

CLICK FOR  
VIDEO  
TOUR



ALLURE RESIDENTIAL SUBDIVISION

**CBH** HOMES

**HAWKINS**  
COMPANIES

MIXED USE COMMERCIAL DEVELOPMENT

S. Meridian Road

W. Amity Road



FUTURE HOME OF STONEHILL CHURCH

# MERIDIAN IDAHO DEVELOPMENT LAND FOR SALE

455 W. Amity Road, Meridian, ID 83642  
**AVAILABLE: 24.45 ACRES**  
UNPRICED

## PROPERTY HIGHLIGHTS

- Three Parcels, Consisting Of Approximately 24.45 Acres. (Legal Descriptions Attached).
- Parcel 1 - 5 Acres
- Parcel 3 - 16.17 Acres
- Repurchase Parcel – 3.28 Acres (To be “Repurchased” from Sunset Properties Management, LLC For \$1.00 upon Annexation of Property to City of Meridian). Contact the Listing Agent for Additional Information.
- Incredible Development Opportunity in the Commercial/ Retail/ Residential Path of Growth.
- Adjacent to Large Scale Planned and/or Entitled Development Projects.
- Amity Road will eventually be widened to Five (5) Lanes.

– Unpriced – Contact Listing Agent –



**INTERMOUNTAIN**  
COMMERCIAL REAL ESTATE

**JIM HOSAC**  
jim@icreboise.com  
(208) 286-2292 office  
(208) 850-8470 cell

[www.icreboise.com](http://www.icreboise.com) | 380 E. Parkcenter Boulevard Suite 290, Boise, ID 83706 | (208) 429-8603 office

The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.





# EXECUTIVE SUMMARY

Sale Price: **Contact Agent**

Land Size: **~24.45 Acres**

Zoning: **RUT**

Market: **Meridian, Idaho**

Closest Cross Streets: **W. Amity Road**

**& N. Meridian Road**

- Location – 455 W. Amity Road, Meridian, Idaho 83642, on the South Side of W. Amity Road Approximately 2 Blocks West of the Meridian Rd. & Amity Rd. Intersection.
- There are Four (4) Radio Towers Currently on the Property. The Current Property Owner will Require Approximately 12 Months to Re-Locate the Technology and Remove the Towers. Please Contact the Listing Agent for further details.

*Incredible development opportunity directly in the Path of Growth in Meridian, ID and nearby Kuna, ID. This property is surrounded on all sides, as well as directly across Amity Rd. by proposed and/or entitled large scale commercial, retail, residential, and multi-family projects. All utilities are either to the site, or in close proximity to the site. The current Ada County RUT zone provides the developer the opportunity to have input on the future zone based on their proposed land use once the property is annexed into the City of Meridian. Some of the adjacent properties have been annexed, creating an easier path to annexation for this property. This property is extremely well located, and is well suited for commercial/retail, or residential/multi-family development, or a combination of both. Please contact Jim Hosac, the property listing agent, for additional information.*

**Ada County Zoning - RURAL-URBAN TRANSITION (RUT)** 1. Provide standards and regulations for the development of property within areas of city impact, consistent with the goals and policies of the applicable city comprehensive plan; 2. Allow agriculture and rural residential uses to continue within areas of city impact until urban public facilities are extended; 3. Provide design standards that shall permit redevelopment of property to higher densities when urban public facilities are extended; and 4. Limit new agricultural uses within the areas of city impact to those that shall not significantly impact nearby urbanizing areas with noise, odor, dust, or other nuisances normally related to more intensive farm uses, such as livestock confinement facilities with three hundred one (301) or more animal units. This article, however, shall in no way preclude the continued use of properties within these areas for agriculture.











**Legal Descriptions and aerial photo of Townsquare Media Boise Property and the  
"Repurchase Parcel"**

Description for  
**Parcel 1**  
July 13, 2020

A parcel of land located in the North 1/2 of the Northeast 1/4 of Section 36, Township 3 North, Range 1 West of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 25 and 36 from which the Section corner common to said Sections 25 and 36 and Sections 30 and 31 in T.3N, R.1E. bears South 89°04'30" East, 2636.80 feet; thence on the North line of said Section 36, South 89°04'30" East, 516.91 feet; thence South 00°55'30" West, 25.00 feet to the South right-of-way line of W. Amity Road and the **REAL POINT OF BEGINNING**;

thence on said South right-of-way line, South 89°04'30" East, 506.96 feet;

thence leaving said South right-of-way line, South 00°35'47" West, 377.13 feet;

thence South 89°04'30" East, 316.44 feet;

thence South 00°35'47" West, 119.57 feet;

thence 122.21 feet along the arc of curve to the left having a radius of 225.00 feet, a central angle of 31°07'14" and a long chord which bears South 14°57'50" East, 120.71 feet;

thence South 30°31'27" East, 73.72 feet;

thence North 89°04'30" West, 251.48 feet;

thence North 03°46'23" West, 137.60 feet;

thence North 89°04'30" West, 196.60 feet;

thence North 26°33'19" West, 271.39 feet;

thence North 45°31'08" West, 432.13 feet to the **REAL POINT OF BEGINNING**;

Containing 217,812 square feet or 5.00 acres, more or less.

End of Description.





Description for  
**Parcel 3**  
July 13, 2020

A parcel of land located in the North 1/2 of the Northeast 1/4 of Section 36, Township 3 North, Range 1 West of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 25 and 36 from which the Section corner common to said Sections 25 and 36 and Sections 30 and 31 in T.3N, R.1E. bears South 89°04'30" East, 2636.80 feet; thence on the North line of said Section 36, South 89°04'30" East, 516.91 feet; thence South 00°55'30" West, 25.00 feet to the South right-of-way line of W. Amity Road; thence on said South right-of-way line, South 89°04'30" East, 975.71 feet to the **REAL POINT OF BEGINNING**;

thence continuing on said South right-of-way line, South 89°04'30" East, 250.00 feet;

thence leaving said South right-of-way line, South 00°35'47" West, 1,297.79 feet to the South boundary line of the Northeast 1/4 of the Northeast 1/4 of said Section 36;

thence on said South boundary line, North 89°12'13" West, 424.18 feet to the Northeast 1/16 corner of said Section 36;

thence on the South boundary line of the Northwest 1/4 of the Northeast 1/4 of said Section 36, North 89°13'56" West, 362.09 feet to the East bank of the Belle Subdivision Lateral;

thence on said East bank the following two (2) courses and distances:

North 16°40'11" West, 361.44 feet;

North 33°50'10" East, 323.97 feet;

thence leaving said East bank, North 26°33'19" West, 163.07 feet;

thence South 89°04'30" East, 196.60 feet;

thence South 03°46'23" East, 137.60 feet;

thence South 89°04'30" East, 333.31 feet;

thence North 00°35'47" East, 675.69 feet to the **REAL POINT OF BEGINNING**.

Containing 704,627 square feet or 16.17 acres, more or less.

End of Description.





Description for Repurchase Parcel  
~~Remnant Parcel~~  
March 20, 2020

A parcel of land located in the North 1/2 of the Northeast 1/4 of Section 36, Township 3 North, Range 1 West of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 25 and 36 from which the Section corner common to Sections 25, 30, 31, and 36 bears South 89°04'30" East, 2636.80 feet; thence on the North line of said Section 36, South 89°04'30" East, 1,023.87 feet; thence South 00°55'30" West, 25.00 feet to the South right-of-way line of W. Amity Road; thence on said South right-of-way line, South 89°04'30" East, 267.70 feet to the **REAL POINT OF BEGINNING**;

thence continuing on said South right-of-way line, South 89°04'30" East, 201.05 feet;

thence leaving said South right-of-way line, South 00°35'47" West, 675.69 feet;

thence North 89°04'30" West, 81.83 feet;

thence North 30°31'27" West, 73.72 feet;

thence 122.21 feet along the arc of curve to the right having a radius of 225.00 feet, a central angle of 31°07'14" and a long chord which bears North 14°57'50" West, 120.71 feet;

thence North 00°35'47" East, 119.57 feet;

thence North 89°04'30" West, 316.44 feet;

thence North 00°35'47" East, 97.16 feet;

thence South 89°04'30" East, 267.70 feet;

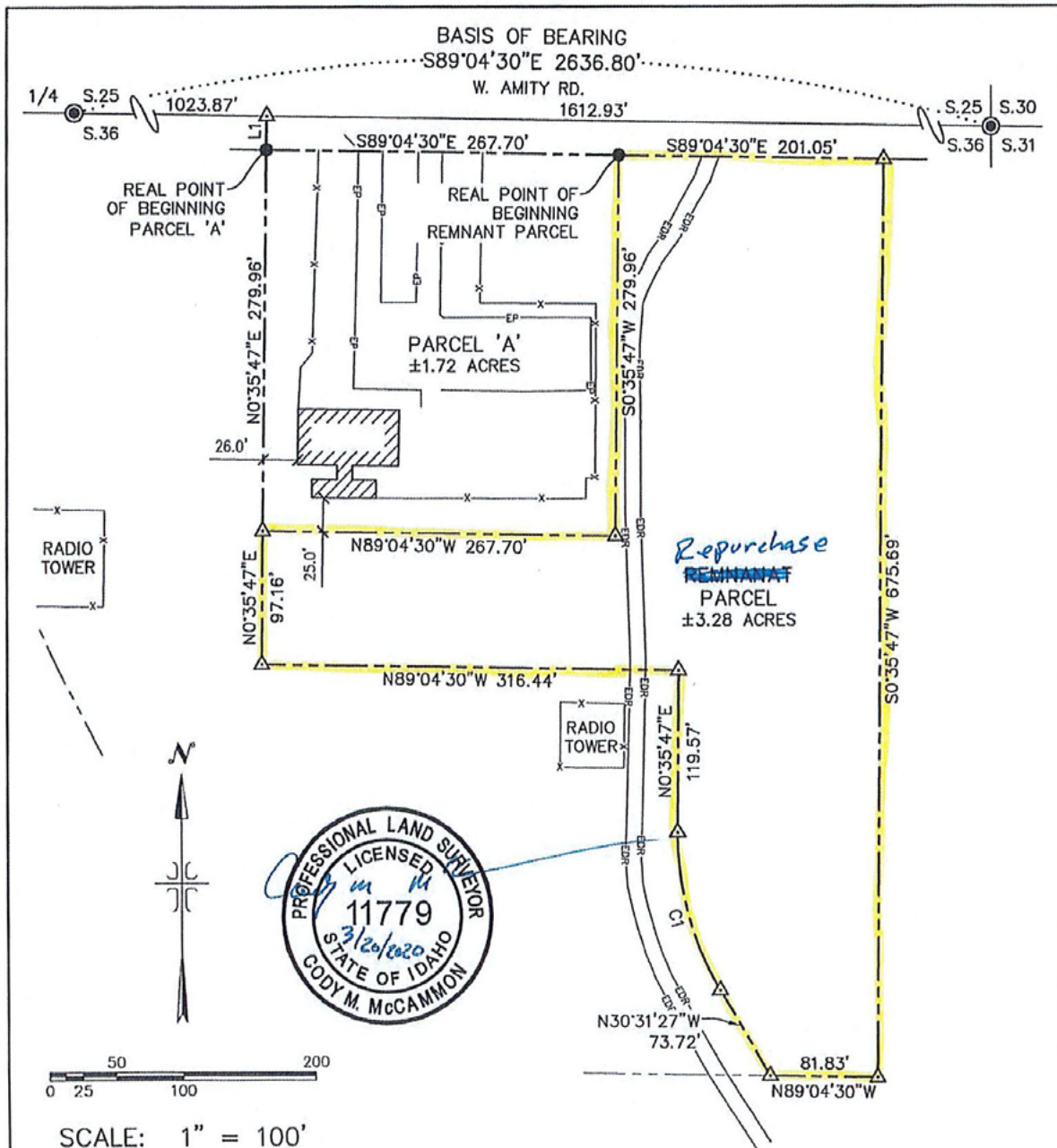
thence North 00°35'47" East, 279.96 feet to the **REAL POINT OF BEGINNING**.

Containing 142,856 square feet or 3.28 acres, more or less.

End of Description.







CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	122.21	225.00	31°07'14"	S14°57'50"E	120.71

LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°55'30"W	25.00

**ISG** IDAHO SURVEY GROUP, LLC  
 1450 E. WATERTOWER ST.  
 SUITE 130  
 MERIDIAN, IDAHO 83642  
 (208) 846-8570

EXHIBIT DRAWING FOR  
 455 W. AMITY RD – PARCEL 2

LOCATED IN THE N 1/2 OF THE NE 1/4 OF SECTION 36,  
 T.3N., R.1W., B.M., ADA COUNTY, IDAHO

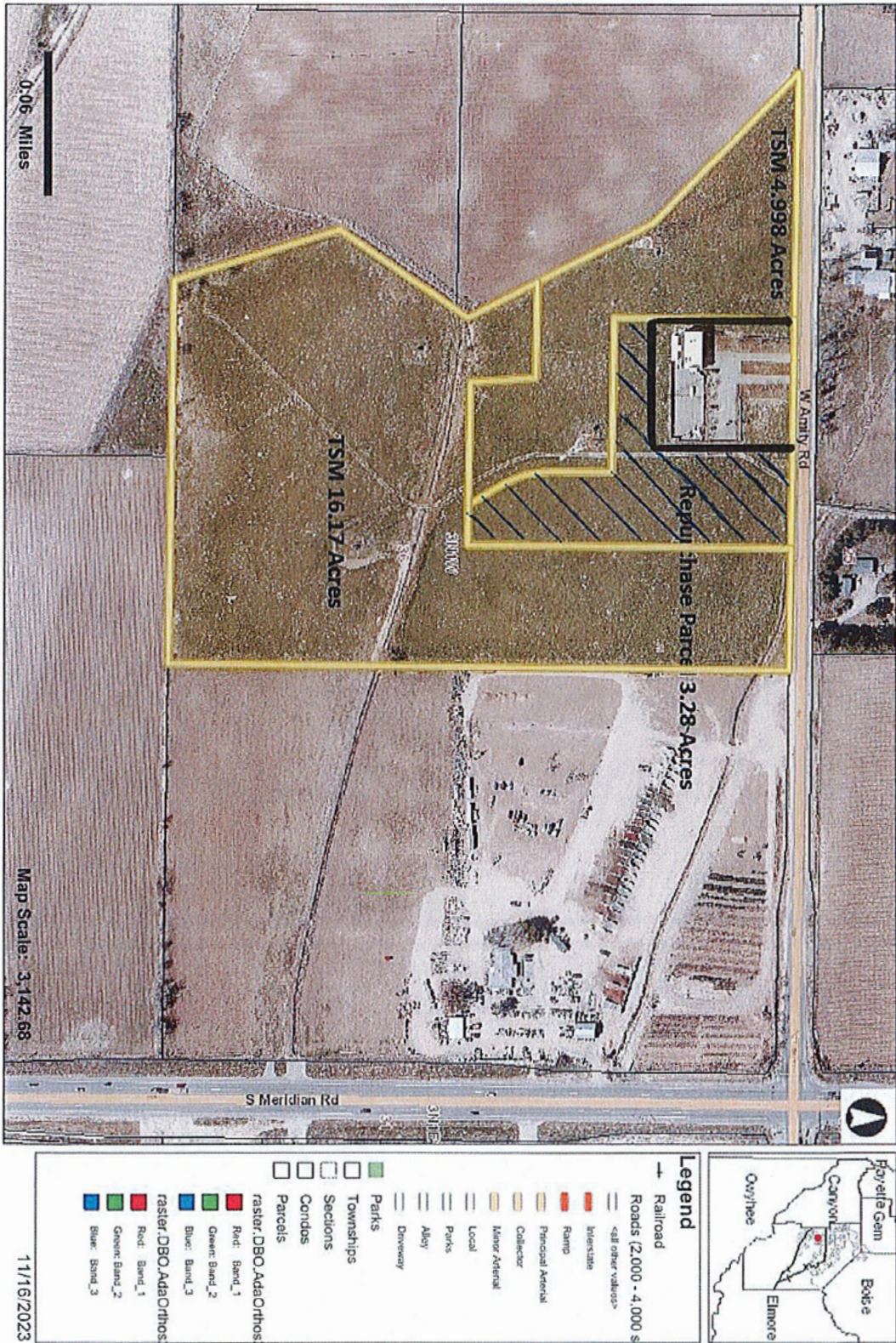
JOB NO. 13-059
SHEET NO. 1
DWG. DATE 3/20/2020

The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.



Ada County Assessor

This map is a user-generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



0.06 Miles

Map Scale: 3:142.68

11/16/2023