

FOR SALE > MIXED-USE LAND

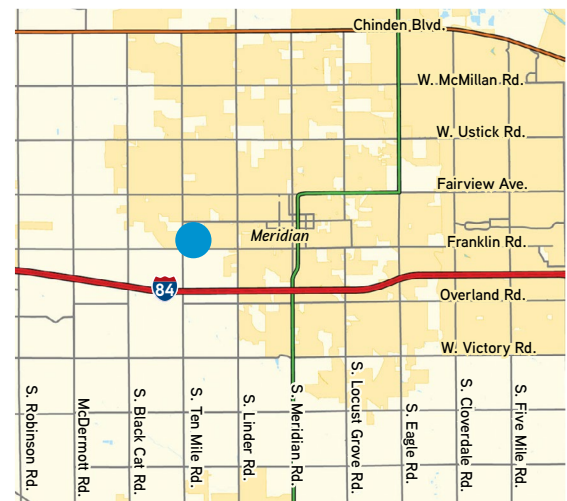
Franklin & Ten Mile Land

2954 WEST FRANKLIN ROAD | MERIDIAN, ID



Property Profile

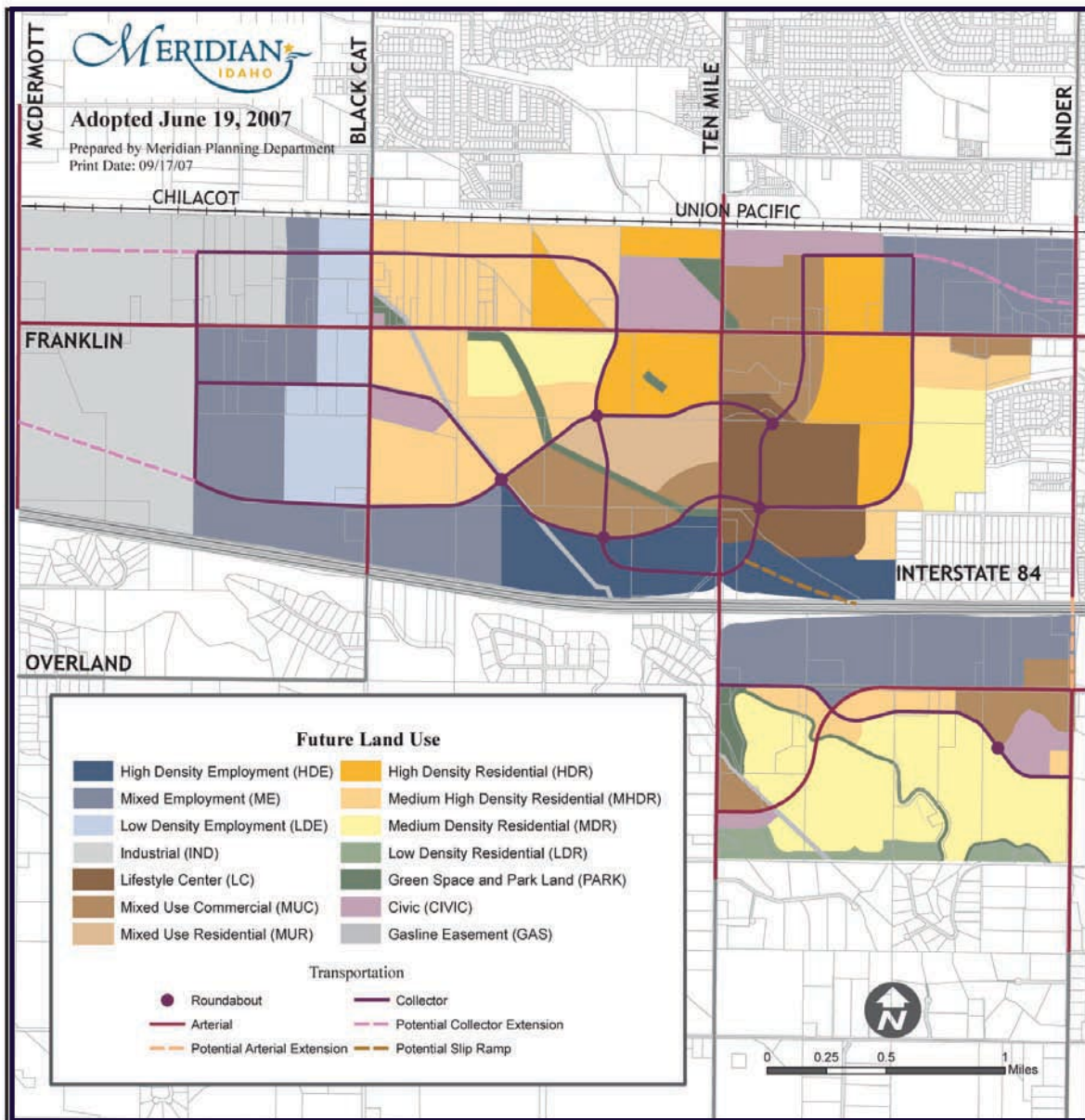
- > ~38 acres for sale, located on the NE corner of Franklin and Ten Mile
- > Power and gas running along property
- > Three commercial accesses on Ten Mile
- > One access point on Franklin with another through a future lighted intersection
- > Currently zoned RUT; future land use is Mixed-Use Commercial
- > Centrally located, with great development potential
- > Excellent opportunity for retail / office development
- > City sewer and water stubbed to property on Ten Mile and Franklin
- > **Listing Price: \$6.00/SF**



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Households	1,227	27,066	66,196
Population	3,603	75,809	183,831
Average HH Income	\$82,586	\$71,244	\$71,128

Ten Mile Interchange Specific Area



MIXED USE COMMERCIAL (MUC)

GENERAL INFORMATION

Map Color**Zoning**

C-C | C-G | TN-C | C-N

Sample Use(s)

- ☐ Commercial, vertically integrated residential, live-work, employment, entertainment, office, multi-family, and townhouses

General Standards

- ☐ Target Density for Area: 8 to 12 dwellings / acre
- ☐ Recommended FAR: 1.00 to 1.25 or more
- ☐ Three or more income producing uses
- ☐ No more than 30% of the ground level development within the Mixed Use Commercial designation should be used for residences
- ☐ Design Review required; see Design Manual for guidelines
- ☐ Comply with Pathways Master Plan

Design Characteristics

- ☐ Relate proposed development, including land uses and activities, to adjacent and surrounding uses and public spaces as appropriate to maintain compatibility and establish the continuity of the planned urban form and character.
- ☐ Use architectural elements, such as doors and windows, details, and materials, to articulate building facades that face roadways, or are adjacent to public spaces and pedestrian environments to establish a transparent relationship between active indoor and outdoor spaces.
- ☐ Building designs should incorporate appropriate roof forms with primary and secondary roof elements that complement the building form and facade designs and help reduce the appearance of building mass and scale.
- ☐ Shade pedestrian walkways and parking, including stalls and drive aisles, with the appropriate type and class of trees and arrange tree plantings in configurations that will provide shade for at least 50 percent of parking surfaces at mature growth.

Site Sample