

Ashton Estates

Lot Available

1025 N Jacksonmill Avenue

N Meridian & E Deer Flat, Kuna, Idaho 83634



Property Details

- Lot available with Meridian Road frontage
- Available for land lease or build-to-suit
- Full access points on North Meridian Road, as well as right-in-right out
- Existing cross access to be expanded south of site in the future
- High growth area
- 22,850 daily traffic count
- Lot sizes flexible
- Zoned C-1

Description:

The Ashton Estates is a 50 acre mixed-use area including commercial and residential lots. This area is anchored by D&B Supply, CapED, Primary Health, Panda Express, Ridley's, McDonald's, Taco Bell, and many more.

Kuna is one of the fastest growing communities in the country and predicted to increase by 12.92% in the next 5 years.

Kuna has a pro-business friendly environment that is committed to attracting, growing, and retaining business. They currently rank #5 best city for starting a business and ranked as one of the U.S. cities with highest economic confidence.

Demographics

	1 mi.	2 mi.	3 mi.
Pop	5,481	20,301	29,306
Avg HH Income	\$105,947	\$102,353	\$104,143
Daytime Pop	3,788	13,798	19,449

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Rocky Mountain

Real Estate Services, LLC

350 N. 9th Street, Ste 200, Boise ID 83702

Available Parcel

Parcel

Lot 3

1025 N Jacksonmill Avenue

Acres

± 0.552 Acres

Meridian Rd. Pad Delivery Condition:

- Perimeter curb/gutter/sidewalk/landscaping
- Utilities available at or near pad site
- Project drive aisles installed
- Multiple access points on Meridian Rd.& Deer flat Rd



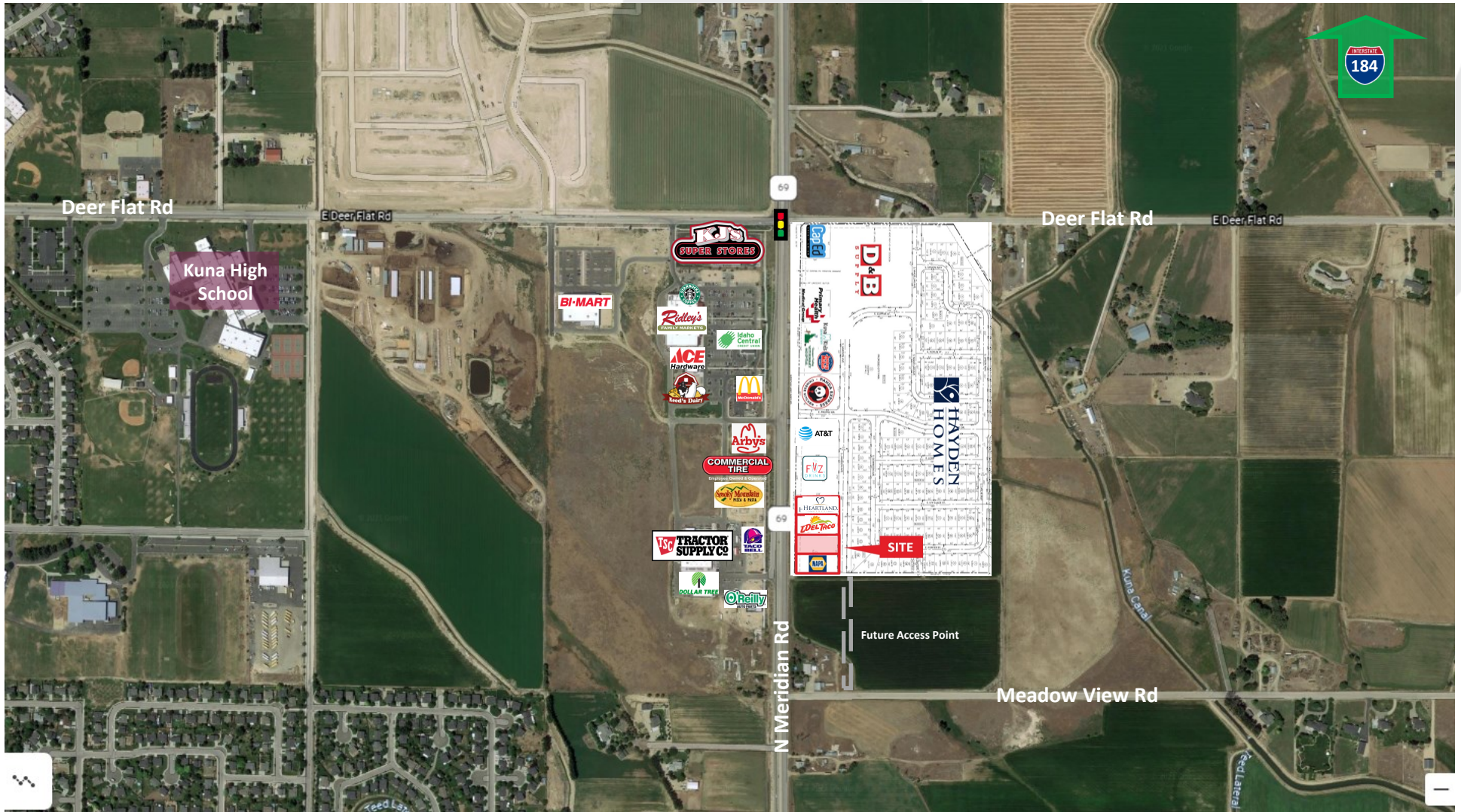
* Jacksonmill Ave to be extended to Meadow View Road in future

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Aerial

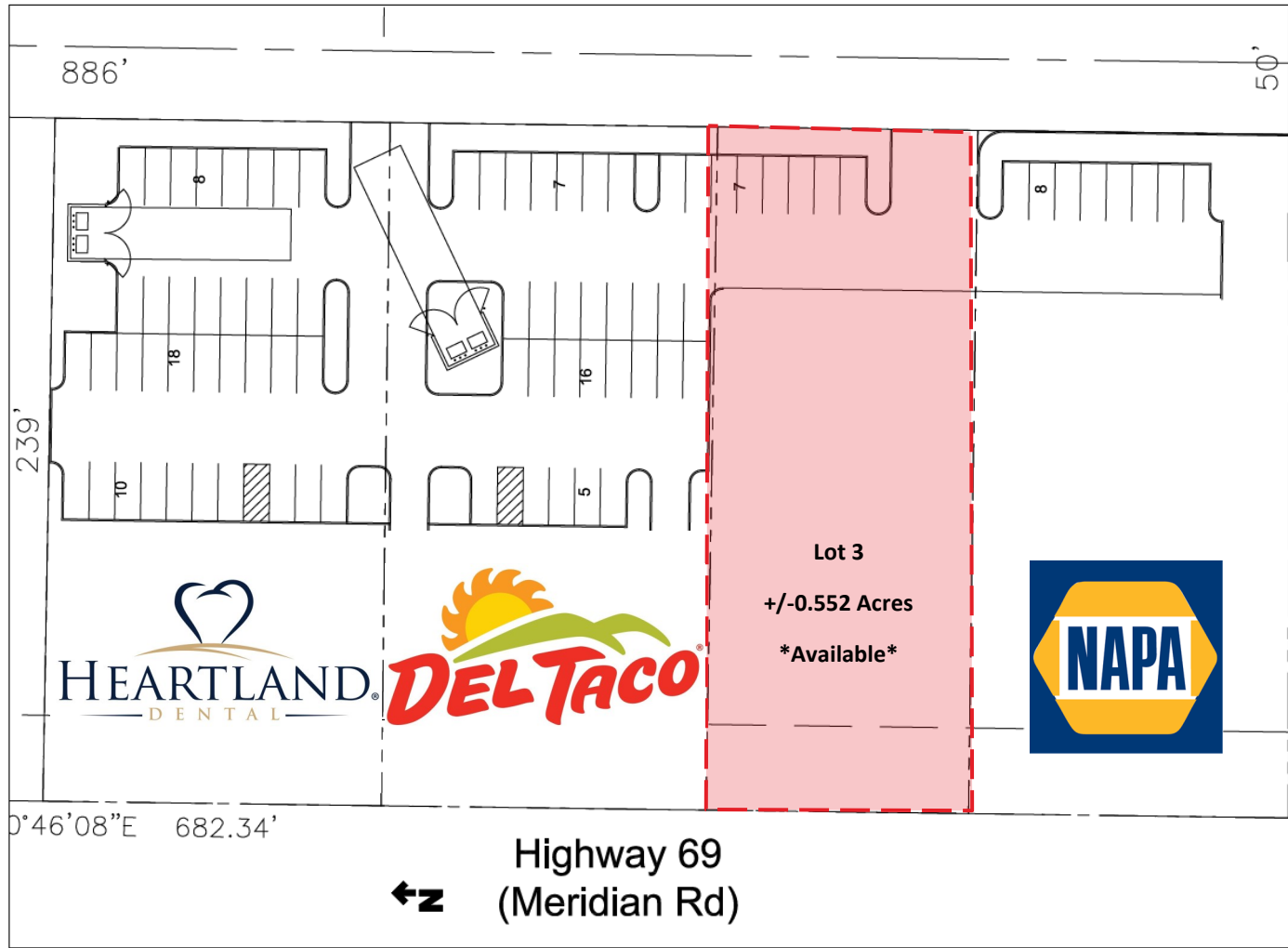


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Preliminary Site Plan



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