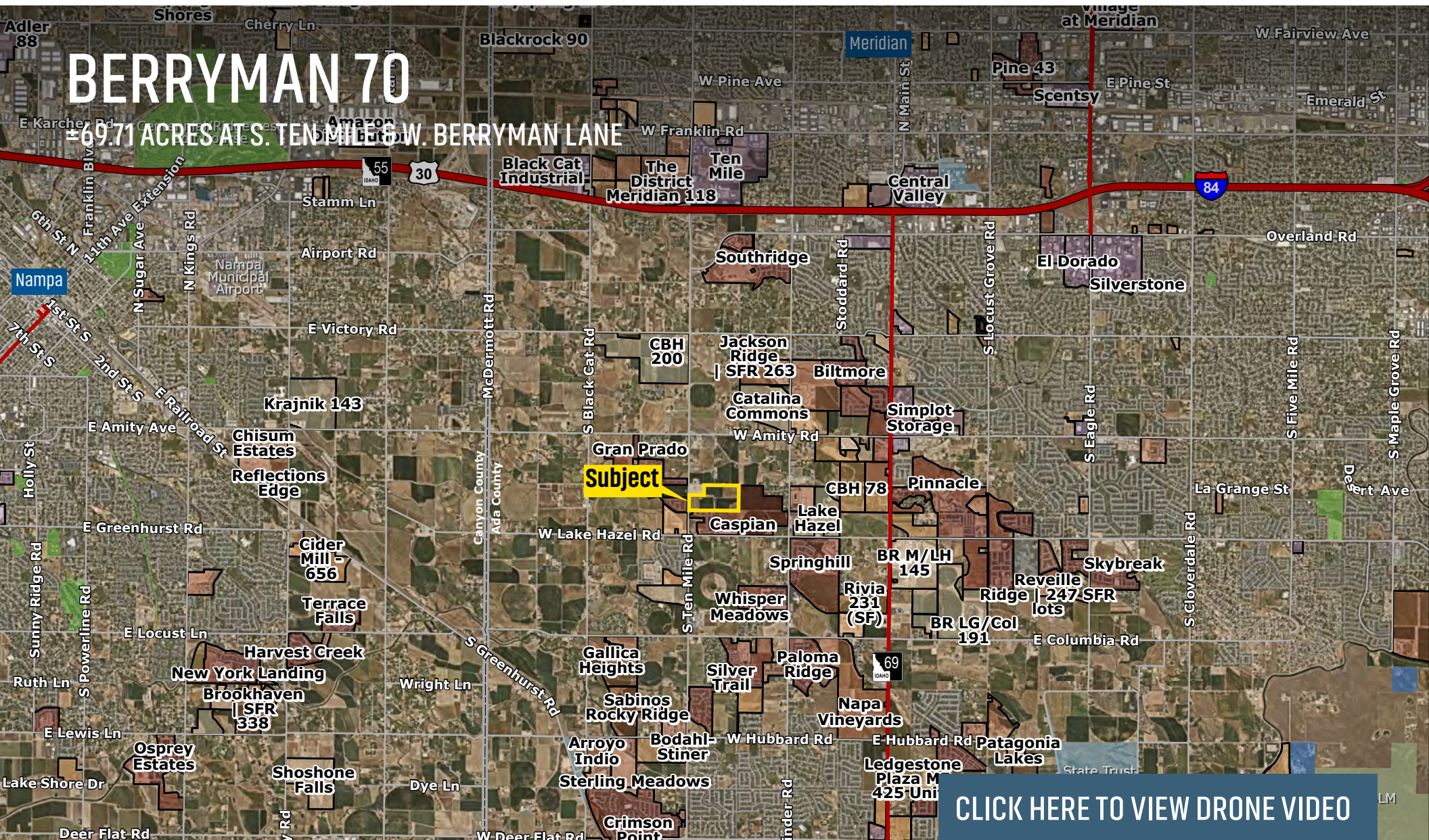


BERRYMAN 70

#69.71 ACRES AT S. TEN MILE & W. BERRYMAN LANE



[CLICK HERE TO VIEW DRONE VIDEO](#)

[CONTACT FOR MORE INFORMATION](#)

Tyler Johnson
tjohnson@landadvisors.com
208.866.3579

 Land Advisors[®]
ORGANIZATION

208.366.8700 | LandAdvisors.com

EXECUTIVE SUMMARY



LOCATION

2700 W. Berryman Lane, Meridian, ID 83642
W. Berryman & S. Ten Mile Road. Property has a Meridian address, but is in the city of Kuna's area of impact.



SIZE

±69.71 Acres



ASKING PRICE

\$14,342,200



PARCELS

R0920510400, R0920510200, R0920510300, R0920510100



ZONING

RUT (Rural Urban Transition) is an Ada County zoning designation as the property has not yet been annexed into the City of Kuna.



FUTURE LAND USE

- **Mixed Use:** A combination of commercial and residential uses, especially along entryway/commercial corridors.
- **Medium Density Residential:** A future residential land use category for medium-density housing, commonly implemented through Kuna's medium density residential zones such as R-6 (max. 6 du/ acre) and sometimes R-4 (max. 4 du/acre).



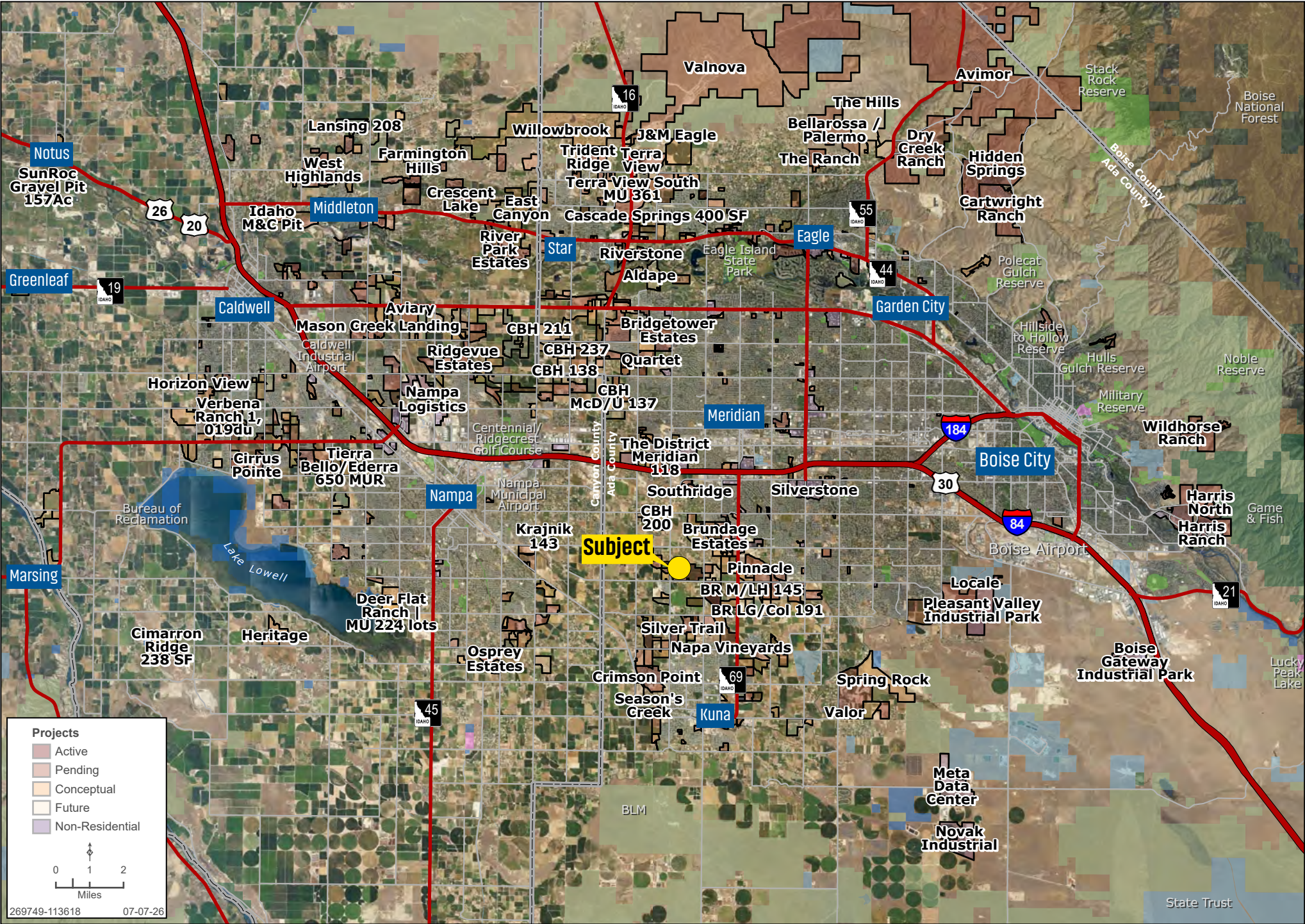
COMMENTS

Premier 70-acre development opportunity in one of the Treasure Valley's fastest-growing corridors. Ideally positioned adjacent to active residential developments with city utilities at or immediately adjacent to the property, the site offers developers and home-builders an exceptional opportunity to capitalize on Kuna's continued expansion with a site that is readily developable, pending city approvals. Few properties combine this level of infrastructure readiness, surrounding growth, and immediate development potential.



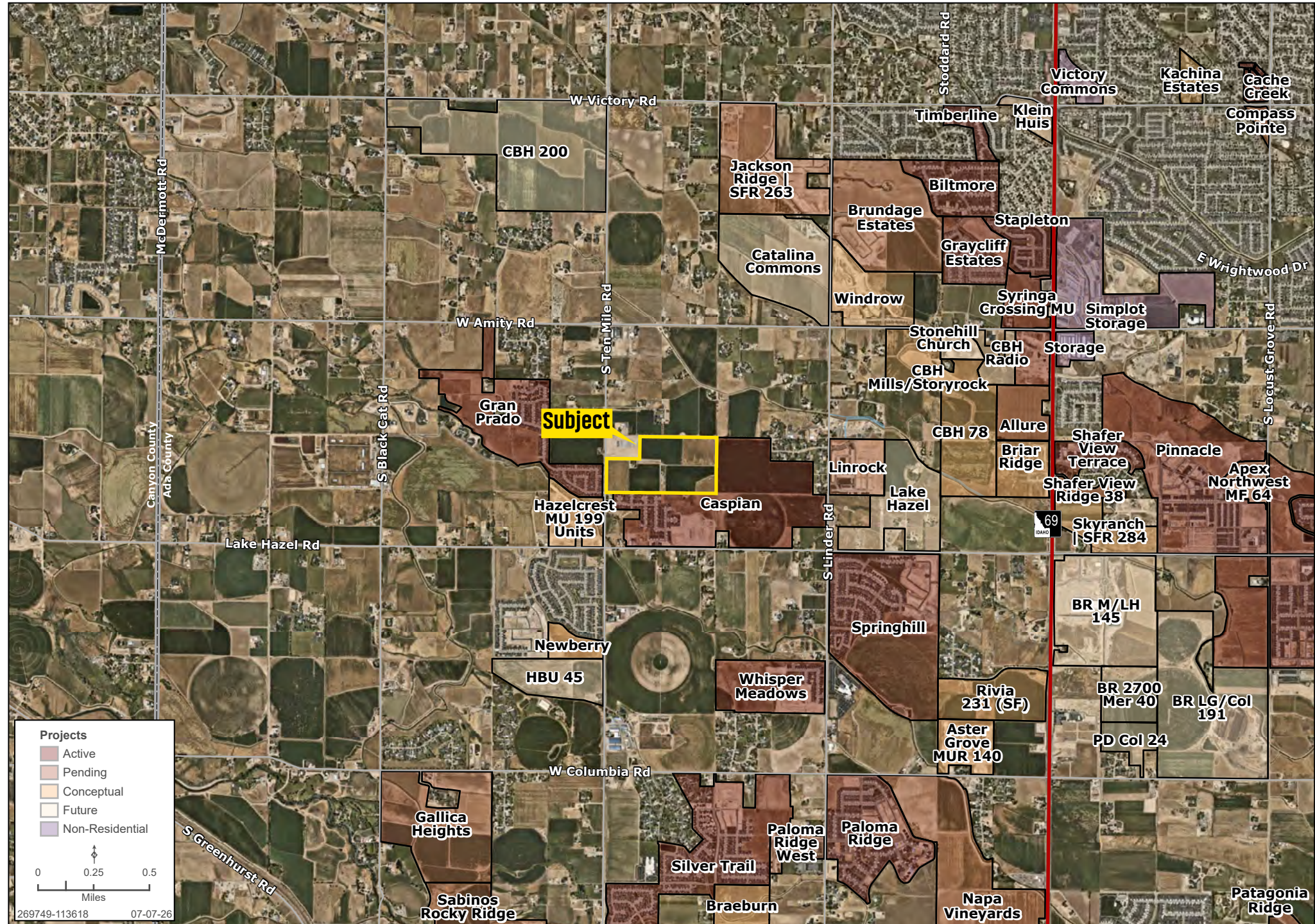
REGIONAL | S. TEN MILE RD AND W. BERRYMAN LANE

Tyler Johnson | 208.866.3579 | landadvisors.com

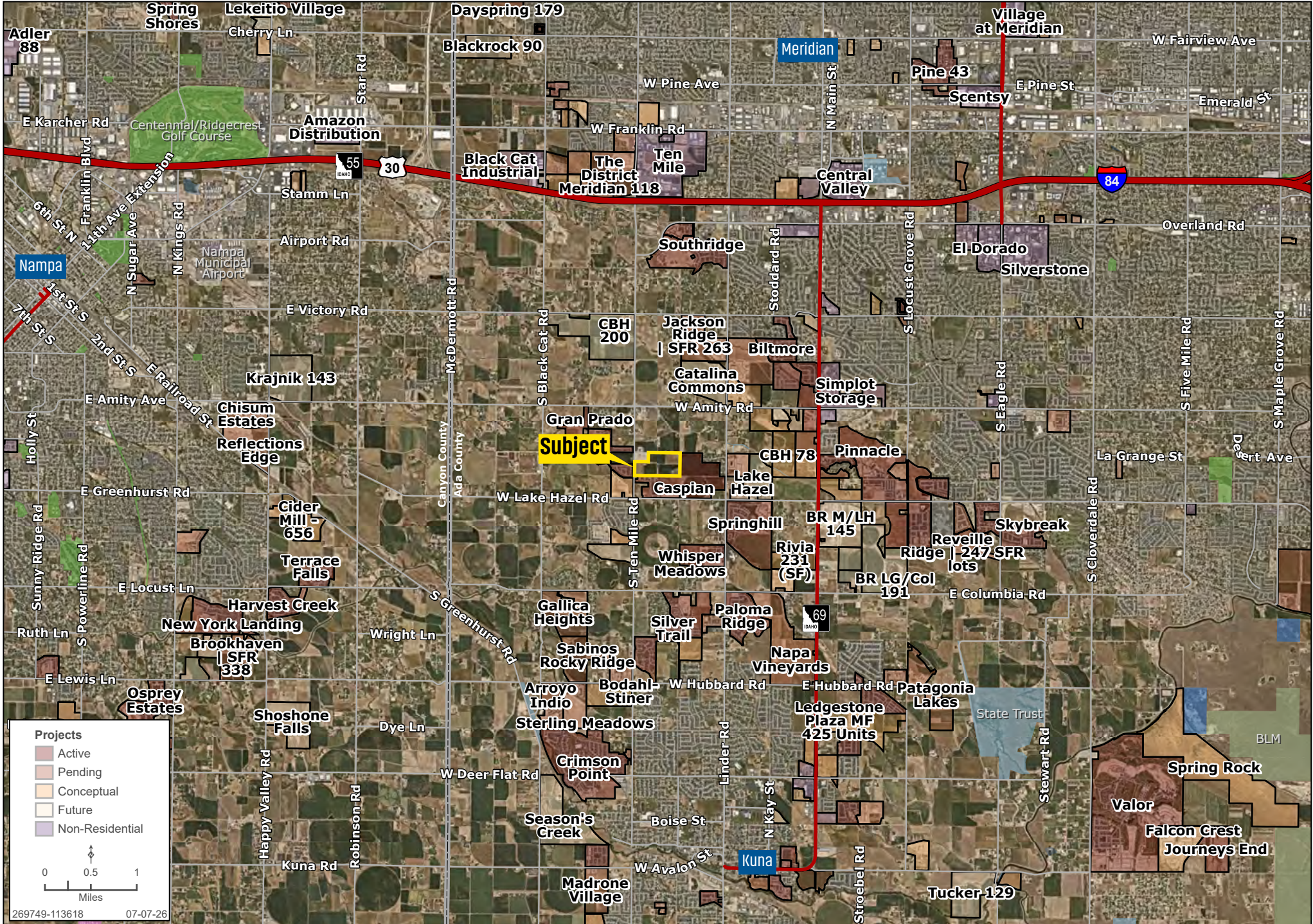


AREA | S. TEN MILE RD AND W. BERRYMAN LANE

Tyler Johnson | 208.866.3579 | landadvisors.com

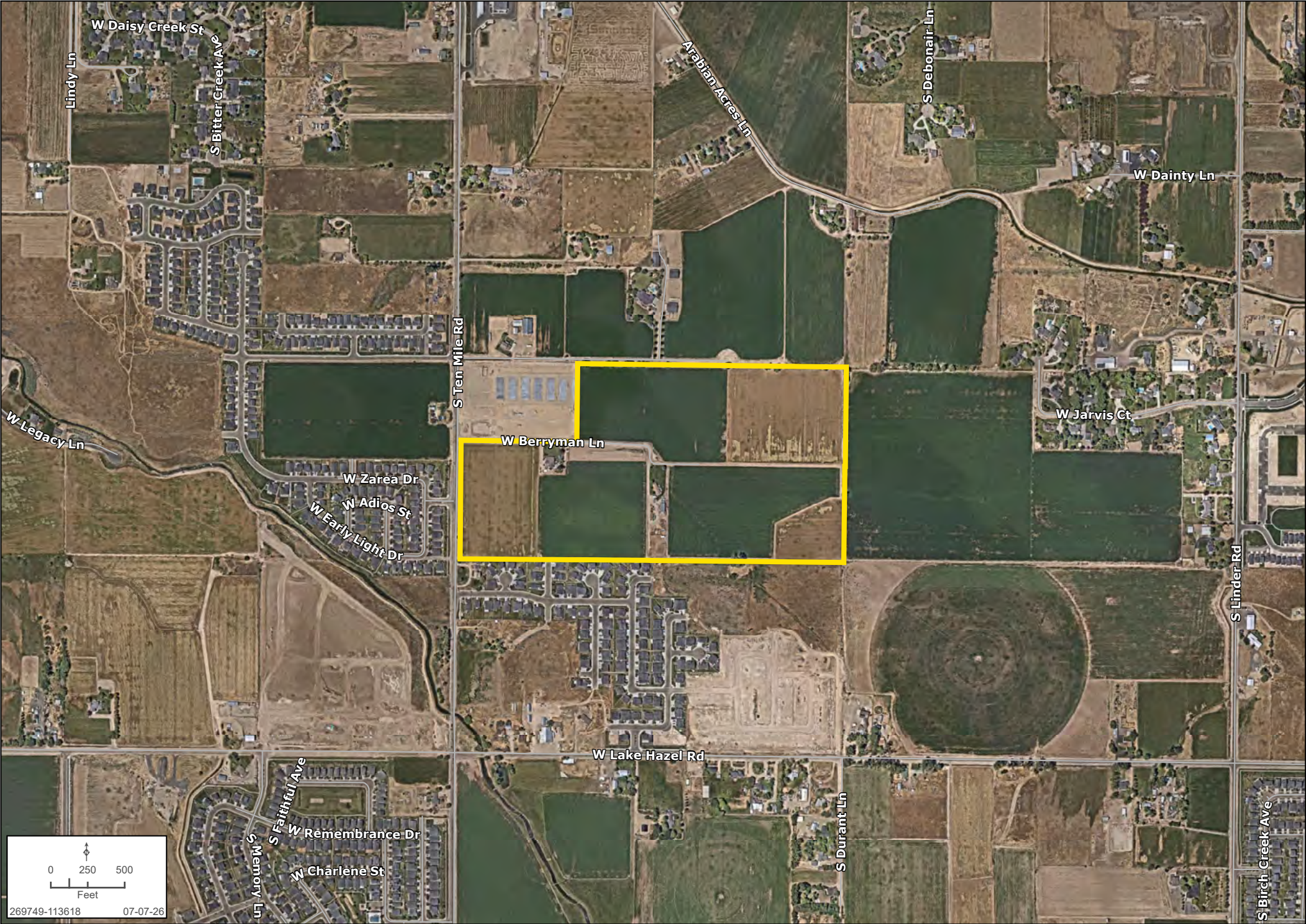


Tyler Johnson | 208.866.3579 | landadvisors.com

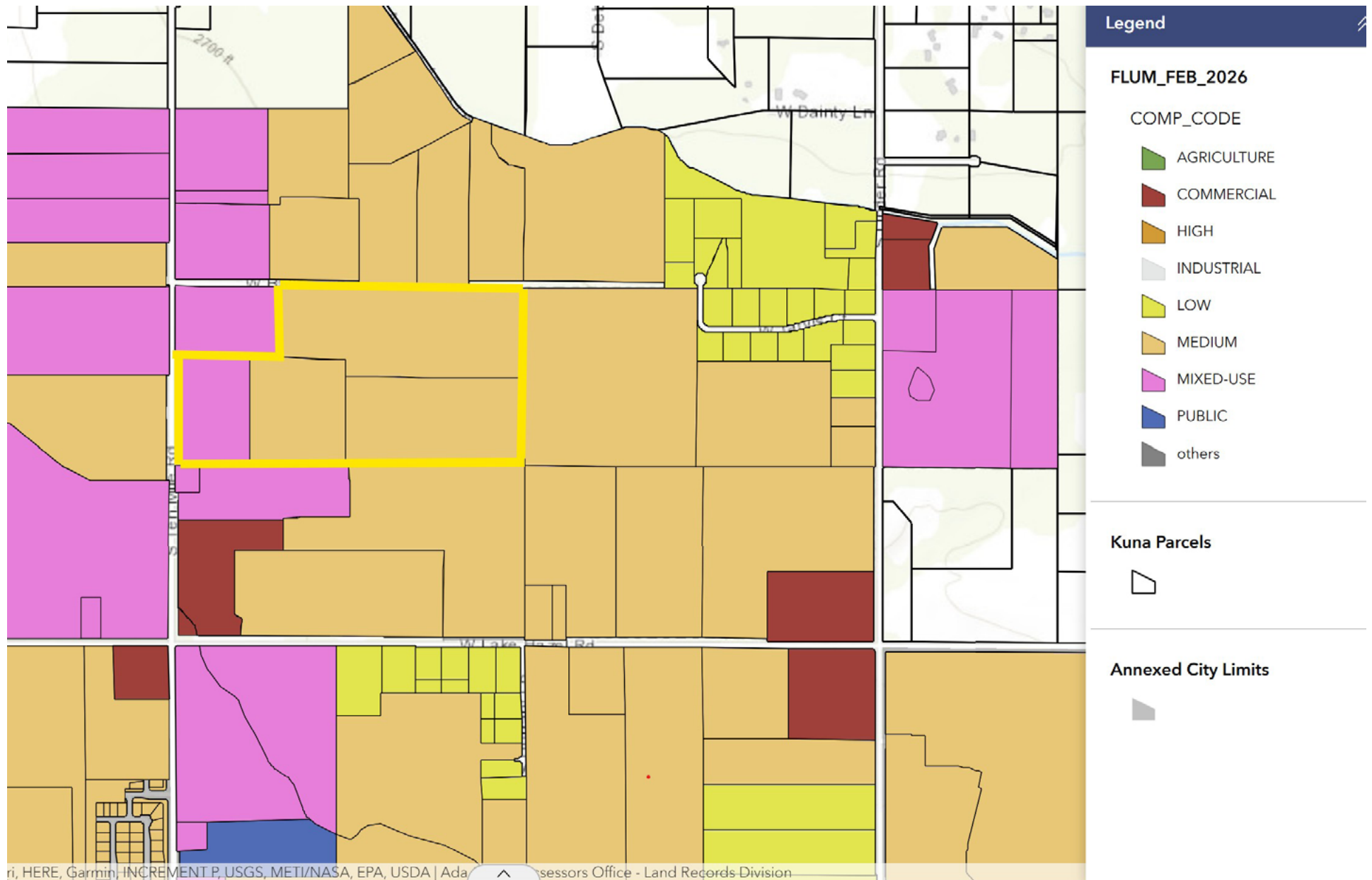


DETAIL | S. TEN MILE RD AND W. BERRYMAN LANE

Tyler Johnson | 208.866.3579 | landadvisors.com



FUTURE LAND USE



DRONE PHOTO



DRONE PHOTO



DRONE PHOTO

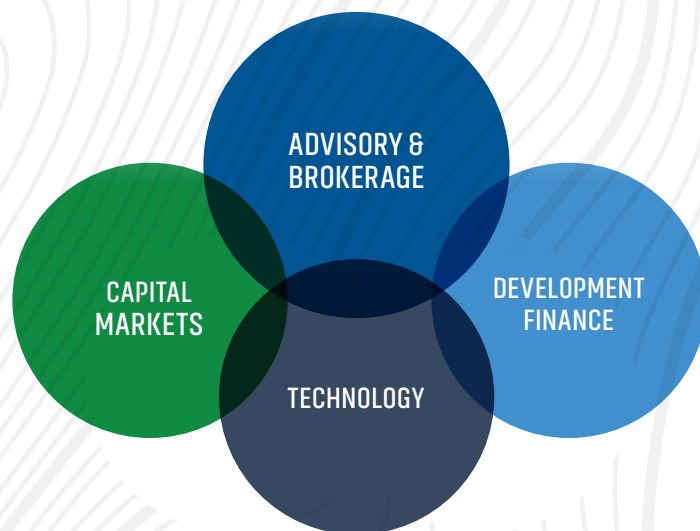


WHO WE ARE

Founded in 1987, Land Advisors Organization (LAO) is the largest land advisory services firm in the nation. Our team of respected, connected, and talented land professionals leverage their vast experience, industry-leading technology, and collaborative team culture to help our clients achieve their goals in acquiring, selling, financing, or developing their land and land-related assets.

OUR BUSINESS

OUR BUSINESS IS BUILT AROUND 4 CORE COMPANY LINES,
TO LEARN MORE PRESS OR CLICK BELOW:



90+

LAO
Advisors



31

Offices
Nationwide



\$23.5+

Billion in Land Brokerage
Sales Since 2017

OUR SPECIALTY DIVISIONS

- Residential Subdivisions
- Multifamily
- Infill Development
- Senior Housing
- Agriculture
- Commercial
- Master Planned Communities
- Conservation
- Government & Municipality
- Healthcare
- Industrial
- Build for Rent



WHAT MAKES US DIFFERENT?

Land Advisors was founded on the philosophy that long-term, value-driven relationships are essential to client success.

Through our core values—**good vibes, collaboration, innovation, and client focus**—our experienced advisors bring extensive expertise in land brokerage to help clients navigate complex transactions and achieve meaningful results.

| Good Vibes

- At LAO, good vibes aren't optional—they're essential. We fuel our culture with positivity, respect, and next-level teamwork.
- We believe that when our team brings good energy, authentic connections, and mutual trust to every interaction, great things happen—for each other and for our clients.

| Innovation

- Driving innovation through GIS technology, we harness cutting-edge, proprietary mapping tools to push the boundaries of what's possible in land advisory.
- By transforming complex data into clear spatial insights, we empower clients to make faster, smarter decisions with confidence about current opportunities and future potential.

| Collaboration

- At Land Advisors Organization, collaboration is built into the way we work.
- Our advisors actively share insights, strategies, and market knowledge across offices and regions to deliver the best possible outcomes for our clients.
- This collective approach ensures a seamless, high-quality experience—no matter where our clients are or which team they're working with.

| Client Focused

- Placing our clients first is the foundation of our success.
- We know that a strong relationship is far more valuable than a single transaction. Our advisors are dedicated to understanding our clients' needs and delivering solutions that create lasting value.



CENTRALIZED SUPPORT

In addition to traditional office administrative support, **all our Advisors** have access to a centralized support team that strengthens every aspect of our business:

RESEARCH

Our dedicated Research Team turns land data into actionable insights by analyzing ownership, property details, and regional considerations for our Advisors and Clients.

FINANCE

Our Finance Team manages commissions, banking, accounting, insurance, and invoicing, ensuring the Company's financial health and operational efficiency.

HELP DESK

Our Help Desk team offers on-call support for hardware, software, and cloud issues through both local and remote assistance.

ESCROW

Our Escrow team manages transaction documentation, compliance, and licensing from listing through closing.



Support Team

INFORMATION TECHNOLOGY

Our Technology Team focuses on delivering the data and accessible tools Advisors need to anticipate client needs, generate meaningful market and transaction insights, and bring all elements together to foster strong client relationships and optimize successful outcomes.

MARKETING

Our Marketing Team supports both national branding and individual property promotion through strategies like ads, PR, email, direct mail, and social media to elevate the Company, our Advisors, and our Listings.

MAPPING/CARTOGRAPHY

Our specialized Cartography Team uses customized GIS software to manipulate data and create custom maps that support research, sales, marketing, and promotion.

TYLER JOHNSON

MANAGING DIRECTOR, MRED



With over 24 years of real estate experience in Idaho and Utah, Tyler is a recognized leader in the Treasure Valley land market, having facilitated some of the region's largest land transactions.

Tyler's hands-on industry experience began in 2001 as a foreman for an excavation team, where he played a key role in building roads and underground infrastructure for a 1,000+ home community in Utah.

In 2008, he returned to his home state of Idaho, serving as a financial analyst and strategic advisor for a premier residential development company in the greater Boise area. In this role, he conducted in-depth due diligence and crafted detailed pro forma projections for residential communities ranging from 140 to over 6,700 units.

In 2010, after earning a Master of Real Estate Development (MRED) from Arizona State University's W. P. Carey School of Business, Tyler transitioned into land brokerage. His expertise in market analysis, development strategy, and large-scale land transactions has made him a trusted advisor to investors, developers, and landowners throughout the region.

In addition to earning an MRED, Tyler holds a Bachelor of Business Administration in Finance from Boise State University and studied Construction Management at Utah Valley University.

Outside of work, Tyler and his wife, Rachel, keep busy raising their six children. As a family, they can often be found enjoying the great outdoors, making the most of Idaho's beautiful landscapes.

Tyler Johnson
tjohnson@landadvisors.com
208.866.3579



3597 E Monarch Sky Lane, Ste 360, Meridian, ID 83646 | 208.366.8700 | LandAdvisors.com

The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. IDAda269749 - 07.28.2026.