

# 8.5 ACRE DEVELOPMENT SITE FOR SALE

12175 N Meyer Rd, Rathdrum, ID



**Size:** 8.53 Acres  
**SF:** 371,556  
**Price:** \$4,200,000  
**Price/SF:** \$11.30  
**Zoning:** C-1



# THE OPPORTUNITY

## PROPERTY HIGHLIGHTS


- Located in Rathdrum – one of Idaho's fastest-growing cities, with an average annual population growth of 9% since 2021
- Surrounded by rapidly expanding residential developments – thousands of new homes planned or under construction nearby
- Excellent corner location at Lancaster Rd and Meyer Rd with strong visibility and multiple access points
- ±8.5 Acre commercial parcel zoned C-1, allowing a broad range of retail, service, and mixed-use development
- High traffic potential from nearby residential communities, commuter corridors, and future civic development
- Future Rathdrum City Hall planned nearby, increasing daytime population and public activity
- Strategically positioned to serve a growing local population lacking nearby commercial options
- Minutes from schools, parks, and community centers, creating consistent local traffic
- Flat, usable land with strong development feasibility
- Close proximity to major arterials and highways, enabling regional connectivity
- Ideal for grocery, medical, QSR, retail strip, daycare, or neighborhood service center
- Explosive demand drivers already in motion – population growth, civic expansion, and housing density

## PROPERTY INFORMATION

- Parcel No: R00000070100
- AIN: 318691
- Zoning - C-1
- Utilities: Water & Gas - Sewer line is located approximately 677 feet west of the property along Lancaster Road
- Seller is currently having a survey completed, so acreage may change. The County has a 46.85 acre parcel included with this Parcel Number that is not included with this listing. Seller is in the process of getting the two parcels separated with the survey.
- Property will be serviced by the City of Rathdrum
- [Link to City of Rathdrum Zoning & Permitted Uses](#)



## 8.5 ACRE SITE

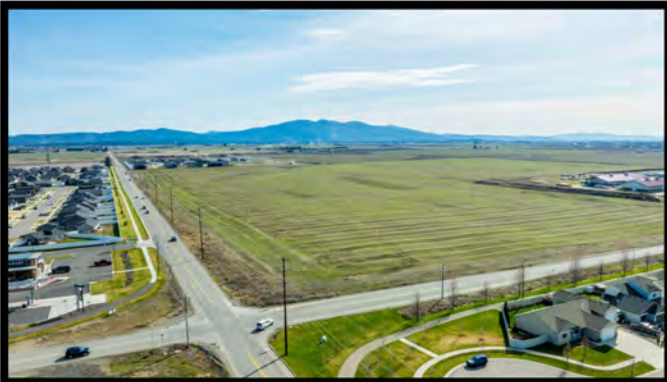


8.5 Acres

Zoned Commercial C-1, the site supports a broad range of potential uses and benefits from excellent access and exposure.



SITE





# NEARBY RESIDENTIAL DEVELOPMENTS



Located near established residential neighborhoods and ongoing development, the property is surrounded by strong demand drivers and consistent growth.



# NEARBY BUSINESSES

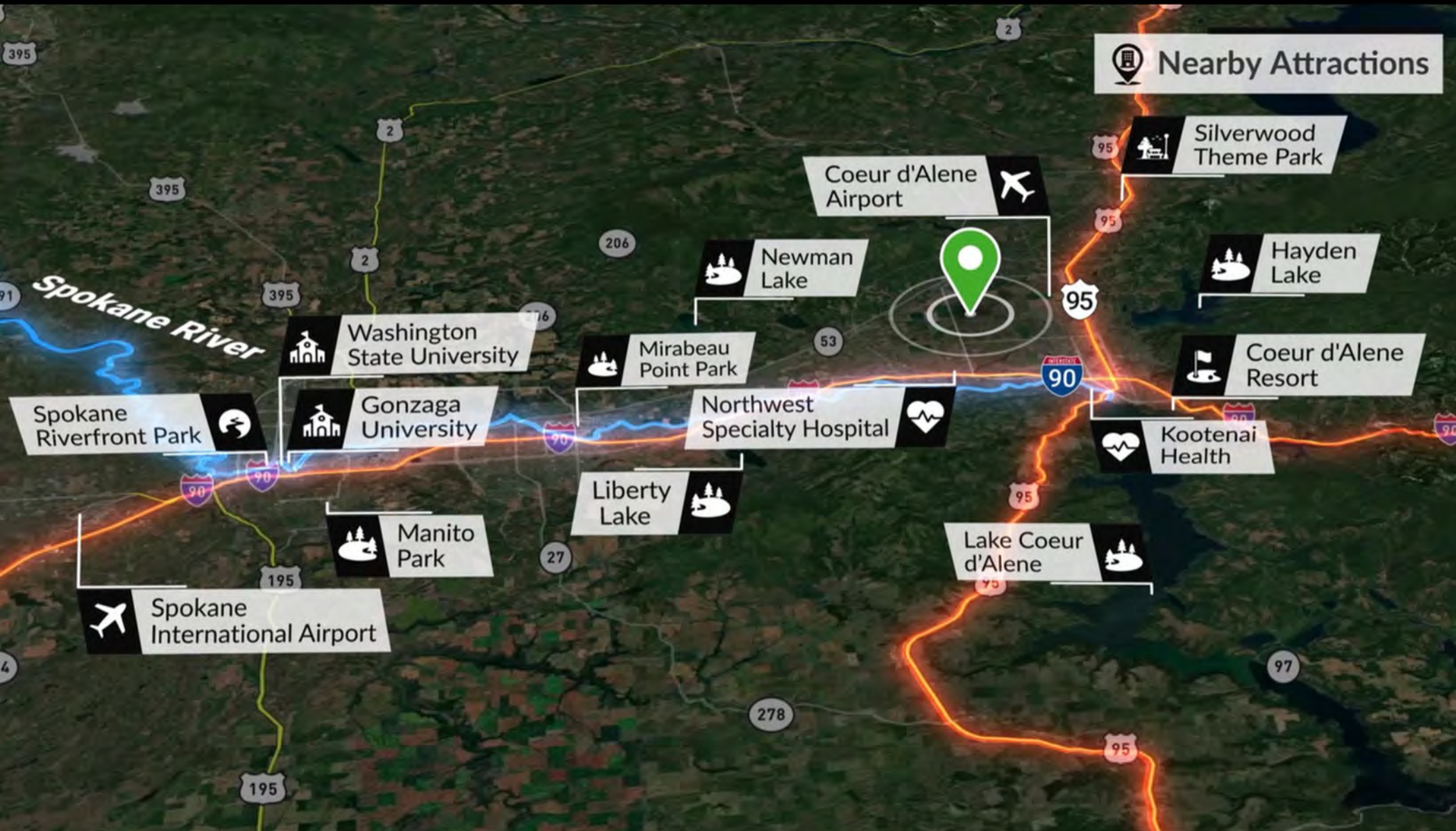


Nearby Businesses

High traffic counts and its central location make this an ideal site for retail, services, or mixed-use development.



# INLAND NORTHWEST





# DEMOGRAPHICS

## DEMOGRAPHICS (5 MILES)

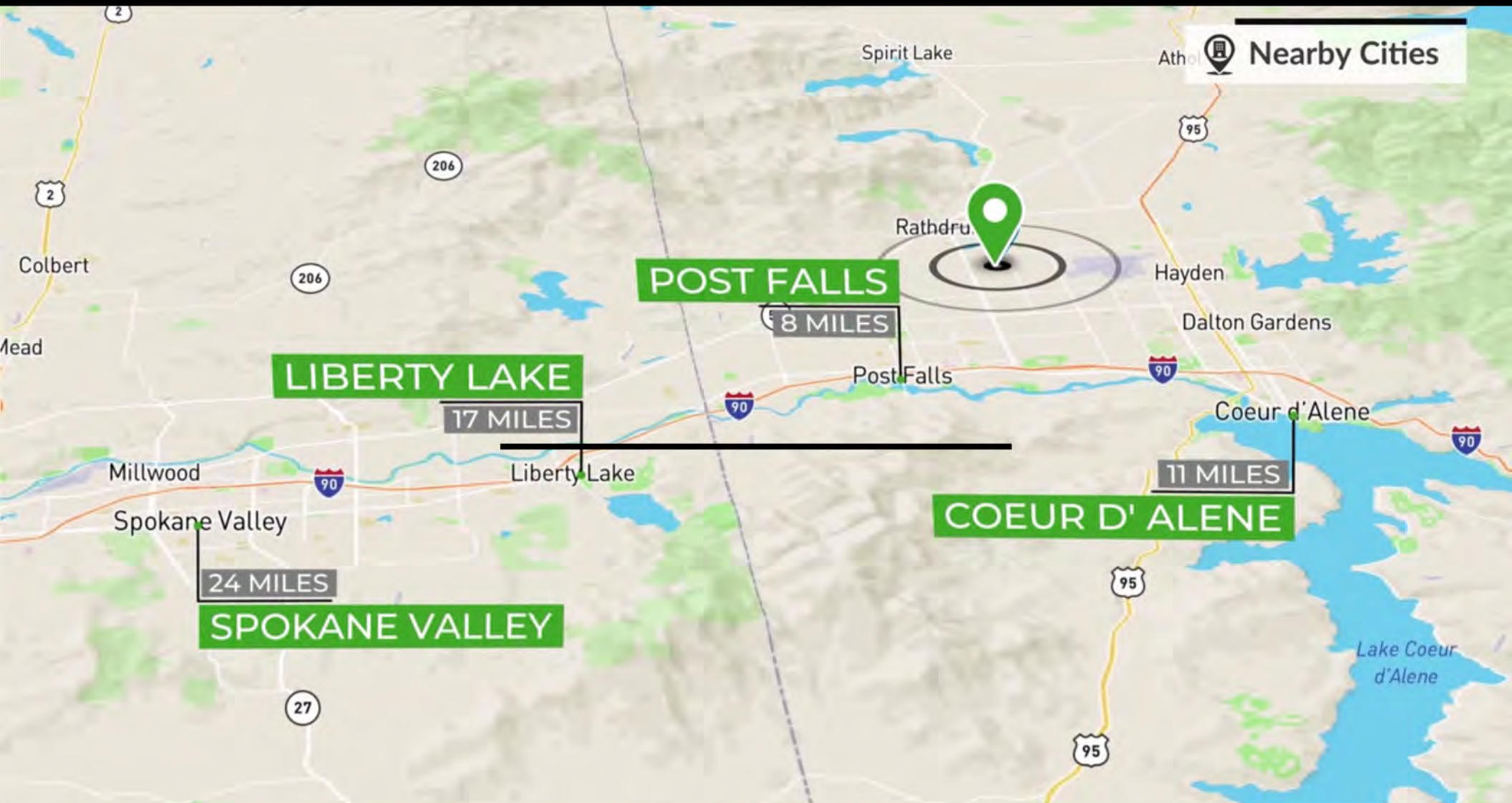
Population.....	67,623
Population Growth.....	3.45%
Average Households Size.....	2.66
Median Age.....	38.6
Per Capita Income.....	\$39,323
Median HH Income.....	\$86,704
Median Home Value.....	\$569,106
Median Net Worth.....	\$296,903
# Of Households.....	27,542
# Of Total Businesses.....	2,104
# Of Total Employees.....	16,766
% White Collar.....	59.5%
% Blue Collar.....	23.1%
% Services.....	17.4%

## NEARBY AMENITIES

Food & Beverage	Sports	Parks & Gardens
<b>16</b>	<b>15</b>	<b>2</b>
Public Transport	Libraries	Spiritual Centers
<b>3</b>	<b>2</b>	<b>14</b>
Healthcare	Government	Restaurants
<b>41</b>	<b>8</b>	<b>84</b>
Playgrounds	Education	Entertainment
<b>2</b>	<b>12</b>	<b>6</b>



# LOCATION



**Donnie Murrell**  
208-758-7539  
donnie@7foldrealty.com

**BERKSHIRE HATHAWAY** | JACKLIN REAL ESTATE  
1927 W Riverstone Dr.  
Coeur d'Alene, ID 83814