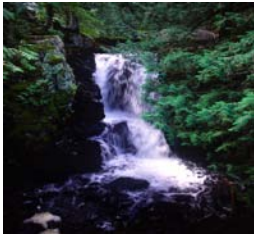


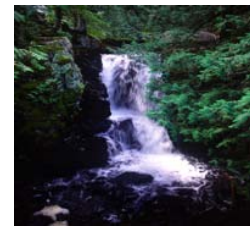
MICHENER INVESTMENTS LLP

COMMERCIAL REAL ESTATE



SOUTHERN SPRINGS

A Meridian
Retail Development

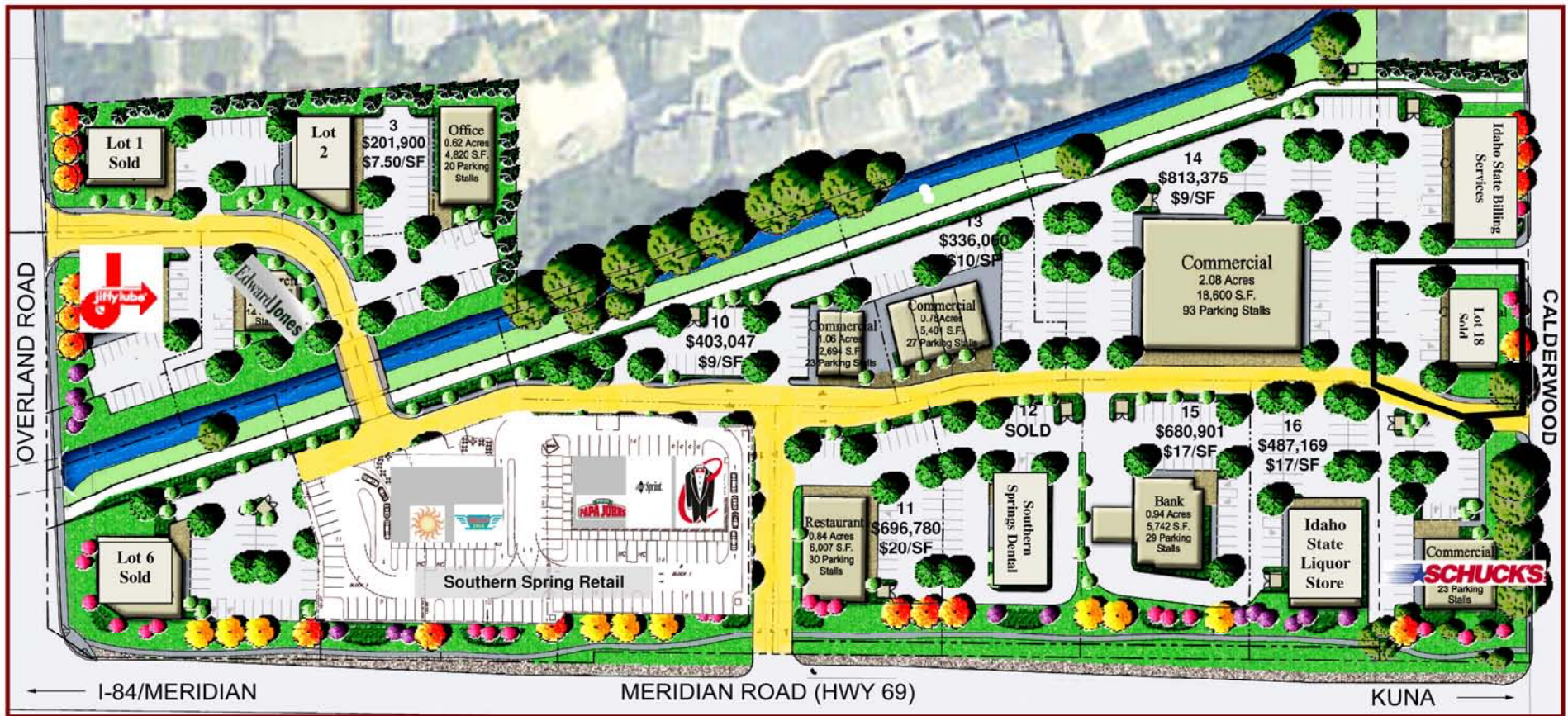


Contact Lawrence Ross or Roger Michener at 336-3202 for more information.



* This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.

1412 W. Idaho · Ste 110 · Boise, Idaho 83702 · (208)336-3202 · Fax (208)336-3558
www.michenerinvestments.com



TOTAL SIZE: 16 acres.

PARCEL SIZES: 27,486 sq.ft. and up.

RETAIL SPACE: 1,200 sq.ft. to 60,000 sq.ft.

ZONING: Meridian City Commercial-General (CG).

- For Sale, Land Lease, or Build to Suit.
- Great I-84 access.
- Drive throughs available.
- Traffic study, plat, environmental, soils reports, and construction plans all available for review.
- Perimeter landscaping, fencing, utilities, pressurized irrigation, greenbelt, pylon signage, and internal roadway system included.
- Site improvements are complete.

2002 TO 2030 POPULATION GROWTH FORECAST FOR KUNA & MERIDIAN

AREA	2002	2005	2010	2015	2020	2025	2030
Kuna	10,379	11,301	16,338	19,646	22,726	23,366	23,664
Meridian	50,533	57,546	69,869	77,221	83,735	90,887	92,410

TRAFFIC COUNTS

2007

Overland Road	24,000 per day
Meridian Road	38,000 per day

Lot	Price	Price/sq.ft.	Sq.ft. (Land)	Status
3	\$201,900	\$7.50	26,920 sf (.618 acres)	Available
10	\$403,047	\$9	44,783 sf (1.03 acres)	Available
11	\$696,780	\$20	34,839 sf (0.80 acres)	Available
13	\$336,060	\$10	33,606 sf (0.77 acres)	Available
14	\$813,375	\$9	90,375 sf (2.07 acres)	Available
15	\$680,901	\$17	40,053 sf (0.92 acres)	Available