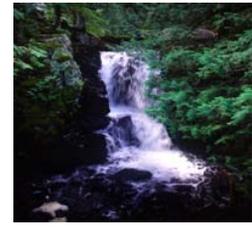


# MICHENER INVESTMENTS LLP

COMMERCIAL REAL ESTATE

## SOUTHERN SPRINGS

A Meridian Retail Development

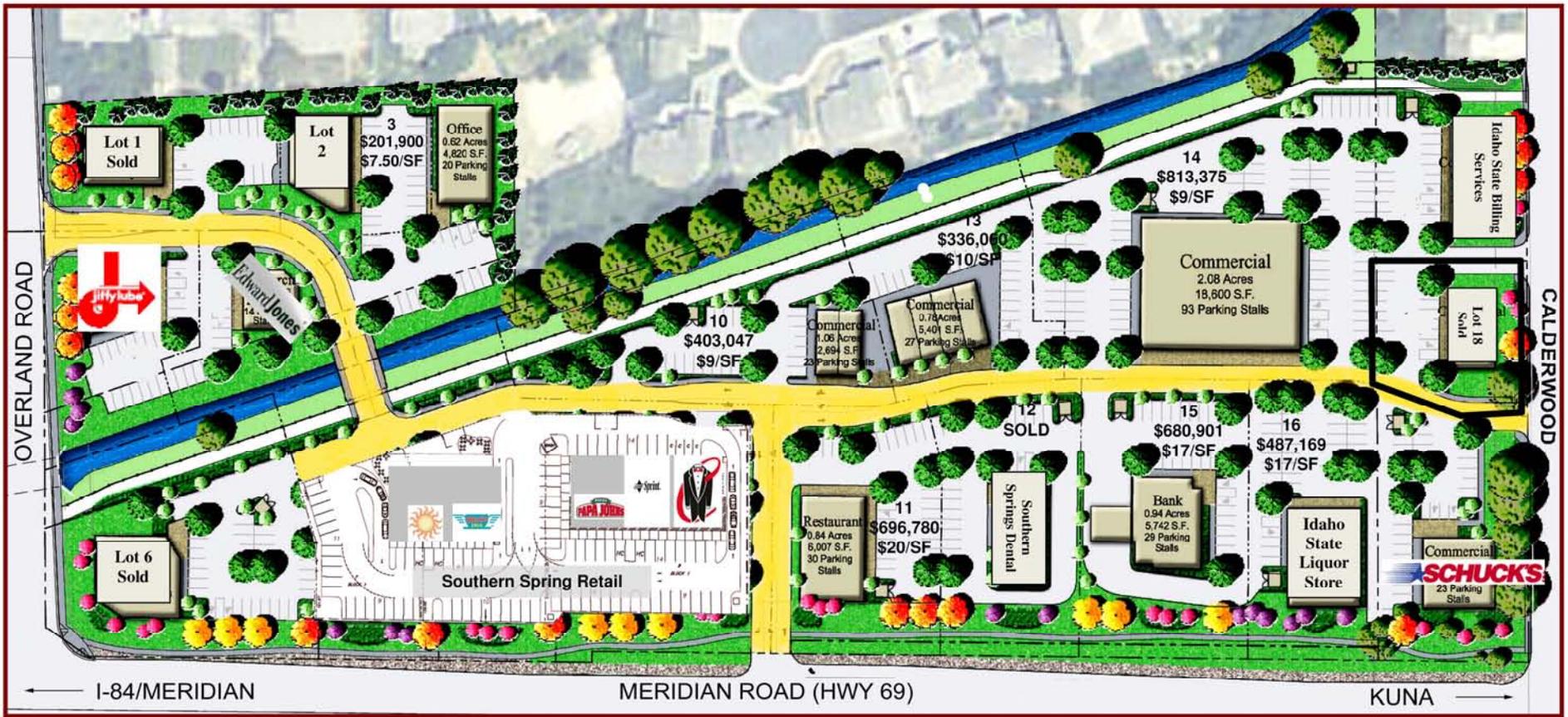


Contact Lawrence Ross or Roger Michener at 336-3202 for more information.



\* 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.

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**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

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

**TRAFFIC COUNTS**

**2007**

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