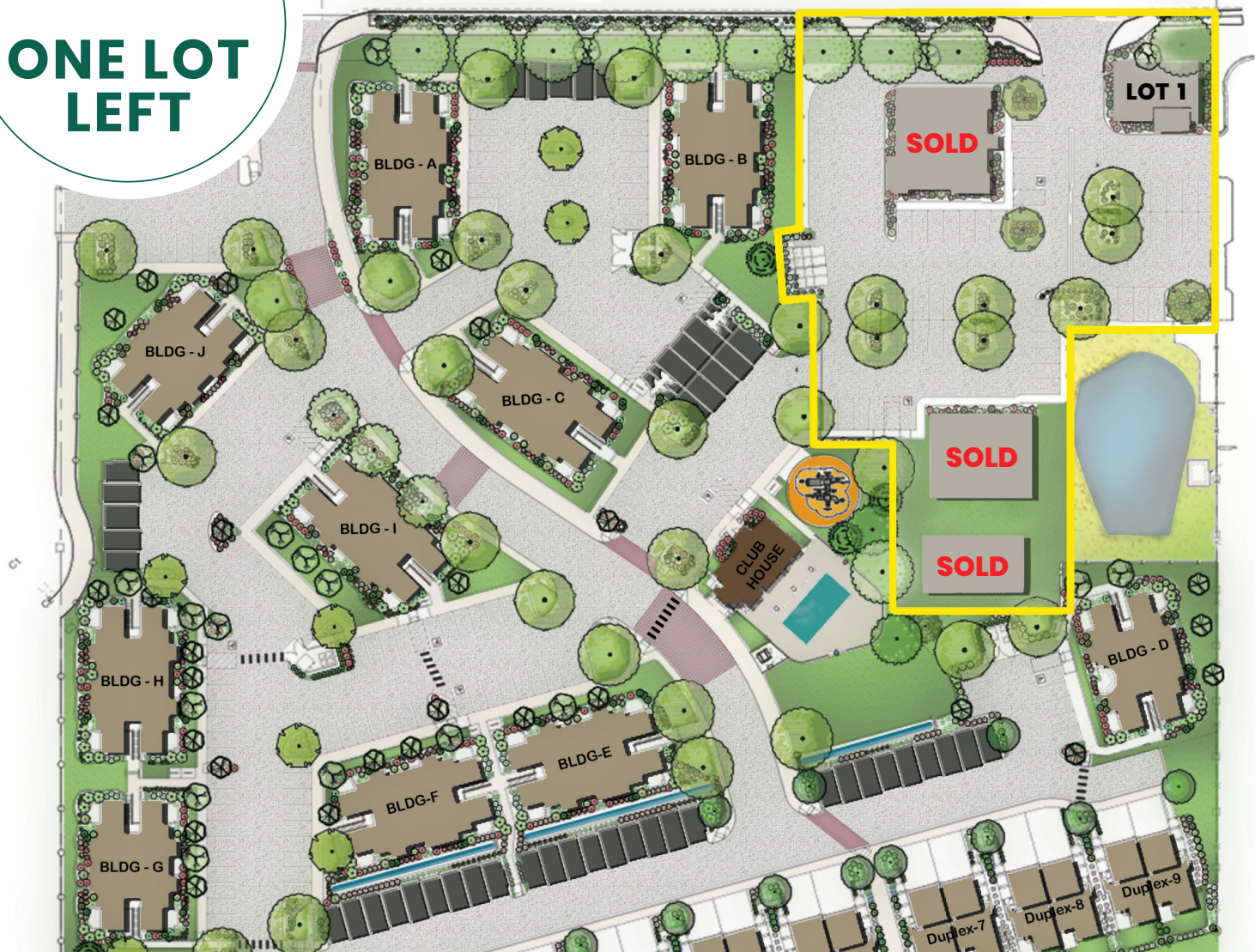


ONE LOT LEFT



TWELVE OAKS CENTER SUBDIVISION FOR SALE

1821 W Franklin Road, Meridian, ID
TOTAL SIZE: .171 Acres
SALE PRICE: Contact Agents

PROPERTY HIGHLIGHTS

- Within the Path of Growth
- Close Proximity to the New Ten Mile Exit of I-84
- Some Common Area Improvements already in (Sidewalk, Curb, Gutter, Parking)
- Approximately 14,363 VPD on Franklin Road



TOTAL SIZE
.171 Acres



PRICE
Contact Agents



INTERMOUNTAIN
 COMMERCIAL REAL ESTATE

GARY BUENTGEN, SIOR, CCIM
 gary@icreboise.com
 (208) 286-2264 office
 (208) 724-2222 cell

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EXECUTIVE SUMMARY

Lot 1: .171 Acres

Lot 2: 21,562 SF **(SOLD)**

Lots 3 & 4: 28,183 SF **(SOLD)**

Zoning: **(C-C) Community Business District**



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COMMERCIAL LOTS FOR SALE | 1821 W FRANKLIN ROAD, MERIDIAN, ID



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TWELVE OAKS MASTER PLAN



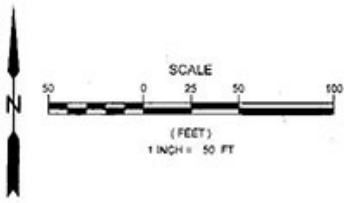
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TWELVE OAKS CENTRE SUBDIVISION
 A REPLAT OF LOT 1, BLOCK 1 OF TWELVE OAKS SUBDIVISION
 LOCATED IN THE W1/2 OF THE E1/2 OF THE NE1/4, OF SECTION 14,
 T. 3 N., R. 1 W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO
 2017

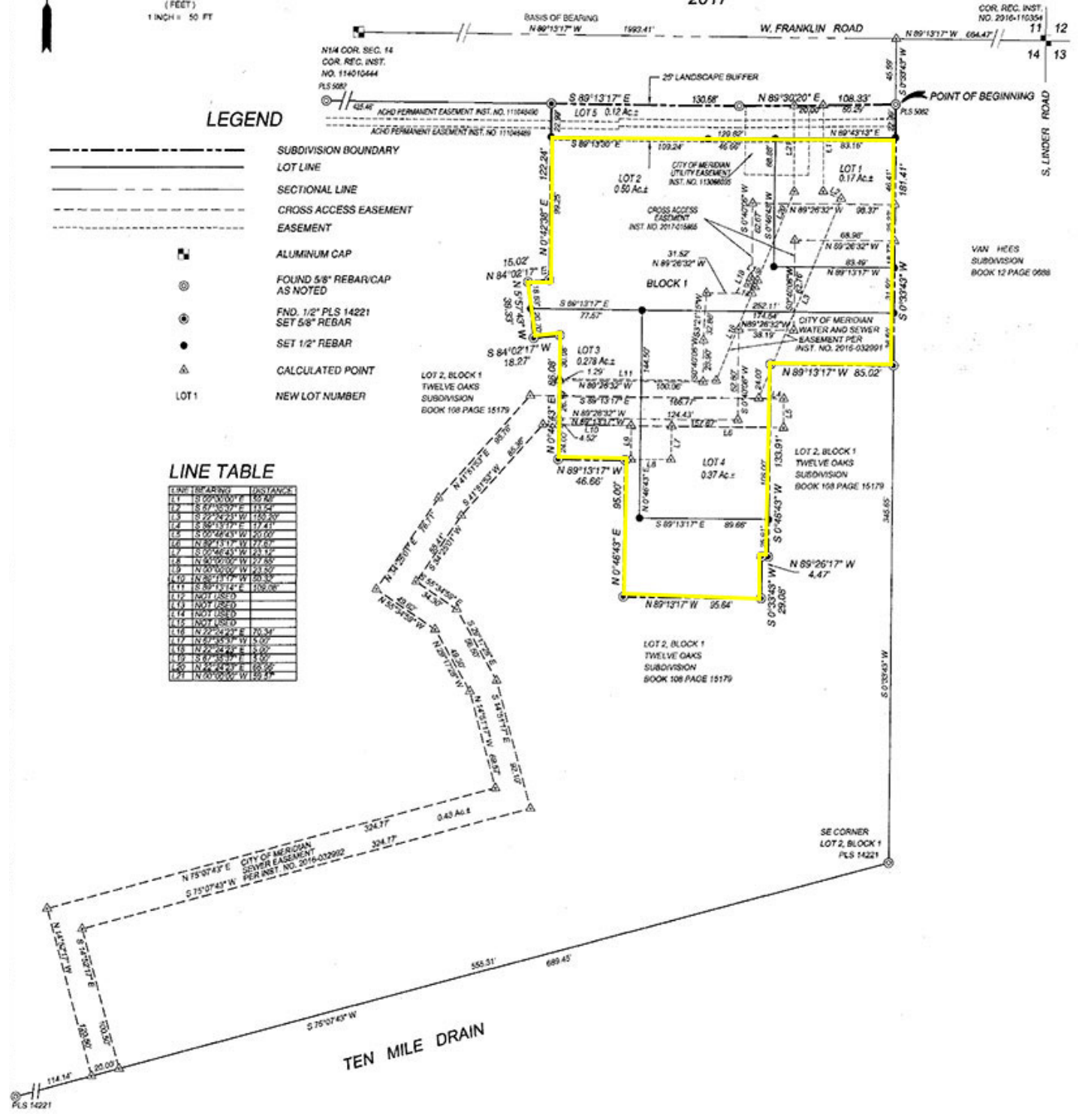


LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- SECTIONAL LINE
- CROSS ACCESS EASEMENT
- EASEMENT
- ALUMINUM CAP
- FOUND 5/8" REBAR/CAP AS NOTED
- FND. 1/2" PLS 14221 SET 5/8" REBAR
- SET 1/2" REBAR
- CALCULATED POINT
- LOT 1 NEW LOT NUMBER

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 0°00'00" W	18.70
L2	S 89°13'17" E	11.24
L3	S 22°42'21" W	100.20
L4	S 89°13'17" E	17.41
L5	S 0°00'00" W	10.00
L6	N 89°13'17" E	11.24
L7	S 0°00'00" W	13.19
L8	N 0°00'00" W	12.85
L9	N 0°00'00" W	13.50
L10	N 89°13'17" E	11.24
L11	S 89°13'17" E	10.00
L12	N 0°00'00" W	10.00
L13	N 0°00'00" W	10.00
L14	N 0°00'00" W	10.00
L15	N 0°00'00" W	10.00
L16	N 22°42'21" W	10.00
L17	N 22°42'21" W	11.50
L18	N 22°42'21" W	13.00
L19	S 0°00'00" W	11.00
L20	N 22°42'21" W	10.00
L21	N 22°42'21" W	10.00



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