



CUSHMAN &
WAKEFIELD

FOR SALE

STEN MILE ROAD

W COLUMBIA ROAD

295

West Columbia Road, Meridian, ID 83642

KUNA MIXED-USE DEVELOPMENT LAND

2960 WEST COLUMBIA ROAD

MERIDIAN, ID 83642

PROPERTY DETAILS

SALE PRICE: Contact Agent

AVAILABLE: 40.72 Acres

ZONING: RR Ada County
(Kuna future land use: Mixed Use)

PARCEL NUMBER: S1302336020

PROPERTY FEATURES

- New mixed-use development land located on the northeast corner of Ten Mile & Columbia Road
- Excellent visibility near a signalized intersection, high traffic area with over 19,000 cars per day - main thoroughfare to Meridian & I84 - [Google 360 View](#)
- Located in Kuna's area of impact, adjoins city limits, and surrounded by numerous new and proposed residential and commercial developments.
- Future land use designation is Mixed Use. Click here to view Envision Kuna Comprehensive Plan: <https://kunacity.id.gov/591/Plans-and-Studies>

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Welcome to the West's Most Dynamic Metro, Boise, Idaho

A place racking up recognition for its growth, business opportunities and that elusive 'quality of life', yet one that still maintains an approachability and freakishly friendly vibe. A place you can make your mark and leave your mark. What makes us tick and makes us a magnet for growth is shared across this site. Join us on the journey.

Why Boise Metro

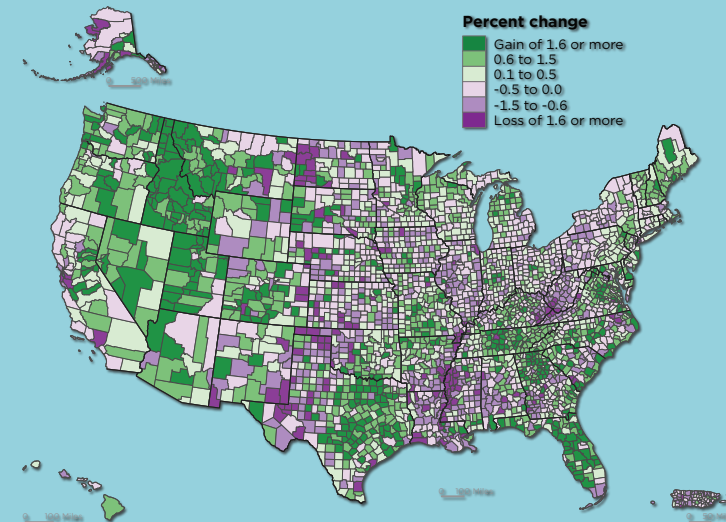
Backed by mountains, blessed with over 200 days of sunny weather, the Boise Metro is earning national acclaim like no other mid-sized city in America. Our incredible quality of life has attracted a thriving mix of high tech, agribusiness and manufacturing businesses along with a young, educated workforce to support them.



CLICK HERE TO DOWNLOAD THE COMPLETE BOISE VALLEY REGIONAL OVERVIEW:
<https://bvep.org/regional-overview/>

Where Counties are Growing

Percent Change in Population by County: 2020 to 2021



United States™
Census
Bureau

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU

[census.gov](https://www.census.gov) SOURCE: U.S. CENSUS BUREAU, VINTAGE 2021 POPULATION ESTIMATES

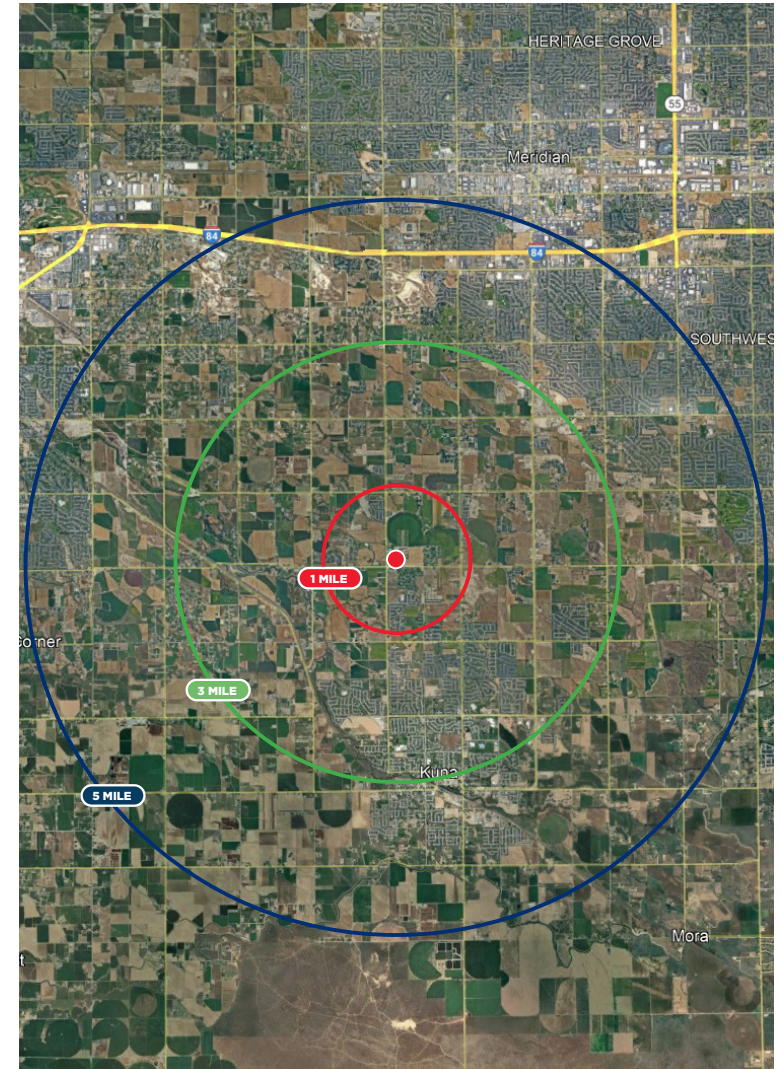
WELCOME TO
Kuna
Idaho



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DEMOGRAPHICS

In the identified area, the current year population is 88,038. In 2020, the Census count in the area was 69,904. The rate of change since 2020 was 5.58% annually. The five-year projection for the population in the area is 103,082 representing a change of 3.21% annually from 2023 to 2028.



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National Accolades

It's no news to us - the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition.

Click the tiles below to view - View All Accolades Here: <https://bvep.org/lifestyle/national-accolades>

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|---|--|--|---|---|---|
| Best Places to Live in the U.S. U.S. News June 2022 | Next Great Food City Food & Wine April 2022 | #5 Top Emerging Industrial Markets CommercialEdge February 2022 | #1 Most Promising US City RocketHomes December 2021 | #2 Nampa, ID & #3 Meridian Top Boomtowns Smart Asset November 2021 | Ada County #17 in Talent Attraction EMSI Burning Glass November 2021 |
| #8 Best Places for Outdoor Enthusiasts to Live and Work Smart Asset October 2021 | #10 Best City for Young Professionals SmartAsset June 2021 | Safest Cities in America SmartAsset April 2021 | #5 Best State US News & World Report March 2021 | Best-Performing Cities Milken Institute February 2021 | #4 Best Place to Find a Job WalletHub February 2021 |
| Top 5 Metros for First Time Homebuyers Move.org January 2021 | Cities With the Best Work-Life Balance SmartAsset January 2021 | #4 Best City for Early Retirees SmartAsset December 2020 | #4 Best City for First Time Homebuyers SmartAsset October 2020 | #1 City Whose Jobs Are Recovering WalletHub October 2020 | Most Moved To Cities Business Insider September 2020 |
| Best Cities for Women Entrepreneurs Fundera September 2020 | Cities Whose July Unemployment Rates Are Bouncing Back WalletHub September 2020 | Best Cities to Drive In WalletHub September 2020 | Most Bike Friendly Cities in America SmartAsset September 2020 | #1 Real Estate Market WalletHub August 2020 | Best Places to Retire Forbes August 2020 |



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