

# FOR SALE/BUILD TO SUIT

Retail/Mixed Use/Pads

# JACKLIN RANCH COMMERCIAL PARK

NNA PRAIRIE AVENUE, POST FALLS, ID



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

**Wade Jacklin**  
208-755-5075  
wpjackline@gmail.com

**BERKSHIRE HATHAWAY** | **JACKLIN REAL ESTATE**



# PROPERTY OVERVIEW

# JACKLIN RANCH COMMERCIAL PARK

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## Property Overview

### Prime Pad Sites for Sale in Post Falls, ID

Located in the heart of Kootenai County, Jacklin Ranch Commercial Park offers exceptional opportunities for the first two phases of the area's largest development for retail, office, and mixed-use projects. These premium pad sites, situated just east of the intersection of Prairie Avenue and four-lane divided Highway 41, provide unparalleled visibility and accessibility in one of Post Falls' fastest-growing commercial corridors. Kootenai Health announced a 30 acre campus across from Jacklin Ranch at the corner of Highway 41 and Prairie.

## Available Opportunities

### Versatile Development Options

With pad sites ranging from 0.63 to 7.86 acres in the first two phases, Jacklin Ranch offers flexible opportunities to accommodate a variety of development projects. Whether for a retail center, office space, or a mixed-use development, these shovel-ready sites are zoned for commercial use, making them ideal for immediate development.

## Location Highlights

### Strategic Location in a Booming Market

Post Falls, positioned just 10 minutes from Coeur d'Alene and 25 minutes from Spokane, is experiencing rapid population and economic growth. With a well-educated, high-income population in close proximity, these pad sites are perfectly suited for businesses aiming to capture the increasing demand for retail, office, and lifestyle amenities.

- **Traffic Counts:** Close to 20,000 vehicles per day on Highway 41
- **Accessibility:** Easy access to I-90 and key regional commercial hubs
- **Prime Location:** Located in the path of growth with national retailers and restaurants in close proximity. Highway 41 was recently expanded to four lanes.

## Development Advantages

- **High Visibility:** Located near the bustling intersection of Highway 41 and Prairie Avenue, ensuring excellent exposure and vehicle traffic.
- **Ready for Development:** Utilities are already in place, and flexible CCS zoning supports a variety of retail, office, and mixed-use developments.
- **Long-Term Growth Potential:** As one of Idaho's fastest-growing cities, Post Falls offers excellent long-term investment potential, making these pad sites a prime opportunity for forward-thinking users & investors.

## Key Metrics

### Rapid Population Growth

Post Falls has seen substantial population growth over the past two decades, reflecting the area's increasing attractiveness for businesses and residents alike.

- In 2020, the population was 89,835, and by 2024 it had risen to 102,524—an increase of 14.1%.
- Projections indicate that by 2029, the population will grow further to 113,377, marking an additional 10.6% increase.
- This steady growth trend underscores the strong demand for commercial space and services in the region.

## Ideal for Growing Businesses and Investors

With its prime location, high visibility, and growing market, Jacklin Ranch Commercial Park is an excellent opportunity for users and investors seeking to capitalize on the region's booming economy and strong demographics.

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# AREA BUSINESSES

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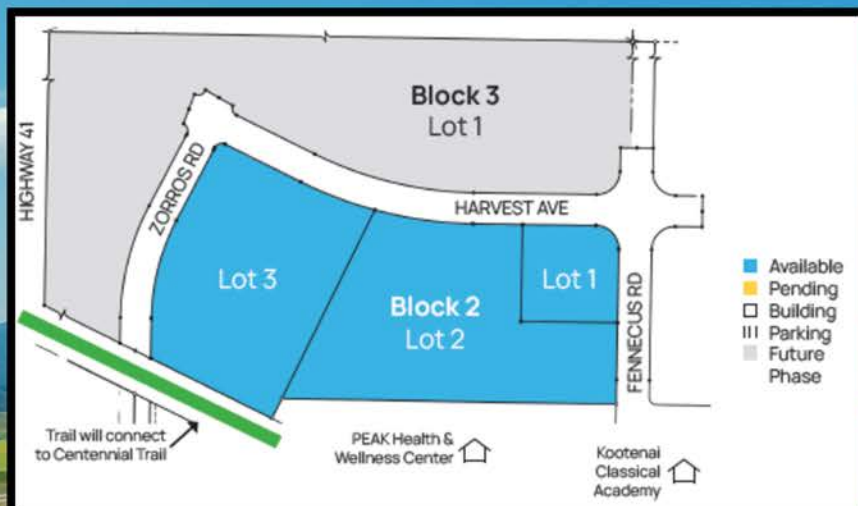
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# PRICING

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Lot #	\$/Sq Ft	Acres	Sq Ft	Price
<b>Block 1</b>				
Lot 1	\$ 20.75	1.49	64,904	\$ 1,346,766
Lot 2	\$ 20.75	4.29	186,872	\$ 3,877,602
Lot 3	\$ 20.75	3.14	136,778	\$ 2,838,152
Lot 4	\$ 15.25	5.56	242,194	\$ 3,693,452
Lot 5	\$ 15.25	7.86	342,382	<b>PENDING</b>
Lot 6	\$ 20.75	1.5	65,340	<b>SOLD</b>
Lot 7	\$ 20.75	0.99	43,124	\$ 894,831
Lot 8	\$ 20.75	0.94	40,946	\$ 849,637
Lot 9	\$ 20.75	0.63	27,443	<b>SOLD</b>
Lot 10	\$ 20.75	0.82	35,719	<b>SOLD</b>
<b>Block 2</b>				
Lot 1	\$ 15.25	1.42	61,855	\$ 943,292
Lot 2	\$ 15.25	6.61	287,932	\$ 4,390,957
Lot 3	\$ 15.25	5.73	249,599	\$ 3,806,382
<b>Block 3</b>				
Lot 1		42.69	1,859,576	

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# SITE PICTURES

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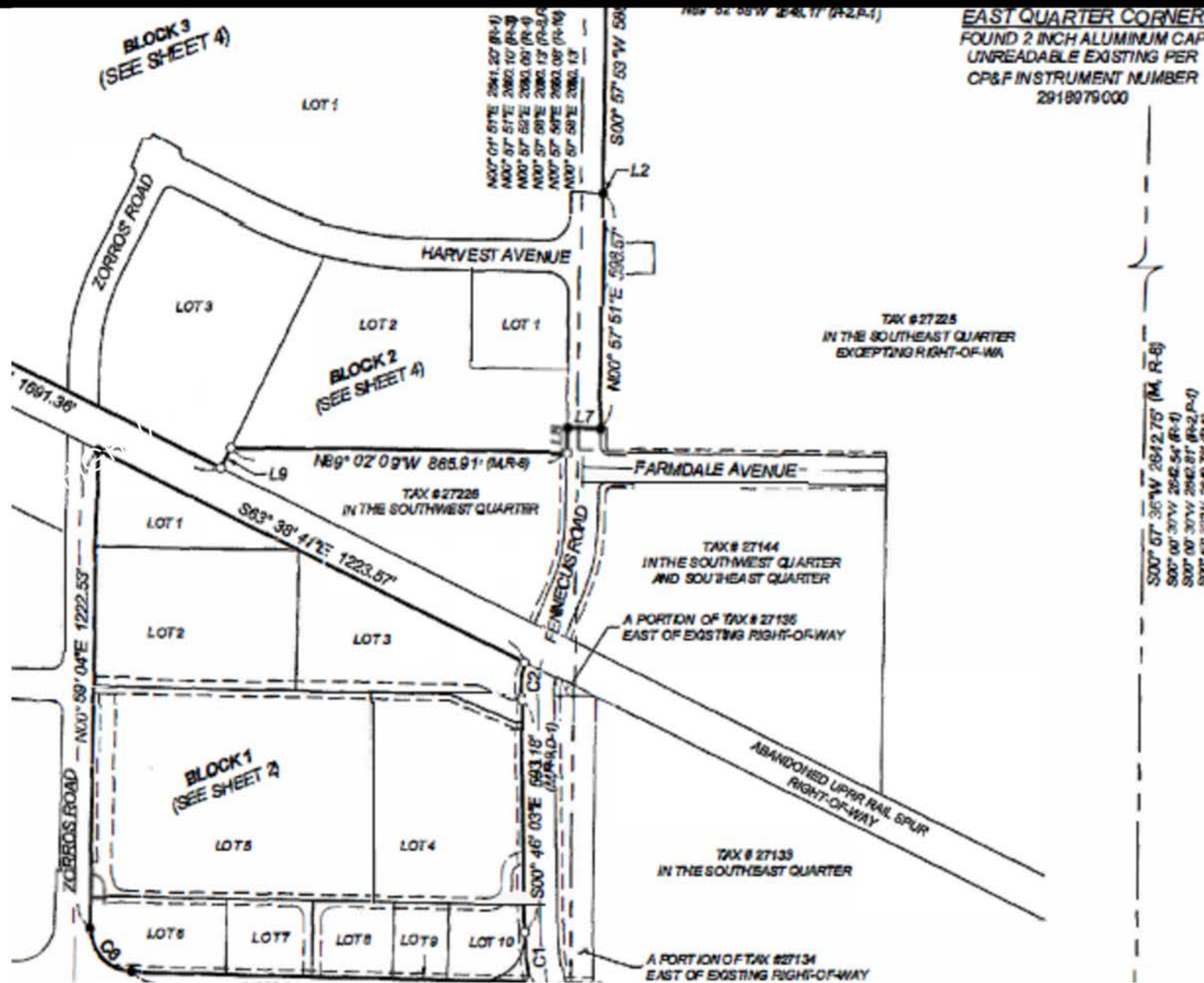
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# PROPERTY PLAT

# JACKLIN RANCH COMMERCIAL PARK

NNA PRAIRIE AVENUE, POST FALLS, ID



- SURVEY S, PAGE 285, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (P-1) RECORD OF SURVEY PREPARED BY T.O. B. RECORDS OF KOOTENAI COUNTY, IDAHO.
  - (D-1) RIGHT OF WAY DEED RECORDED UNDER KOOTENAI COUNTY, IDAHO.
  - (D-2) GRANT OF EASEMENT RECORDED UNDER KOOTENAI COUNTY, IDAHO.
  - (P-1) PLAT OF SUNSWEEP PREPARED BY K.A. D. 380 RECORDS OF KOOTENAI COUNTY, IDAHO.
  - (P-2) PLAT OF COMMERCIAL TRACTS AT PRAIRIE OF PLATS, PAGE 879, RECORDS OF KOOTENAI COUNTY, IDAHO.

**SURVEYOR'S NOTES**  
THIS SURVEY DOES NOT ATTEMPT TO SHOW ALL FEATURES OF THE SUBJECT PROPERTY. FEATURE ONLY.

- LEGEND**
- SET 5/8" x 24" REBAR WITH ORANGE PLASTIC
  - SET 5/8" x 24" REBAR WITH 2" ALUMINUM CAP
  - SET 1/2" x 24" REBAR WITH ORANGE PLASTIC
  - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
  - FOUND 3" ALUMINUM CAP MARKED "PLS 11111"
  - △ CALCULATE POINT, NOTHING FOUND OR SET
  - BOUNDARY LINE
  - LOT LINE
  - ADJACENT LOT LINE
  - EASEMENT LINE
  - CENTER LINE
  - SECTION LINE

Line Table			
Line #	Direction	Length	Record Data
L1	S80°55'41"E	57.44'	57.44' (P-1)
L2	S89°02'09"E	0.04'	
L3	S00°57'51"W	60.96'	
L7	N88°08'42"W	85.00'	
L8	S00°57'51"W	62.36'	

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# DEMOGRAPHICS

# JACKLIN RANCH COMMERCIAL PARK

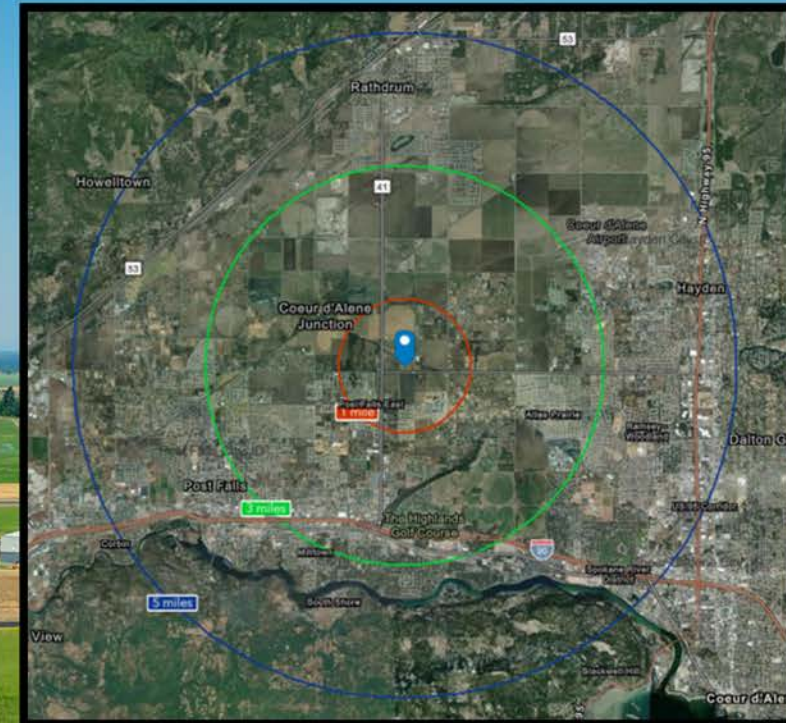
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## Demographic and Income Comparison Profile

Jacklin Ranch Commercial Park  
Post Falls East, Post Falls, Idaho  
Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
<b>Census 2020 Summary</b>			
Population	1,418	29,752	89,835
Households	543	11,085	34,527
Average Household Size	2.61	2.66	2.58
<b>2024 Summary</b>			
Population	2,407	35,585	102,524
Households	895	13,351	39,456
Families	644	9,423	26,845
Average Household Size	2.69	2.64	2.58
Owner Occupied Housing Units	597	9,551	28,093
Renter Occupied Housing Units	298	3,800	11,363
Median Age	36.2	37.2	38.5
Median Household Income	\$104,418	\$82,493	\$78,842
Average Household Income	\$112,234	\$97,711	\$98,237
<b>2029 Summary</b>			
Population	2,488	38,545	113,377
Households	916	14,472	43,667
Families	659	10,156	29,547
Average Household Size	2.71	2.64	2.58
Owner Occupied Housing Units	638	10,670	31,453
Renter Occupied Housing Units	278	3,802	12,213
Median Age	37.4	38.3	39.6
Median Household Income	\$112,600	\$96,078	\$92,159
Average Household Income	\$131,938	\$114,870	\$116,568



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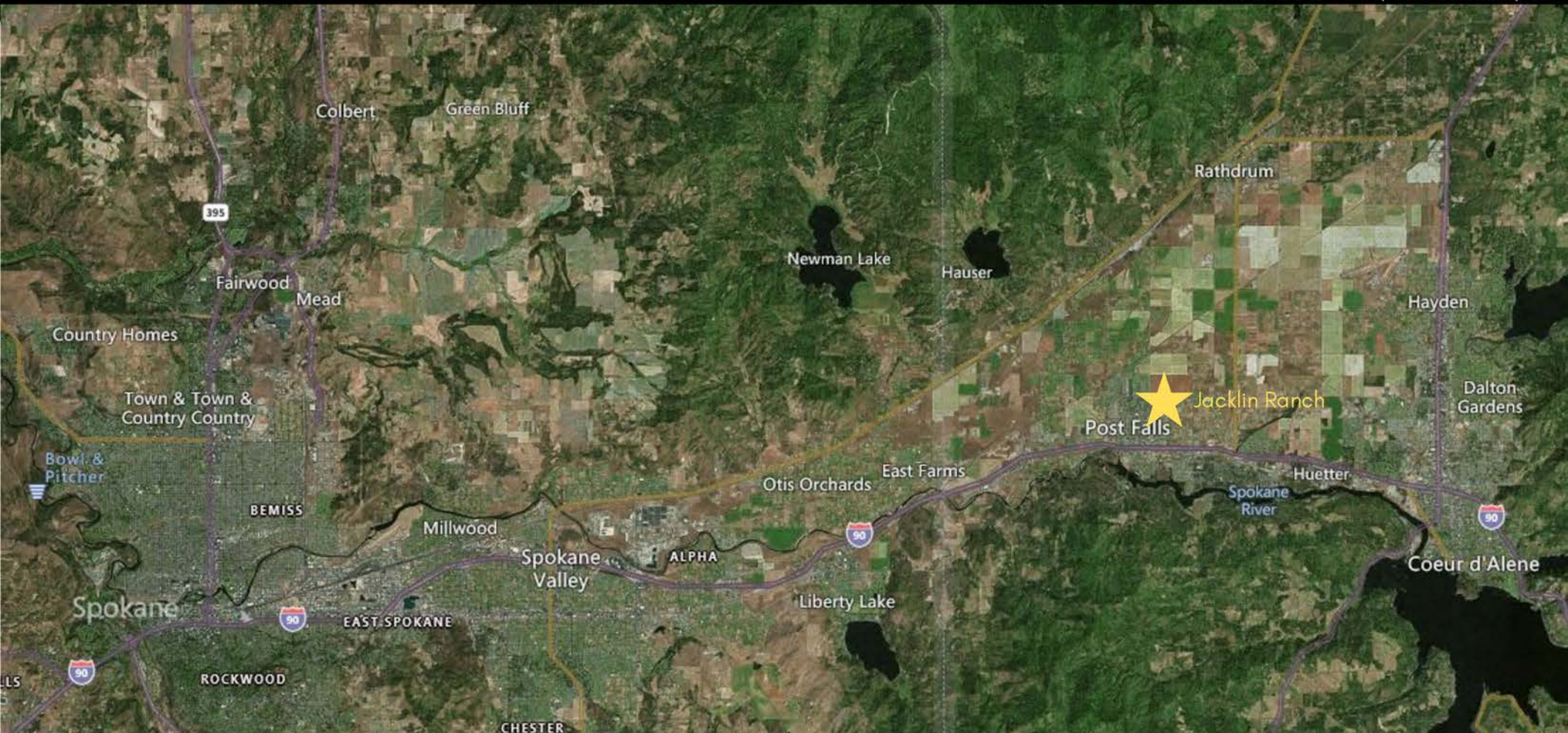
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# INLAND NORTHWEST

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**Berkshire Hathaway  
Jacklin Real Estate**  
1927 W Riverstone Dr.  
Coeur d' Alene, ID 83814

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

**Wade Jacklin**  
208- 755-5075  
wpjacklin@gmail.com

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