

Meridian Development Site

15.6 AC Development Site in High Traffic Meridian Location

BLACK CAT RD

FRANKLIN

COLTON YASINSKI

Investment Sales Advisor

colton@multifamily-advisors.com

208-249-1866

Brokered by 208 Properties Realty Group

EXECUTIVE SUMMARY

Now Available: Vacant development site offering a prime position just North of Black Cat Rd and Franklin Rd, a key intersection in one of Meridian's fastest growing corridors. This parcel sits just minutes from the rapidly expanding Ten Mile Crossing development, The Idaho Center, Amazon, Pepsi Co, and other major employment and retail hubs. Directly across the street from Compass Public Charter School.

The property lies within the Ten Mile Interchange plan calling for a mix of Low Density Employment, Mixed Employment, and General Industrial uses within the future land use plan. The parcel currently sits within the County and is up for annexation with all utilities available at street frontage. Currently zoned RUT within Ada County. Williams gas pipeline runs NW through the property that can not be built on.

With future direct access from Franklin road to the new SH-16 interchange, the property will benefit from superior connectivity across the Treasure Valley. With the continued surge of surrounding construction in the immediate area, this location is poised for strong demand.



PROPERTY DETAILS

NAME	Meridian Site
ADDRESS	225 N Black Cat Rd. Meridian, ID 83642
PARCEL #	S1209449601
County / City	County
Total Square Ft.	679,885 SQFT
ZONING	Ada County - RUT
OFFERING PRICE	\$6,000,000
LOT SIZE	15.608 AC
Future Use	<ul style="list-style-type: none">• Low Density Employment• Mixed Employment• General Industrial

Located within the Ten Mile Interchange Plan



Meridian Development Site

Meridian, Idaho

MERIDIAN

COLTON YASINSKI
Investment Sales Advisor
colton@multifamily-advisors.com
208-249-1866

Broker of Record:
Karissa Elliott
208.Properties Realty Group
License# DB40621