

RESIDENTIAL DEVELOPMENT LAND IN THE EPICENTER OF GROWTH

5114 S BLACK CAT RD MERIDIAN, ID



rallensrealty.com



RALLENS REALTY
CONSULTANTS

FOR SALE



PROPERTY INFORMATION

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

HIGHLIGHTS

- Highly desirable residential development opportunity contiguous to Kuna city limits on the Eastern and Southern borders
- Infrastructure coming to the site with ongoing adjacent development
- Close proximity to future 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

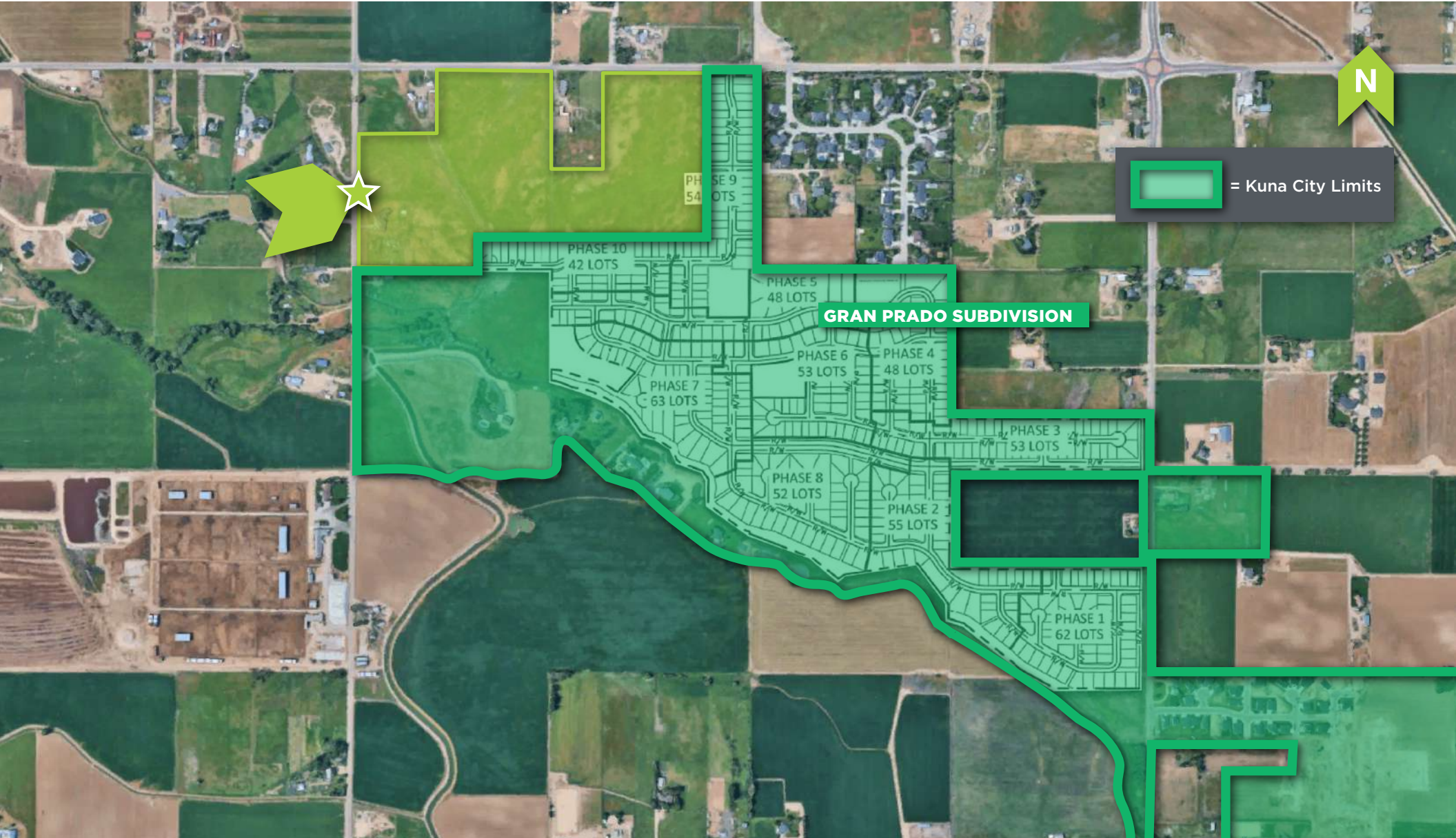
This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

BRIAN RALLENS

208.761.0924 | brian@rallensrealty.com

RALLENS REALTY CONSULTANTS | 401 W FRONT STREET, SUITE 307 | BOISE, ID 83702 | 208.996.1055





5114 S BLACK CAT RD MERIDIAN, ID 83642



NAMPA GATEWAY CENTER

Mister Noodles & Company, Firehouse Subs, WinCo Foods, Popeyes, McDonald's, TACO BELL, Shell, J&J, Panda Express, Shoe Carnival, JCPenney, Freddy's Steakhouses, Pizza Hut, Phillips 66, Starbucks, Saint Alphonse (A Member of Trinity Health), SUBWAY

DISTRICT AT TEN MILE

TACO BELL, Panera Bread, Target, In-N-Out Burger, CVS, Starbucks, Lifetime Fitness, zao (fresh simple asian), Mo' Bettans (HAWAIIAN STYLE FOOD), HANDEL'S

TEN MILE CROSSING

Scheels, Zupas, Cafe Maverik, Blaze Pizza, WestVet, Chick-fil-A, Johnny Bronx Pizza Co., Happy Teriyaki, Epic Shine (GRILL WOODS), ICCU, Hershey's (THE MERCHERY COMPANY), Valvoline, Juice It Up, Gandolfo's (NEW YORK CATERING), Primary Health, Sherwin Williams, US Bank, Costa Vida, Dutch Bros



DEVELOPING LIFESTYLE CENTER 2.5M FROM SUBJECT PROPERTY

- 625 S Ten Mile Rd, Meridian, ID
- Preliminary plan for 200-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 area.
- 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 on just over nine acres with an outside pool deck and plans for what appear to be four sports courts. The site plan also shows a kids' area, a cafe, a lounge, and a bistro.
- When completed, the District at Ten Mile will be the preeminent retail center in all of Idaho

5114 S BLACK CAT RD MERIDIAN, ID 83642



BRIAN RALLENS
208.761.0924 | brian@rallensrealty.com

