

3.99+/- ACRE INFILL DEV

R-2 ZONING

1299 North Black Cat Road • Meridian, ID



FOR SALE

4 bed /2 bath Home - Infill Dev. Opp.

GREGG DAVIS
Director - KW Commercial
(208) 344-6275
gdaviscre@gmail.com
SP32434, Idaho

PROPERTY DESCRIPTION

This 3.99+/- acre property boasts a single family home, shop, and pool with fenced pasture and currently. Live in the home, or rent it out while you work through the process to divide and sell the land. Zoned R-2 in the City of Meridian. The parcel was recently split and recombined. Survey on file. Parcel number does not yet show up on the county sites. Potential for up to 8+/- additional lots to be created through subdivision process. House has newer metal roof (1.5 yrs old), newer HVAC (2022) remodeled kitchen, new pool heater last year. Well and septic. Variable speed well pump for consistent

LOCATION DESCRIPTION

Located just north of Franklin on Black Cat Road in west Meridian. Easy access to I-84 at Ten Mile and only 1.5+/- miles to the new Highway 16 which is scheduled for completion in 2027. City sewer and water are available at the street (Black Cat).

SUMMARY

Price: \$1,585,000

Lot Size: 3.99+/- Acres

Price Per Acre: \$397,243

Price Per SF: \$9.12/sf of land

Home: 4 bed / 2 bath

Building SF: 1660+/- SF

Year Built: 1993

Year Remodeled: 2022-2024

Zoning: R-2 City of Meridian

Shop Power: 240V



Property Photos

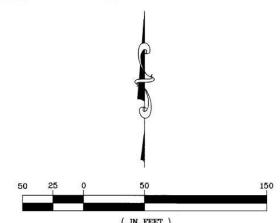
1299 Black Cat Rd



CITY OF MERIDIAN, ADA COUNTY, IDAHO
2025

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED FOR RECORD AT THE REQUEST OF CADLE LAND SURVEYING, LLC.,
AT 35 MINUTES PAST 1 O'CLOCK P.M. ON THE 20 DAY OF
October, 2025.

RECORDED Trent Trapp DEPUTY



LEGEND

- Found Brass Cap
- Found 5/8" rebar
- Found 1/2" rebar
- Calculated Point
- Set 1/2" rebar with cap labeled "OLS 12220"
- Record Distances
- WC Witness Corner
- New Boundary Line
- Fence Line
- Property Line to be Adjusted
- Section Line
- Easement Line
- X-Edge of Pavement

SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A
PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND
THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE
GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE
REPRESENTATION OF SAID SURVEY.



JEREMIAH B. FIELDING, P.L.S. IDAHO LICENSE NO. 12220

LINE	BEARING	DISTANCE
1.00	N 89°10'12" W	42.00
1.01	N 77°14'00" W	19.77
1.02	N 10°10'30" W	48.41
1.03	N 78°00'00" W	28.01
1.04	S 88°14'18" W	61.96
1.05	S 55°17'50" W	64.95
1.06	N 88°14'18" W	65.00
1.07	N 18°00'00" E	28.00
1.08	S 88°14'18" W	65.00
1.09	S 09°30'04" W	71.74
1.10	N 89°30'40" W	163.09

NOTES AND NARRATIVE:
1. See Record of Survey No.'s 2604 and 14683 for

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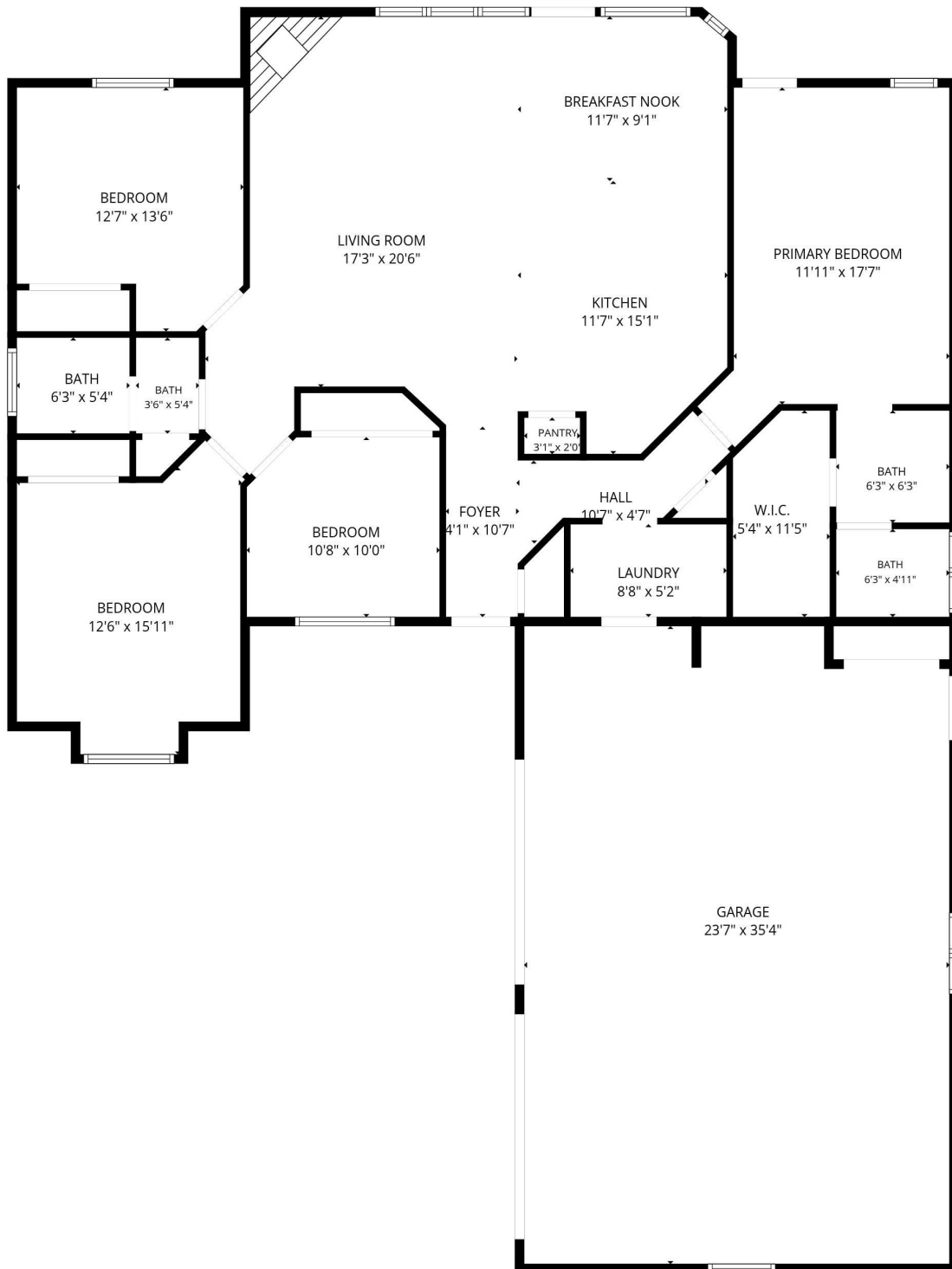
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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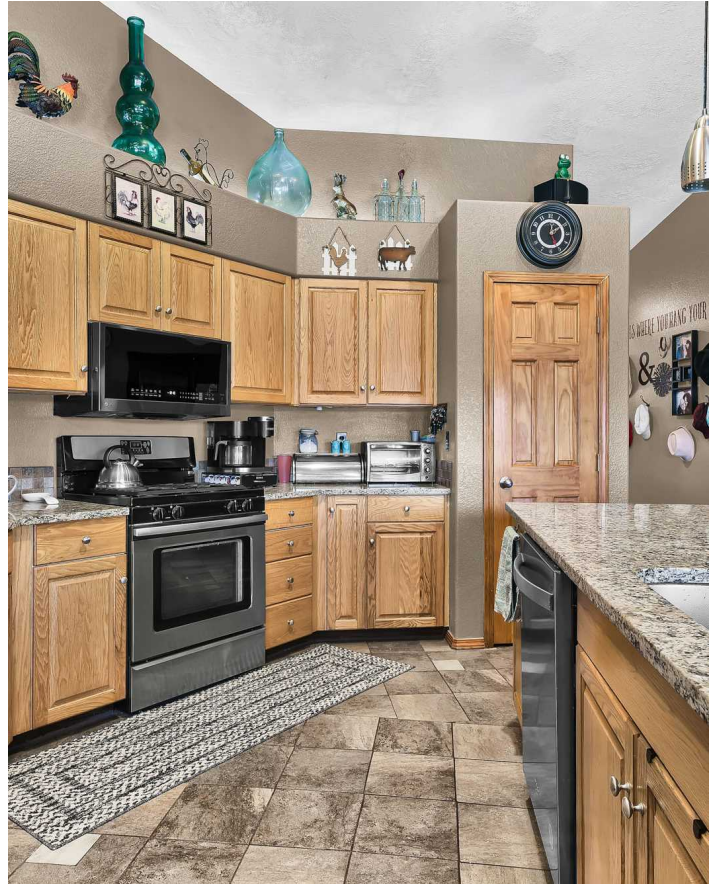
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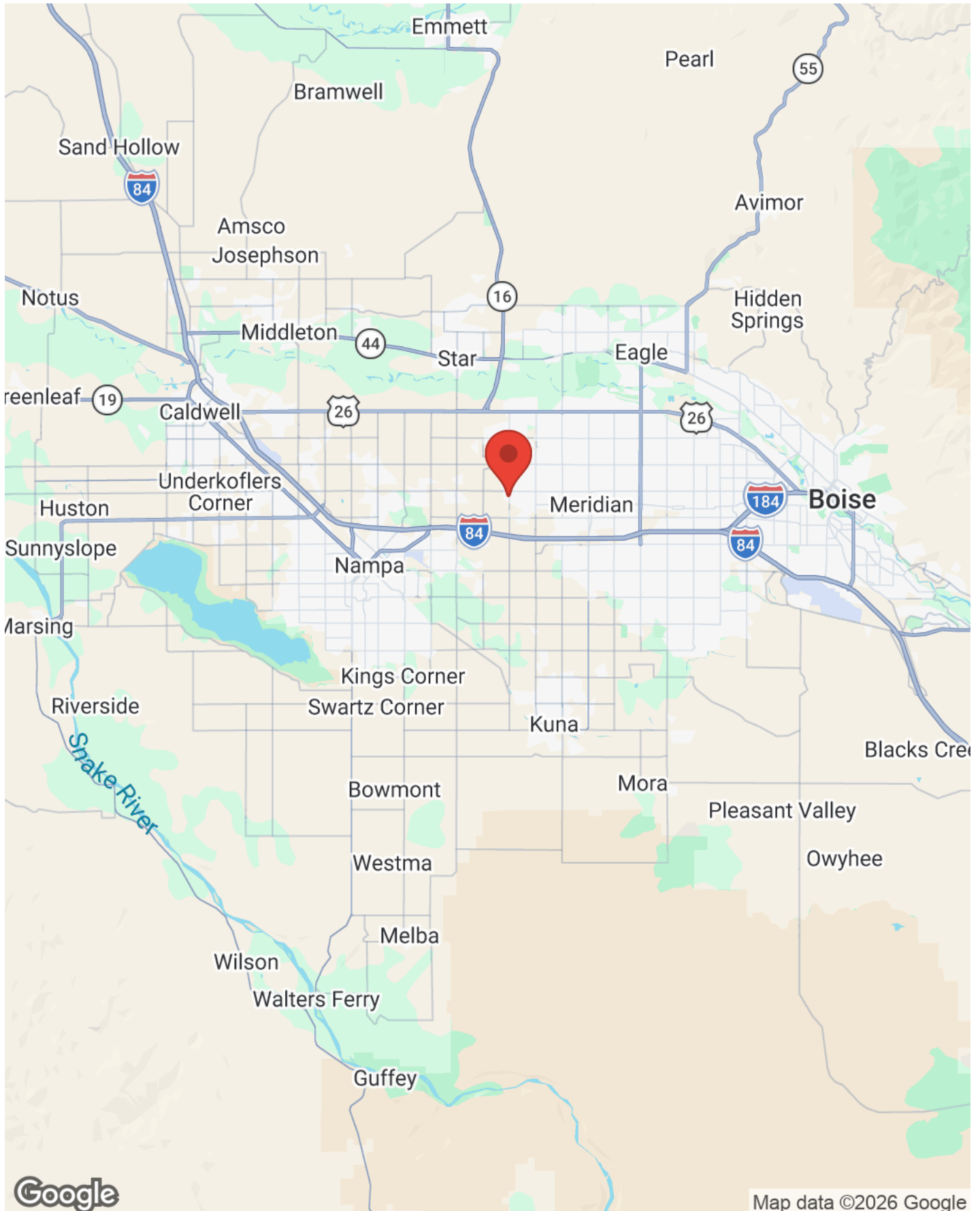
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Regional Map

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Location Maps

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