

RESIDENTIAL DEVELOPMENT LAND IN THE EPICENTER OF GROWTH

5114 S BLACK CAT RD MERIDIAN, ID



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RALLENS REALTY
CONSULTANTS

5114 S BLACK CAT RD MERIDIAN, ID 83642

**Residential Development Land
in the Epicenter of Growth**

FOR SALE



PROPERTY INFORMATION

ADDRESS	5114 S Black Cat Rd Meridian, ID 83642
COUNTY	Ada
PROPERTY TYPE	Development Land
TOTAL ACRES	± 54.35
ZONING	RUT
COMP PLAN	Medium Density Residential
PURCHASE PRICE	\$17,500,000 (\$321,987/acre)

HIGHLIGHTS

- Highly desirable residential development opportunity contiguous to Kuna city limits
- Infrastructure coming to the site with ongoing adjacent development
- Close proximity to Costco, Ten Mile Crossing anchored by Scheels, and the future District at Ten Mile anchored by Target
- Nearby amenities planned to include restaurants, entertainment, retail, office, amphitheater, movie theater, walking paths, and greenspace
- Excellent access to downtown Boise, Meridian, and the greater Treasure Valley via Ten Mile and the future Hwy 16 Expressway/I-84 interchange

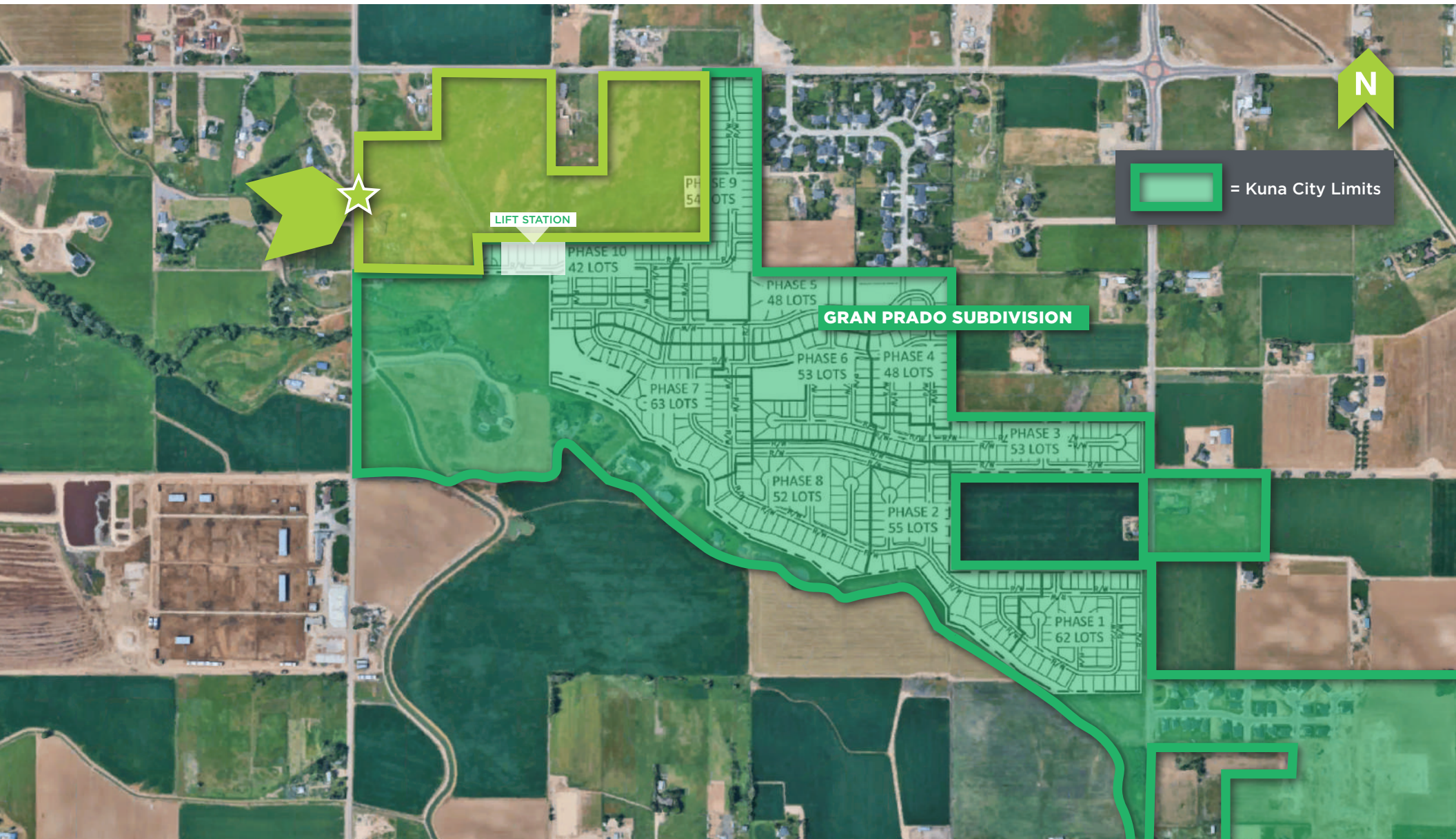
This information, while not guaranteed, is from sources we believe to be reliable.
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

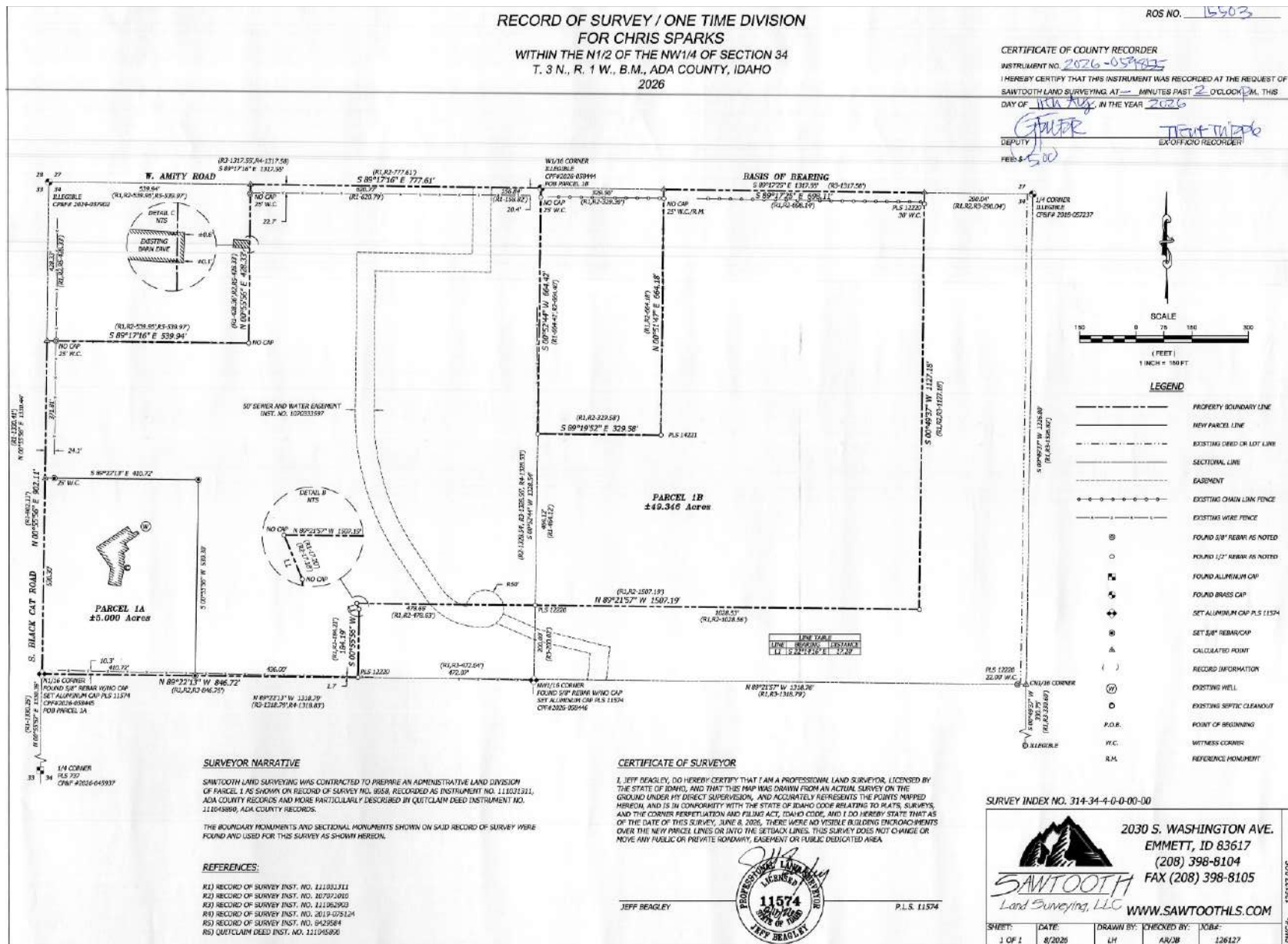
BRIAN RALLENS

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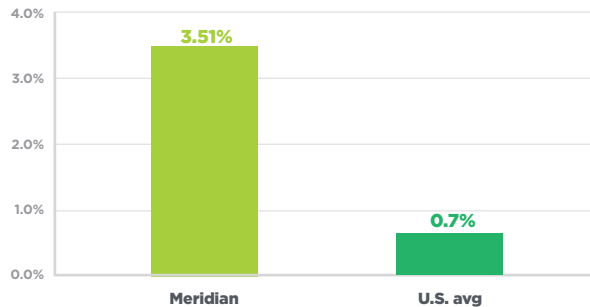
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GROWTH RATE (2026)

One of the fastest-growing mid-sized cities in the Northwest



Positioned within Meridian's rapidly expanding growth corridor, 5114 Black Cat Rd offers developers a rare opportunity to capitalize on strong population growth, high household incomes and limited housing supply

ECONOMY, INCOME & HOUSING

The median household income in Ada County is approximately \$91,500, which is 18% higher than the Idaho median of \$77,800 and 13% higher than the national median of \$80,734. The median value of owner-occupied homes is \$512,300, with approximately 70.8% of occupied housing units being owner-occupied. Ada County's median home sale price reached approximately \$555,000 in September 2025, reflecting continued demand in the local housing market

Sources: Meridian Population Data • State Demographic • World Population Review • Census.gov • USA Today • Apartments.com • BoisePropertyManagement • United States Census Bureau • USAFacts

WHY BLACK CAT RD?

- 21%+ population growth since 2020
- Median household income over \$100K
- Minutes from I-84 and Ten Mile Interchange
- Near the future District at Ten Mile development
- Located within one of the Treasure Valley's most active growth corridors

MEDIAN HOUSEHOLD INCOME

\$100,795

2026 YEAR-OVER-YEAR RENT GROWTH

+8.5%

ADA COUNTY RESIDENTIAL VACANCY — 2026

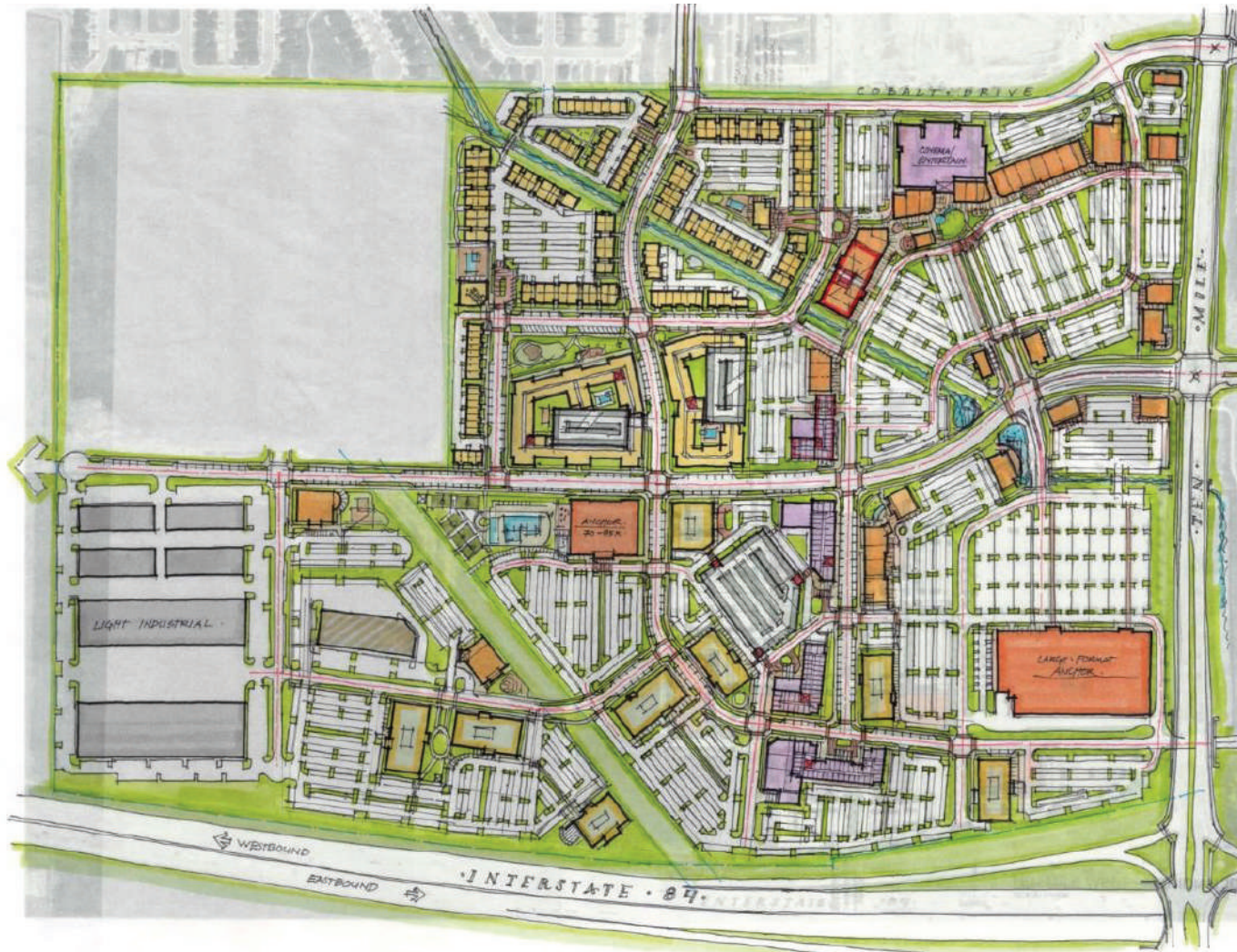
2.0%

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DEVELOPING LIFESTYLE CENTER 2.5 MILES FROM SUBJECT PROPERTY

- When completed, the District at Ten Mile will be the preeminent retail center in all of Idaho
- Preliminary plan for 222-acre site calls for big box retail, entertainment uses, residential areas, office buildings, light industrial and more
- Primary Developers: Adler Industrial, Ball Ventures, and Ahlquist Development
- A new Target store at the District at Ten Mile is under construction and, will take 148,000 square feet — the largest location of any Target in the Treasure Valley
- Life Time Fitness is planning a new club for The District at 10 Mile. A conceptual site plan created by Kimley Horn for the Meridian location shows plans for a 100,000-square-foot building with an outside pool deck and plans for what appear to be four sports courts. The site plan also shows a kids' area, cafe, lounge, and bistro
- 2.5 Times bigger than the Village of Meridian
- Roughly 650,000 SF of retail and office space in just the first phase

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