

Site Map

1630 S Eagle Rd, Meridian, Idaho, 83642 2

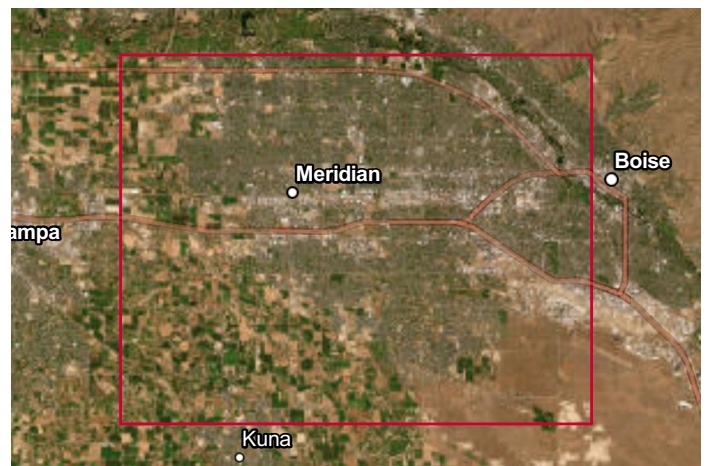
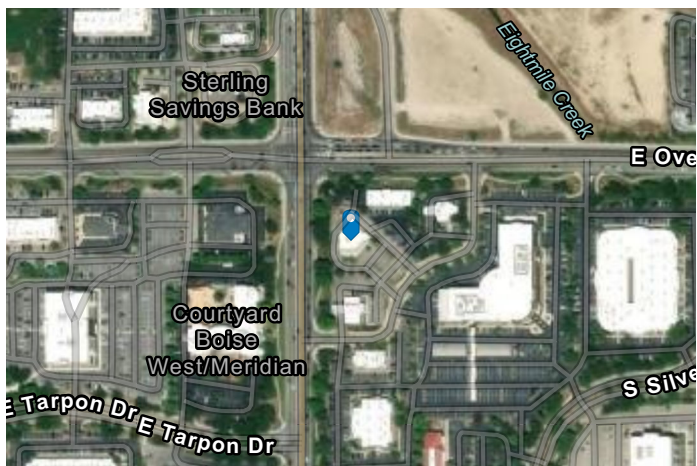
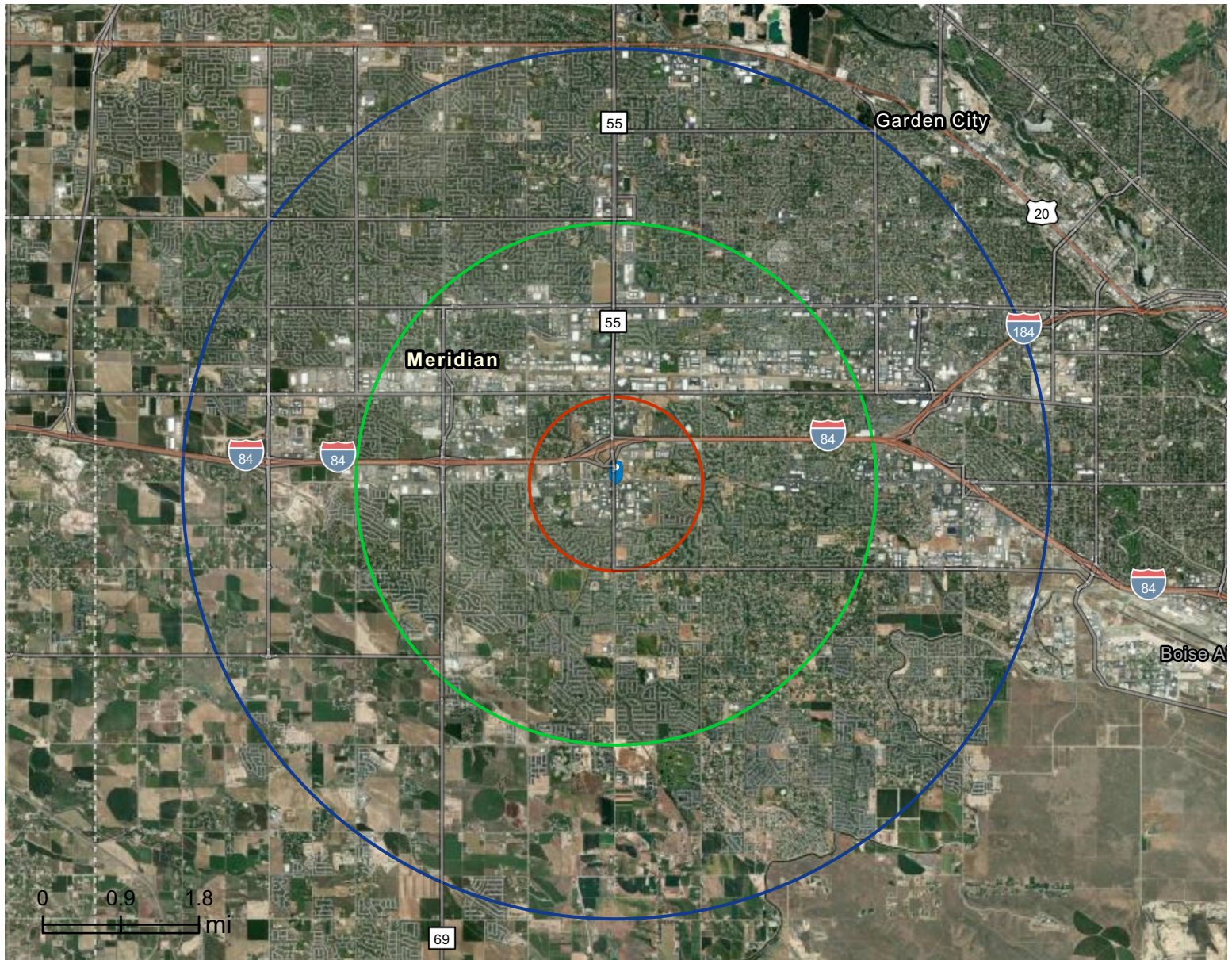
1630 S Eagle Rd, Meridian, Idaho, 83642

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 43.58978

Longitude: -116.35393



Executive Summary

1630 S Eagle Rd, Meridian, Idaho, 83642 2
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Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	6,721	80,322	222,822
2020 Male Population	49.2%	49.0%	49.2%
2020 Female Population	50.8%	51.0%	50.8%
2026 Population	8,835	91,464	243,886
2026 Male Population	49.8%	49.6%	49.7%
2026 Female Population	50.2%	50.4%	50.3%
2031 Population	9,403	97,332	260,323
2031 Male Population	49.6%	49.5%	49.5%
2031 Female Population	50.4%	50.5%	50.5%
2010-2020 Annual Rate	2.28%	2.92%	2.28%
2020-2026 Annual Rate	4.47%	2.10%	1.46%
2026-2031 Annual Rate	1.25%	1.25%	1.31%

In the identified area, the current year population is **243,886**. In 2020, the Census count in the area was **222,822**. The rate of change since 2020 was **1.46%** annually. The five-year projection for the population in the area is **260,323** representing a change of **1.31%** annually from 2026 to 2031. Currently, the population is **49.7%** male and **50.3%** female.

Median Age

2026 Median Age	39.5	37.7	37.7
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The median age in this area is **37.7**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	81.3%	80.4%	79.4%
2026 Black Alone	1.4%	1.4%	2.2%
2026 American Indian Alone	0.7%	0.6%	0.6%
2026 Asian Alone	4.6%	4.0%	3.7%
2026 Pacific Islander Alone	0.2%	0.3%	0.3%
2026 Some Other Race Alone	2.6%	3.5%	4.1%
2026 Two or More Races	9.2%	9.9%	9.8%
2026 Hispanic Origin	9.3%	10.9%	11.4%
2026 Diversity Index	44.2	46.9	48.7

Persons of Hispanic origin represent **11.4%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **48.7** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	1 mile	3 miles	5 miles
2026 Wealth Index	120	116	102
2010 Total Households	1,848	21,263	63,543
2020 Total Households	2,698	29,243	81,470
2026 Total Households	3,853	34,507	92,512
2031 Total Households	4,218	37,490	100,360
2010-2020 Annual Rate	3.86%	3.24%	2.52%
2020-2026 Annual Rate	5.87%	2.68%	2.05%
2026-2031 Annual Rate	1.83%	1.67%	1.64%
2026 Average Household Size	2.27	2.63	2.61

The household count in this area has changed from **81,470** in 2020 to **92,512** in the current year, a change of **2.05%** annually. The five-year projection of households is **100,360**, a change of **1.64%** annually from the current year total. Average household size is currently **2.61**, compared to **2.70** in the year 2020. The number of families in the current year is **63,834** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	29.3%	32.2%	32.2%

Median Household Income			
2026 Median Household Income	\$116,346	\$107,243	\$98,715
2031 Median Household Income	\$132,822	\$123,778	\$113,395
2026-2031 Annual Rate	2.68%	2.91%	2.81%

Average Household Income			
2026 Average Household Income	\$151,595	\$143,868	\$130,587
2031 Average Household Income	\$173,501	\$164,812	\$151,437
2026-2031 Annual Rate	2.74%	2.76%	3.01%

Per Capita Income			
2026 Per Capita Income	\$65,899	\$54,522	\$49,690
2031 Per Capita Income	\$77,569	\$63,749	\$58,560
2026-2031 Annual Rate	3.31%	3.18%	3.34%

Income Equality			
2026 Gini Index	42.9	43.7	42.7

Households by Income

Current median household income is **\$98,715** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$113,395** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$130,587** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$151,437** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$49,690** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$58,560** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	85	78	78
2010 Total Housing Units	1,927	22,418	67,611
2010 Owner Occupied	1,500	16,237	46,886
2010 Renter Occupied	348	5,026	16,657
2010 Vacant	79	1,155	4,068
2020 Housing Units	2,881	30,645	85,022
2020 Owner Occupied	1,792	20,945	58,018
2020 Renter Occupied	906	8,298	23,452
2020 Vacant	177	1,424	3,541
2026 Housing Units	4,171	36,503	96,940
2026 Owner Occupied	2,114	24,558	65,485
2026 Renter Occupied	1,739	9,949	27,027
2026 Vacant	318	1,996	4,428
2031 Total Housing Units	4,641	39,744	106,125
2031 Owner Occupied	2,280	26,336	71,138
2031 Renter Occupied	1,939	11,154	29,222
2031 Vacant	423	2,254	5,765

Socioeconomic Status

2026 Socioeconomic Status Index	60.1	57.3	55.6
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Currently, **50.7%** of the **96,940** housing units in the area are owner occupied; **41.7%** renter occupied; and **7.6%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **85,022** housing units in the area and **177** vacant housing units. The annual rate of change in housing units since 2020 is **2.12%**. Median home value in the area is **\$539,562**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **2.70%** annually to **\$662,692**.

Business Summary Report (NAICS)

1630 S Eagle Rd, Meridian, Idaho, 83642 2
1630 S Eagle Rd, Meridian, Idaho, 83642
Rings: 1, 3, 5 mile radii



Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	824	4,453	8,904
Total Employees	9,205	56,037	110,064
Total Population	8,835	91,464	243,886
Employee/Population Ratio (per 100)	104.2	61.3	45.1

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	1	0.1%	2	0.0%	17	0.4%	90	0.2%	38	0.4%	204	0.2%
Mining (21)	0	0.0%	0	0.0%	4	0.1%	10	0.0%	8	0.1%	25	0.0%
Utilities (22)	1	0.1%	1	0.0%	3	0.1%	44	0.1%	9	0.1%	111	0.1%
Construction (23)	41	5.0%	495	5.4%	436	9.8%	3,932	7.0%	853	9.6%	6,526	5.9%
Building Construction (236)	23	2.8%	316	3.4%	153	3.4%	1,253	2.2%	293	3.3%	2,044	1.9%
Heavy/Civil Eng Construction (237)	4	0.5%	91	1.0%	26	0.6%	426	0.8%	53	0.6%	739	0.7%
Specialty Trade Contractor (238)	14	1.7%	87	0.9%	258	5.8%	2,253	4.0%	506	5.7%	3,743	3.4%
Manufacturing (31-33)	9	1.1%	72	0.8%	177	4.0%	2,388	4.3%	306	3.4%	4,477	4.1%
Wholesale Trade (42)	9	1.1%	399	4.3%	157	3.5%	2,965	5.3%	288	3.2%	4,578	4.2%
Durable Goods (423)	9	1.1%	399	4.3%	134	3.0%	2,142	3.8%	240	2.7%	3,229	2.9%
Nondurable Goods (424)	0	0.0%	0	0.0%	21	0.5%	619	1.1%	41	0.5%	1,111	1.0%
Wholesale Trade Broker (425)	0	0.0%	0	0.0%	2	0.0%	205	0.4%	7	0.1%	237	0.2%



Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Data note: Not all NAICS subcategories for a 2 digit major category are being shown. Business summaries are based on primary NAICS assignment by Data Axle.

Business Summary Report (NAICS)

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by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses Number	%	Employees Number	%	Businesses Number	%	Employees Number	%	Businesses Number	%	Employees Number	%
Retail Trade (44-45)	39	4.7%	449	4.9%	550	12.3%	7,751	13.8%	1,172	13.2%	18,081	16.4%
Motor Vehicle & Parts Dealers (441)	3	0.4%	148	1.6%	64	1.4%	974	1.7%	138	1.6%	4,052	3.7%
Furniture & Home Furnishings (4491)	2	0.2%	13	0.1%	35	0.8%	327	0.6%	61	0.7%	529	0.5%
Electronics & Appliance Retailers (4492)	1	0.1%	3	0.0%	18	0.4%	231	0.4%	38	0.4%	505	0.5%
Building & Garden Equipment (444)	2	0.2%	5	0.1%	56	1.3%	826	1.5%	101	1.1%	1,554	1.4%
Food & Beverage Retailers (445)	10	1.2%	47	0.5%	71	1.6%	1,749	3.1%	146	1.6%	2,861	2.6%
Pharmacy & Personal Care Retailers (456)	10	1.2%	55	0.6%	63	1.4%	609	1.1%	129	1.4%	1,054	1.0%
Gasoline and Other Fuel Dealers (457)	0	0.0%	0	0.0%	14	0.3%	86	0.1%	34	0.4%	262	0.2%
Clothing, Shoe, & Jewelry Retailers (458)	1	0.1%	3	0.0%	58	1.3%	636	1.1%	158	1.8%	1,634	1.5%
Sports, Hobby, & Music Retailers (459)	4	0.5%	26	0.3%	94	2.1%	920	1.6%	219	2.5%	2,127	1.9%
General Merchandise Retailers (455)	7	0.8%	150	1.6%	78	1.8%	1,394	2.5%	147	1.6%	3,502	3.2%
Transportation & Warehousing (48-49)	8	1.0%	30	0.3%	62	1.4%	771	1.4%	146	1.6%	1,706	1.6%
Truck Transportation (484)	5	0.6%	12	0.1%	27	0.6%	330	0.6%	59	0.7%	614	0.6%
Information (51)	10	1.2%	130	1.4%	74	1.7%	1,177	2.1%	142	1.6%	1,839	1.7%
Finance & Insurance (52)	102	12.4%	854	9.3%	317	7.1%	6,076	10.8%	533	6.0%	7,316	6.7%
Central Bank, Credit & Related (521-522)	50	6.1%	512	5.6%	125	2.8%	1,027	1.8%	210	2.4%	1,577	1.4%
Securities & Commodity Contracts (523)	19	2.3%	67	0.7%	83	1.9%	307	0.6%	149	1.7%	524	0.5%
Funds, Trusts & Other Financial (524-525)	33	4.0%	274	3.0%	109	2.5%	4,742	8.5%	174	1.9%	5,215	4.7%
Real Estate, Rental & Leasing (53)	67	8.1%	297	3.2%	269	6.0%	1,758	3.1%	497	5.6%	3,986	3.6%
Professional, Scientific & Tech Services (54)	70	8.5%	529	5.8%	402	9.0%	3,100	5.5%	779	8.8%	5,910	5.4%
Legal Services (5411)	19	2.3%	160	1.7%	63	1.4%	347	0.6%	100	1.1%	693	0.6%
Management of Companies (55)	3	0.4%	9	0.1%	9	0.2%	28	0.1%	20	0.2%	81	0.1%
Admin, Support & Waste Mgmt (56)	25	3.0%	101	1.1%	162	3.6%	1,147	2.0%	359	4.0%	2,539	2.3%



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by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses	%	Employees Number	%	Businesses	%	Employees Number	%	Businesses	%	Employees Number	%
Educational Services (61)	20	2.4%	449	4.9%	93	2.1%	1,909	3.4%	220	2.5%	5,588	5.1%
Health Care & Social Assistance (62)	245	29.7%	4,028	43.8%	603	13.5%	8,344	14.9%	1,215	13.7%	17,439	15.8%
Ambulatory Health Care (621)	190	23.1%	2,944	32.0%	414	9.3%	5,373	9.6%	841	9.4%	10,152	9.2%
Physicians & Doctors (6211)	89	10.8%	1,365	14.8%	142	3.2%	1,905	3.4%	252	2.8%	3,320	3.0%
Dentists (6212)	17	2.1%	140	1.5%	55	1.2%	509	0.9%	157	1.8%	1,428	1.3%
Specialty Health Practitioners (6213)	42	5.1%	258	2.8%	111	2.5%	709	1.3%	216	2.4%	1,338	1.2%
Outpatient & Urgent Care (6214)	8	1.0%	142	1.5%	17	0.4%	280	0.5%	26	0.3%	535	0.5%
Medical & Diagnostic Labs (6215)	8	1.0%	43	0.5%	11	0.3%	65	0.1%	21	0.2%	151	0.1%
Home Health Care Services (6216)	7	0.8%	150	1.6%	24	0.5%	372	0.7%	49	0.6%	885	0.8%
Other Ambulatory Health (6219)	19	2.3%	847	9.2%	53	1.2%	1,533	2.7%	119	1.3%	2,496	2.3%
Hospital (622)	17	2.1%	375	4.1%	31	0.7%	632	1.1%	66	0.7%	1,844	1.7%
Nursing/Residential Care Facilities (623)	13	1.6%	460	5.0%	38	0.8%	1,120	2.0%	77	0.9%	2,860	2.6%
Social Assistance (624)	25	3.0%	1.6%	2.7%	121	2.7%	0.7%	2.2%	231	2.6%	0.8%	2.4%
Arts, Entertainment & Recreation (71)	10	1.2%	62	0.7%	78	1.8%	763	1.4%	141	1.6%	1,163	1.1%
Accommodation & Food Services (72)	61	7.4%	833	9.1%	307	6.9%	6,709	12.0%	590	6.6%	15,095	13.7%
Accommodation (721)	12	1.5%	176	1.9%	26	0.6%	300	0.5%	41	0.5%	591	0.5%
Food & Drinking Places (722)	49	6.0%	656	7.1%	281	6.3%	6,409	11.4%	549	6.2%	14,504	13.2%
Other Services Except Public Admin (81)	63	7.7%	450	4.9%	471	10.6%	2,776	5.0%	1,037	11.7%	5,710	5.2%
Repair & Maintenance (811)	10	1.2%	46	0.5%	108	2.4%	844	1.5%	237	2.7%	1,413	1.3%
Auto Repair & Maintenance (8111)	6	0.7%	28	0.3%	73	1.6%	567	1.0%	154	1.7%	961	0.9%
Personal & Laundry Service (812)	31	3.8%	217	2.4%	192	4.3%	1,161	2.1%	381	4.3%	2,222	2.0%
Civic and Other Orgs (813)	23	2.8%	187	2.0%	171	3.8%	771	1.4%	418	4.7%	2,075	1.9%
Public Administration (92)	1	0.1%	3	0.0%	61	1.4%	4,251	7.6%	133	1.5%	7,616	6.9%
Unclassified Establishments (99)	38	4.6%	14	0.1%	202	4.5%	47	0.1%	419	4.7%	74	0.1%
Total (11-99)	824	100.0%	9,205	100.0%	4,453	100.0%	56,037	100.0%	8,904	100.0%	110,064	100.0%



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