

# SWC EAGLE & USTICK

3085 E. USTICK ROAD | MERIDIAN 83642



**CONTACT:**

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**LISTING COMMENTS:**

Last available hard corner at Eagle and Ustick Roads.

Major area tenants include Kohl's, Hobby Lobby, Lowe's, and Dick's Sporting Goods.

**LAND AVAILABLE:**

**Size:** 3.29 Acres

**Price:** \$3,500,000

**Price/SF:** \$24.07

**Zoning:** C-G

**Parcel #:** S1105110025



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**DEMOGRAPHICS:**

2017	3 Mi.	5 Mi.	7 Mi.
<b>Population:</b>	11,421	96,047	224,315
<b>Avg HH Income:</b>	\$92,834	\$80,512	\$79,287
<b>Total Employees:</b>	3,980	41,645	99,7974

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



## UTILITY MAP



10" water stub

Existing sewer main line

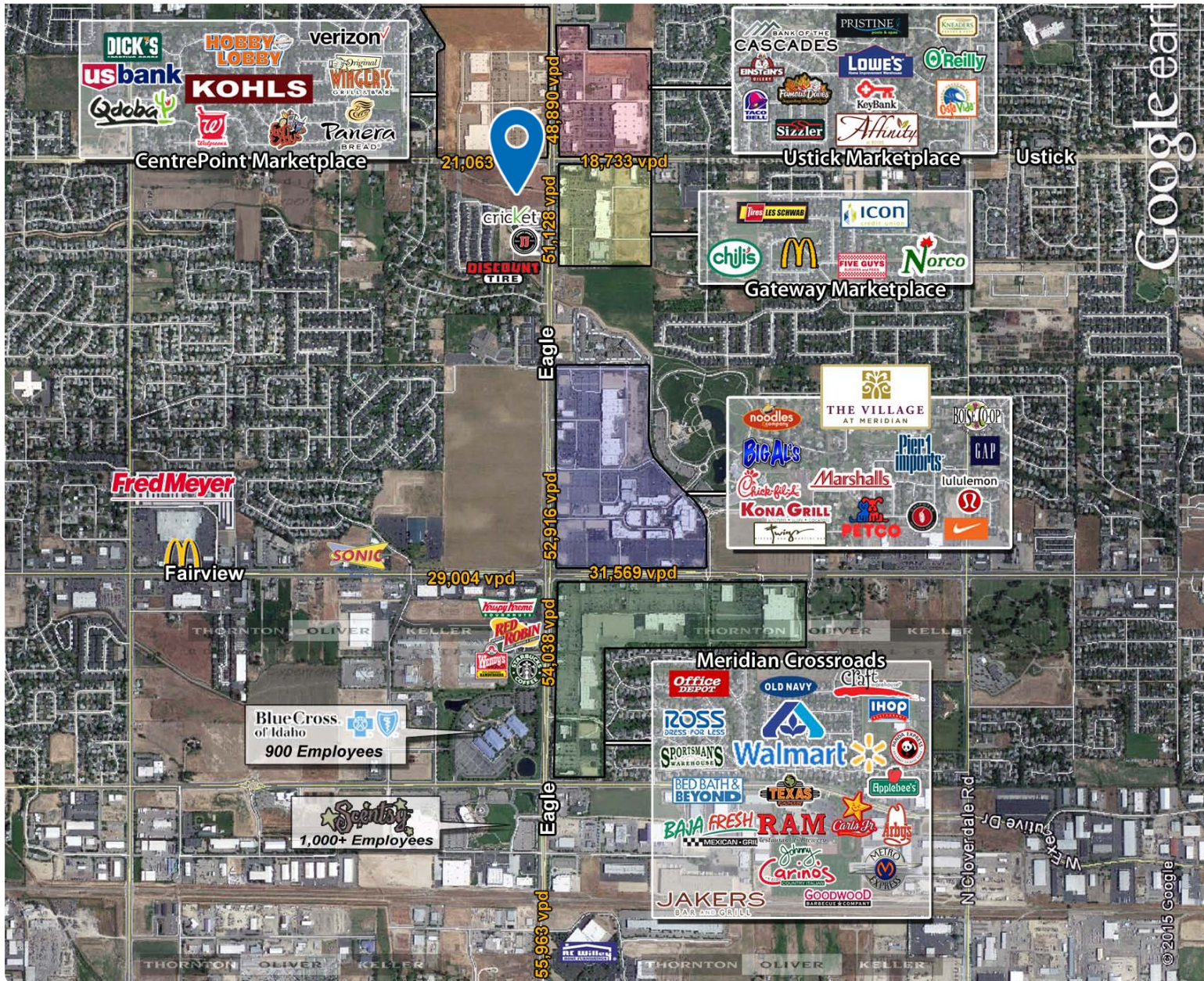
12" water main line

— Water Main  
 — Sewer Main

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Google earth

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