

Black Cat & Franklin - 15 Acres  
225 N. Black Cat Rd. Meridian



DEVELOPMENT LAND  
FOR SALE \$5,970,000



225 N. Black Cat Road Meridian, ID 83642

Prime positioned acreage with future zoning of high and medium density commercial zoning. Utilities located in the street (Black Cat Rd). Comprehensive plan has a intersection going into the area that will create extra eyes looking at the future development that is built on the acreage. The land currently needs to be annexed into the City of Meridian, currently in Ada County and zoned RUT. This could allow for an easier transition of a zoning change, with the possibility of Light Industrial zoning. Less than two miles away from the on/off ramp at Ten Mile Rd, Exit 42. The Meridian market is now rivaling Boise & Eagle for the highest lease rates in the Treasure Valley. Excellent chance for an investor to get in before pricing potentially gets even higher!!!

**Shaun Wardle**

Owner & Advisor

Shaun@VIPcre.com

208.863.4160



Aerial of Land looking East towards Black Cat Road

**Josh Spar**

Commercial Advisor

Josh@VIPcre.com

208.713.8863







Black Cat & Franklin Intersection - Looking SE from Property



Aerial of Home on the West Side of the 15 Acres



Aerial of 15 Acres looking West from Black Cat Road



Looking South down Black Cat to the Intersection with Franklin Rd.



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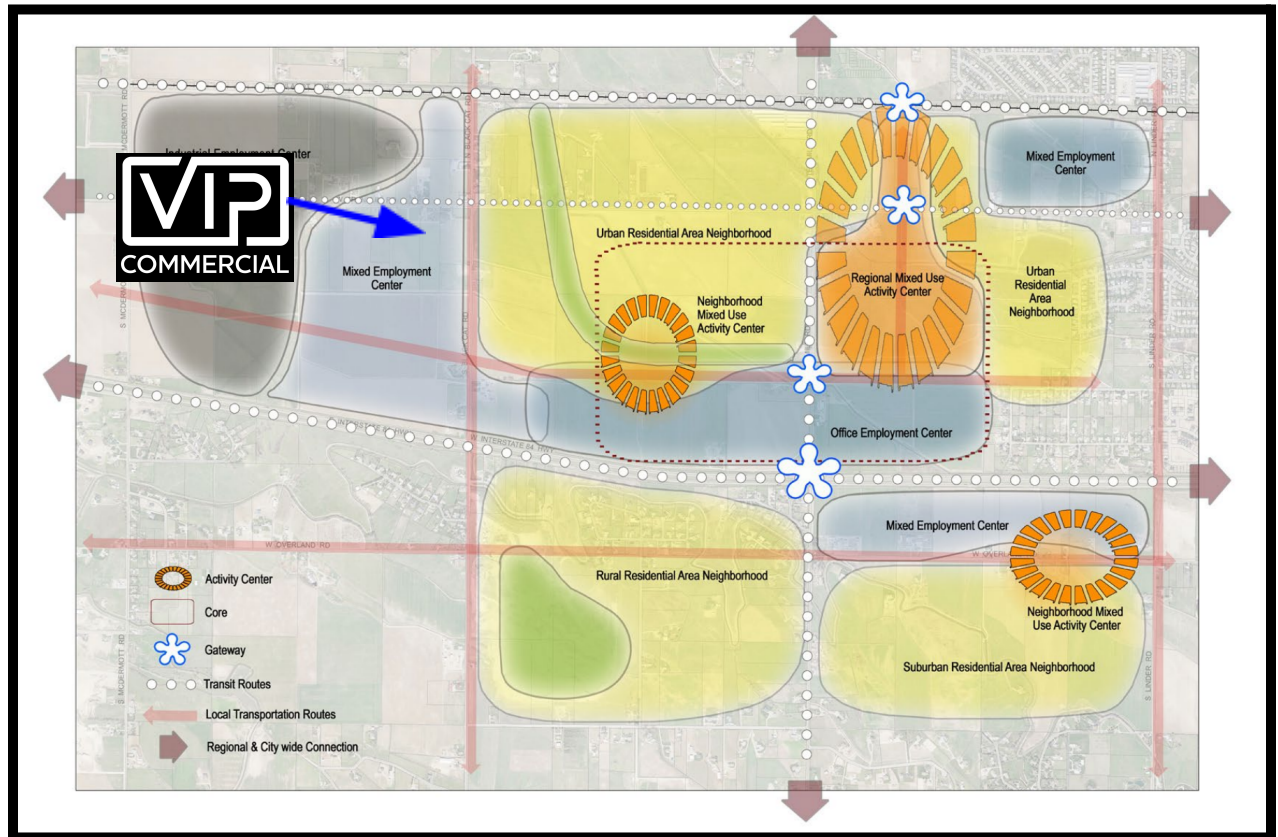
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# VIP COMMERCIAL



**Land Use Map** (See City of Meridian Future Land Use Map for most current land use designations)

