

For Sale

Alamar Subdivision

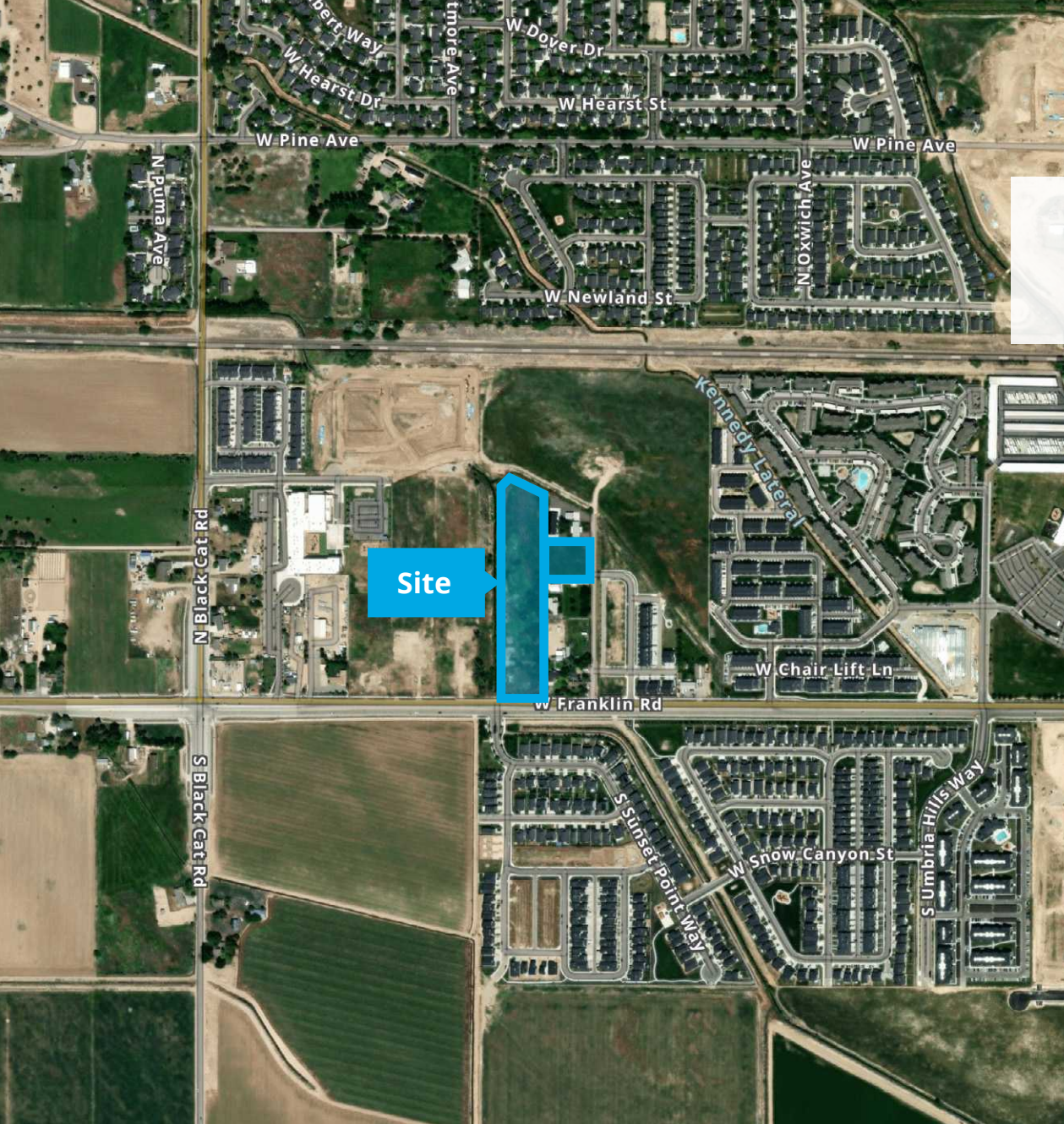
4380 W. Franklin Road | Meridian, ID

Key Highlights

- Central Meridian residential development lot opportunity near the 10-mile interchange on Franklin Road. Close to the core business center in Meridian
- Horizontal work is currently underway, finished lots available Spring 2024
- 27 Phase I Lots (17 single family detached, 10 single family attached). Purchase includes common area lots

Price \$3,190,000

- Phase I Single Family detached lots may be purchased separately (17 Lots), \$2,100,000
- Option available for 23 additional Phase II Lots (50 Lots total)



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Property Overview

Property Type Finished Lot Development

Land Size ± 5.6 Acres

Parcel No. S1210346603 & S1210346730

Conceptual Elevations



Single Family Detached



Single Family Attached (Duplex)



Demos

	1 Miles	3 Miles	5 Miles
Population	4,937	47,922	73,537
Households	1,805	18,926	28,317
Avg. Income	\$81,040	\$65,263	\$69,196

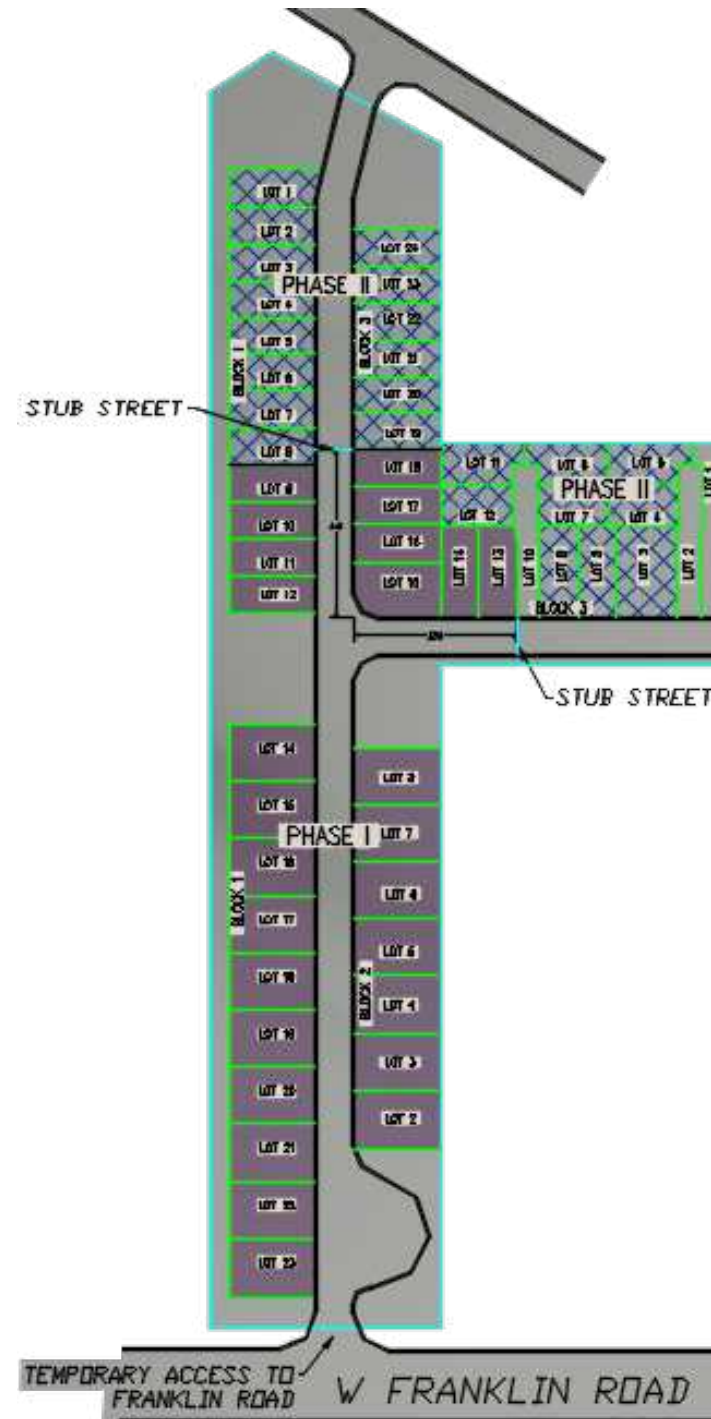
Phasing Plan

Phase I

- Will consist of 17 single family detached homes and 10 single family attached Homes. Option available for the purchase of the 17 single family homes only.
- Street Stubs will be less than 150 Feet.
- Since there are less than 30 lots, fire sprinklers are not be required.

Phase II

- Purchase option available for 23 additional lots
- Will coincide with the completion of the northern collector road connecting Black Cat to Franklin Road
- Entry at Franklin Road is temporary and will be closed after connection to the northern collector road is completed (Emergency Access)



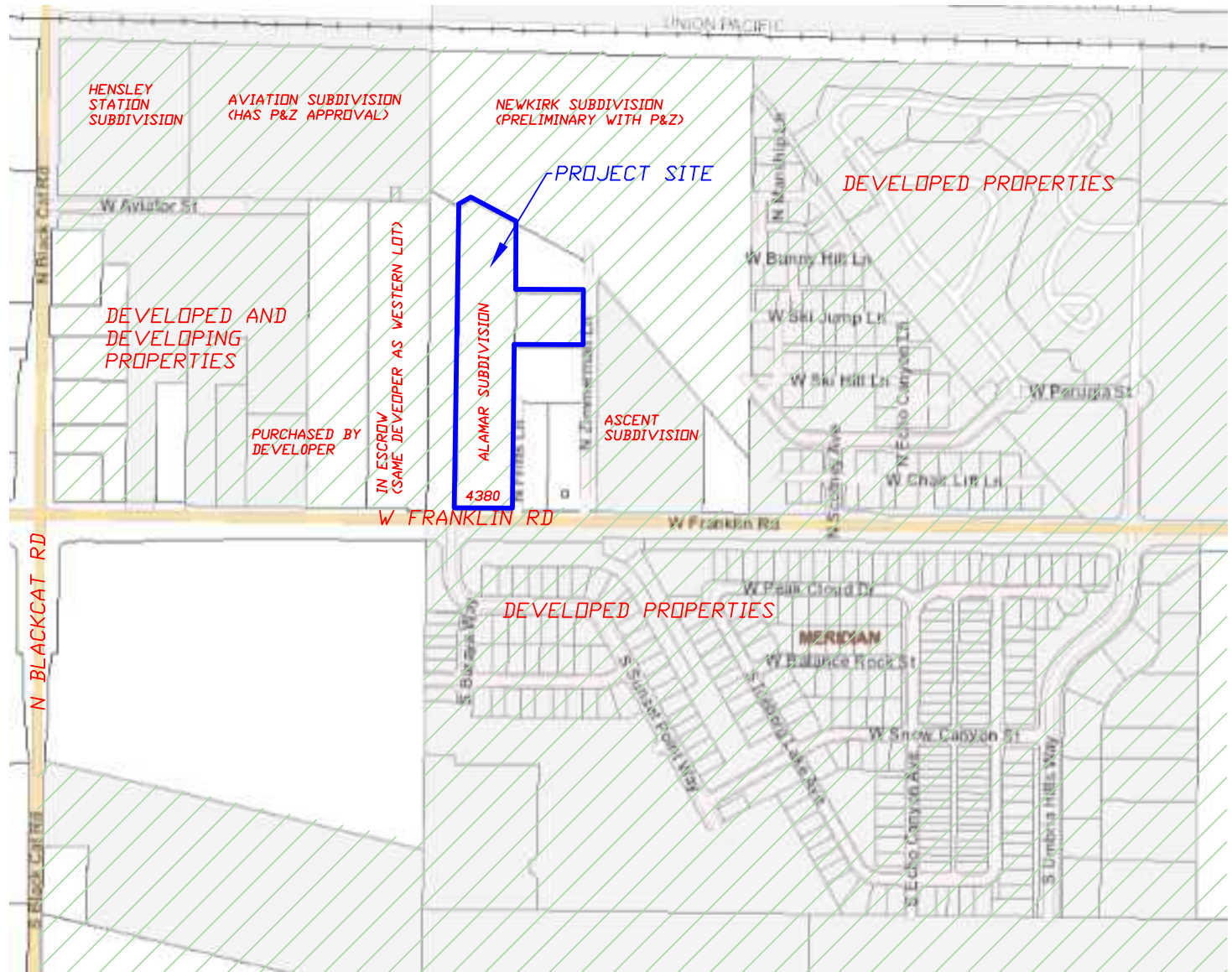
Nearby Developments

Google Map

Street View



Vicinity Map



Location



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