc.   |
| Broker Web       | : | <a href="http://www.knipejanoush.com">www.knipejanoush.com</a> |
| Owner Web        | : | <a href="http://www.oaaslaney.com">www.oaaslaney.com</a>       |

**BRADFORD T. KNIPE  
CCIM, CRE, MAI, ARA  
Idaho Associate Broker  
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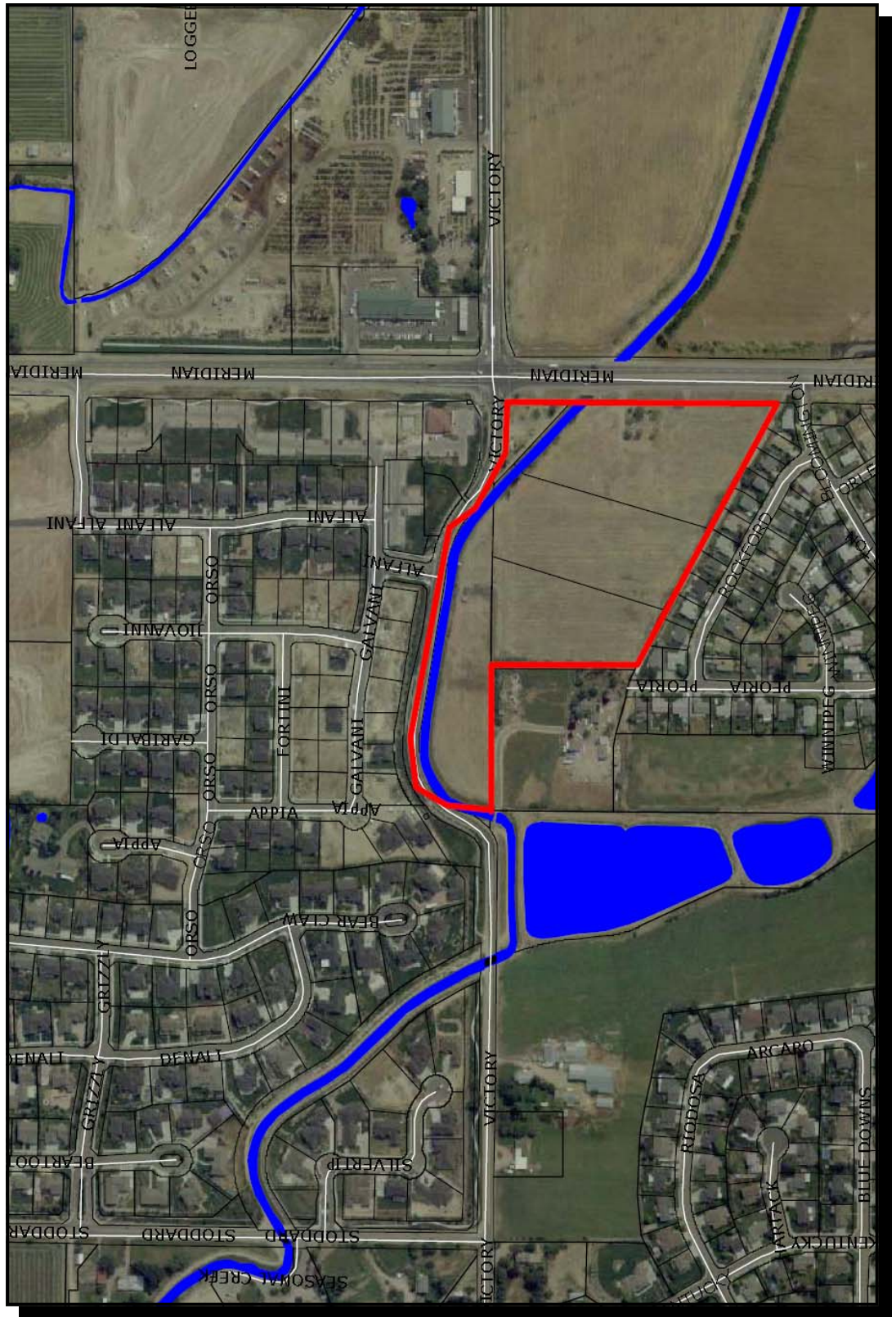
**(208) 866-7900  
btk@knipejanoush.com**



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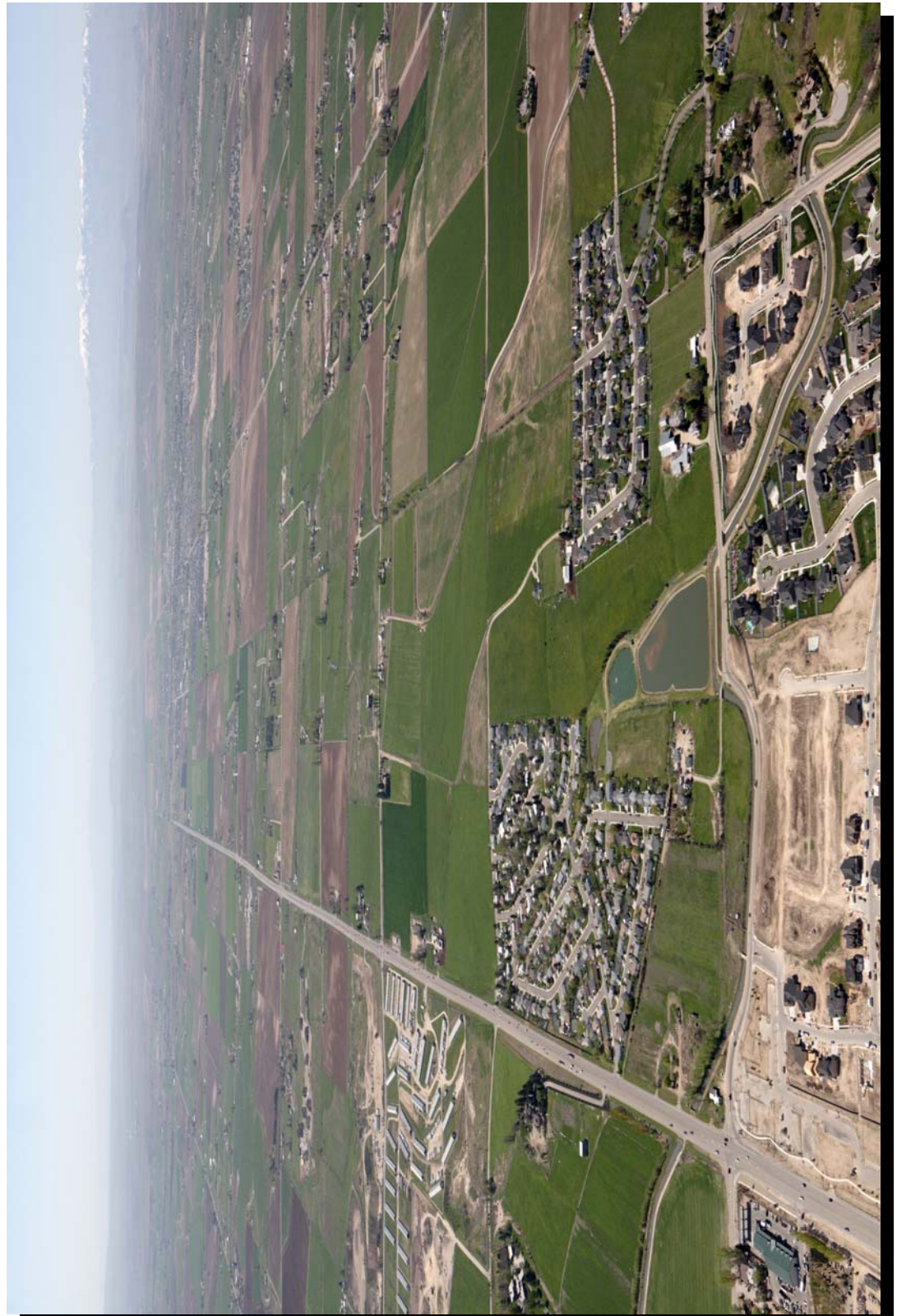
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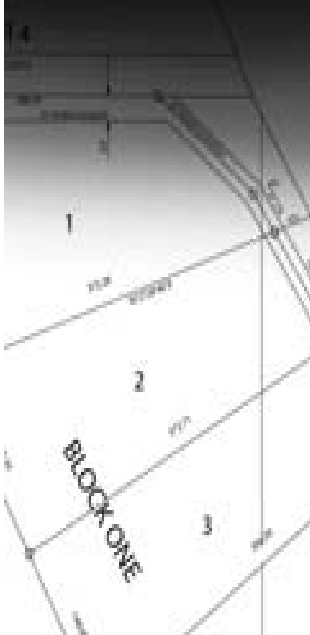
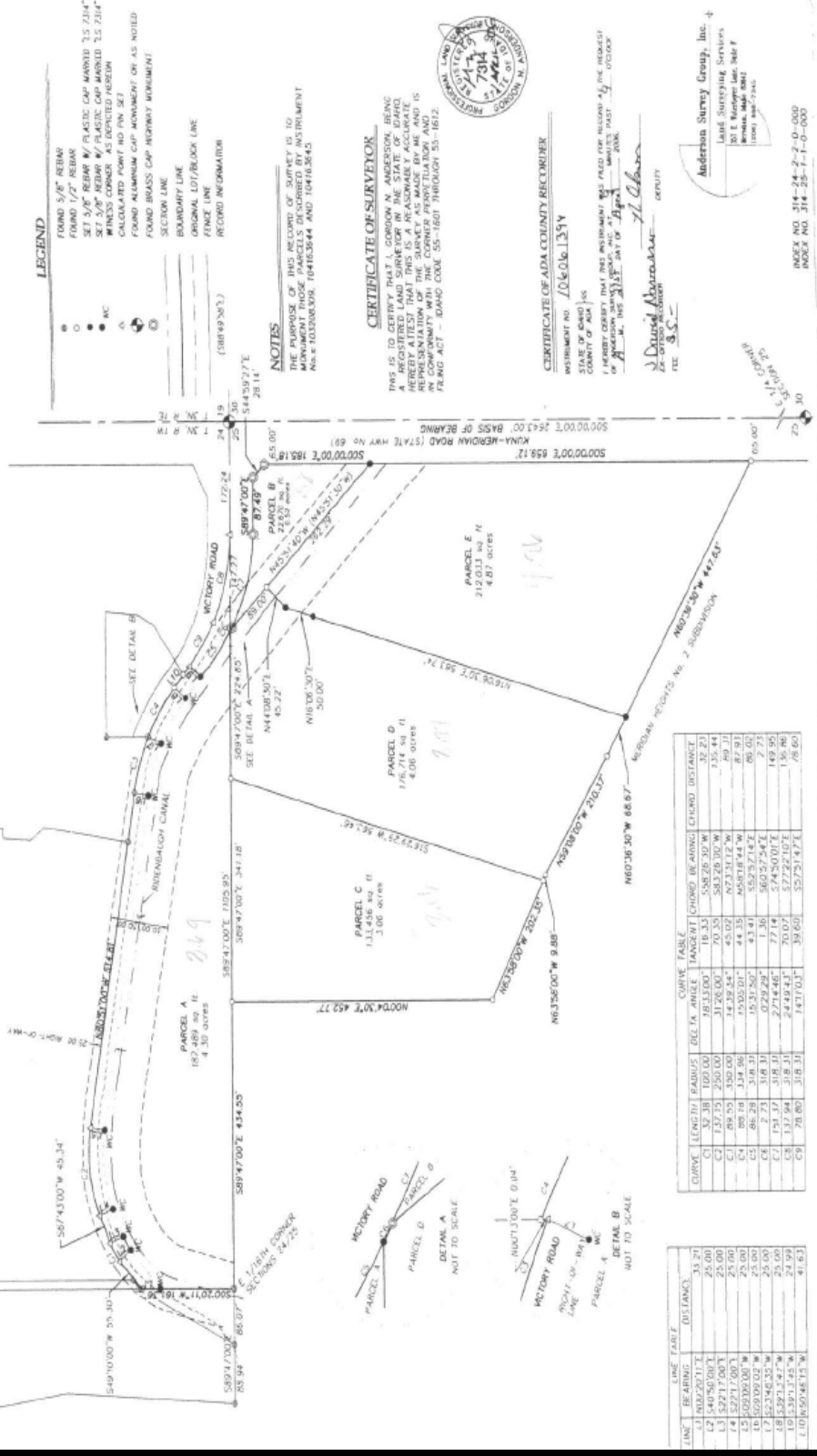
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**RECORD OF SURVEY No. 7355**

FOR  
OASIS LANE  
PORTION OF NORTHERLY QUARTER OF SECTION 35 AND A PORTION OF THE  
SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 WEST,  
ADA COUNTY, IDAHO  
2008



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