

# RETAIL/OFFICE PAD, LAND LEASE OR BUILD-TO-SUIT

## Locust @ Franklin Center - Meridian, Idaho

1450 EAST FRANKLIN RD.  
Meridian, Idaho

### LOCATION

- Excellent commercial location totaling 12.94 acres just West of Eagle Road
- New Locust Grove I-84 overpass completed
- Signalized intersection

### PRICE

Price \$5 PSF for 10.655 acres  
Price \$6 PSF for 2.285 acres

### ZONING

Light Industrial and General Commercial

### TRAFFIC COUNTS

Projected 2010: 33,600  
Projected 2015: 39,700



### UTILITIES / STREETS

- 12" Water lines
- Sewer to site
- Power and gas available
- Additional curb cuts in place
- Curb, gutter, sidewalk and streets installed

## ARTHUR BERRY & COMPANY

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