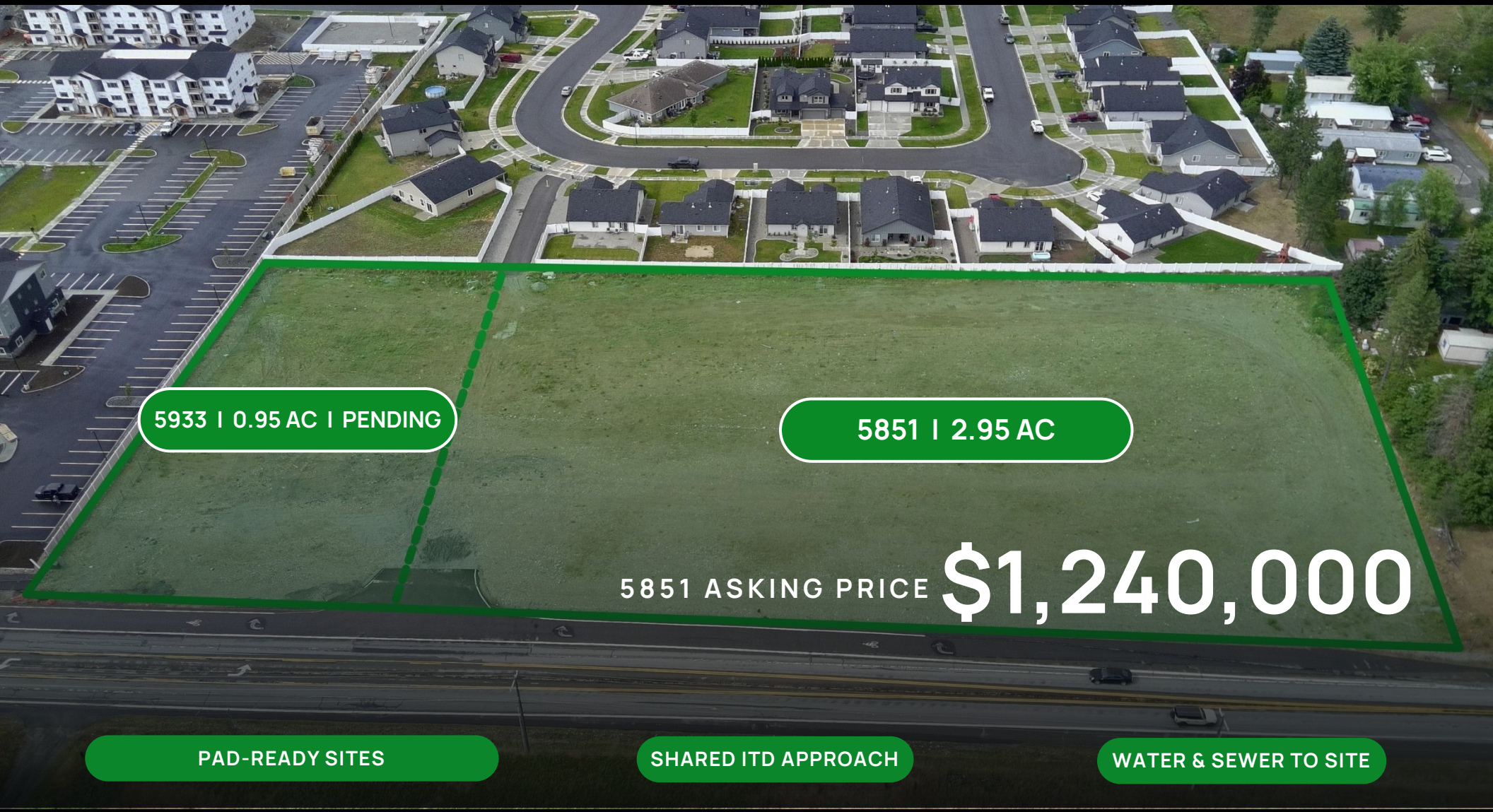
FOR SALE

PAD-READY COMMERCIAL LAND

C-2 HIGHWAY COMMERCIAL

5851 & 5933 W HWY 53 | RATHDRUM, ID 83858



PAD-READY SITES

SHARED ITD APPROACH

WATER & SEWER TO SITE

7FOLD REALTY ADVISORS

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BERKSHIRE HATHAWAY | JACKLIN REAL ESTATE
COMMERCIAL DIVISION

PROPERTY SUMMARY

INVESTMENT HIGHLIGHTS

HWY 53 VPD:	7,935
HWY 41 JCT:	13,756 VPD
SITE:	PAD-READY
ACCESS:	ITD APPROACH
UTILITIES:	WATER & SEWER
3-MI POPULATION:	14,337
3-MI GROWTH 20-25:	+19.4%
PRICE PER SF:	$9.65

- *** 5933 W Hwy 53 ($449,000) is currently under contract**

PROPERTY DETAILS

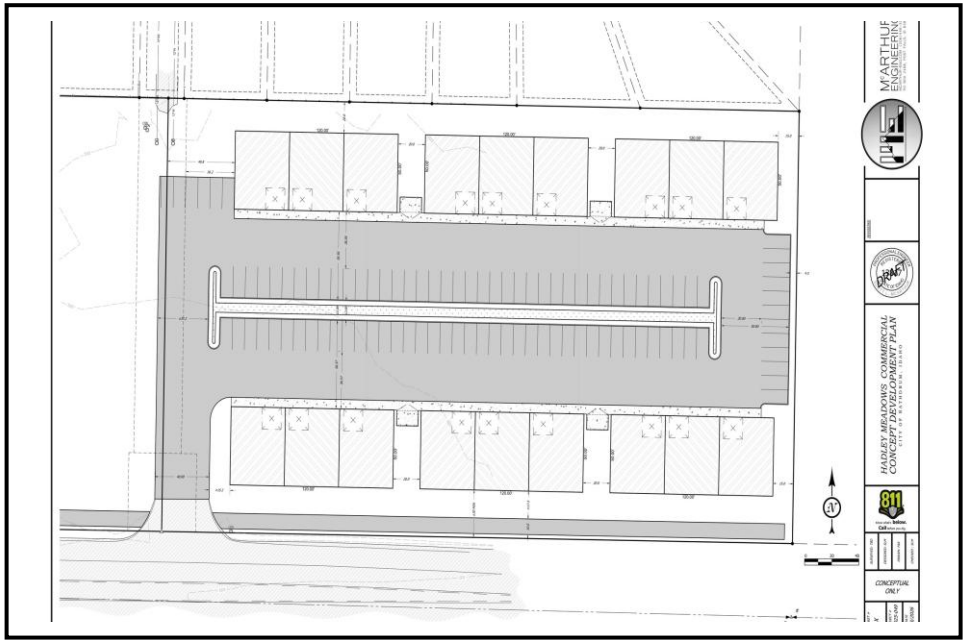
LIST PRICE:	$1,240,000
5851 SITE:	2.95 ACRES
5933 SITE:	0.95 ACRES*
COMBINED:	3.90 ACRES
PARCEL #:	RL8560080020
ZONING:	C-2 COMMERCIAL
COUNTY:	KOOTENAI
TAXES (2025):	$5,644 + $1,998

PROPERTY OVERVIEW

Two adjacent pad-ready C-2 parcels fronting State Highway 53 in fast growing Rathdrum. Both sites are stripped of topsoil, mass graded, and compacted to a buildable subgrade, with a shared ITD approved 40 foot commercial highway approach and public water and sewer to the site. Highway 53 carries 7,935 vehicles per day at the site, building to 13,756 at the signalized Highway 41 junction. C-2 zoning supports hotel, fuel, convenience, restaurant, QSR, car wash, bank, and other highway service uses. Surrounded by active residential growth and less than a mile from Lakeland High and Middle Schools. Buy the 2.95 acre pad on its own or combine with the adjacent pending 0.95 acre pad for a 3.90 acre site.

PHOTOS

PHOTOS


HADLEY MEADOWS COMMERCIAL
CONCEPT DEVELOPMENT PLAN
DRAFT
811
CONCEPTUAL ONLY

LOCATION OVERVIEW

LOCATION

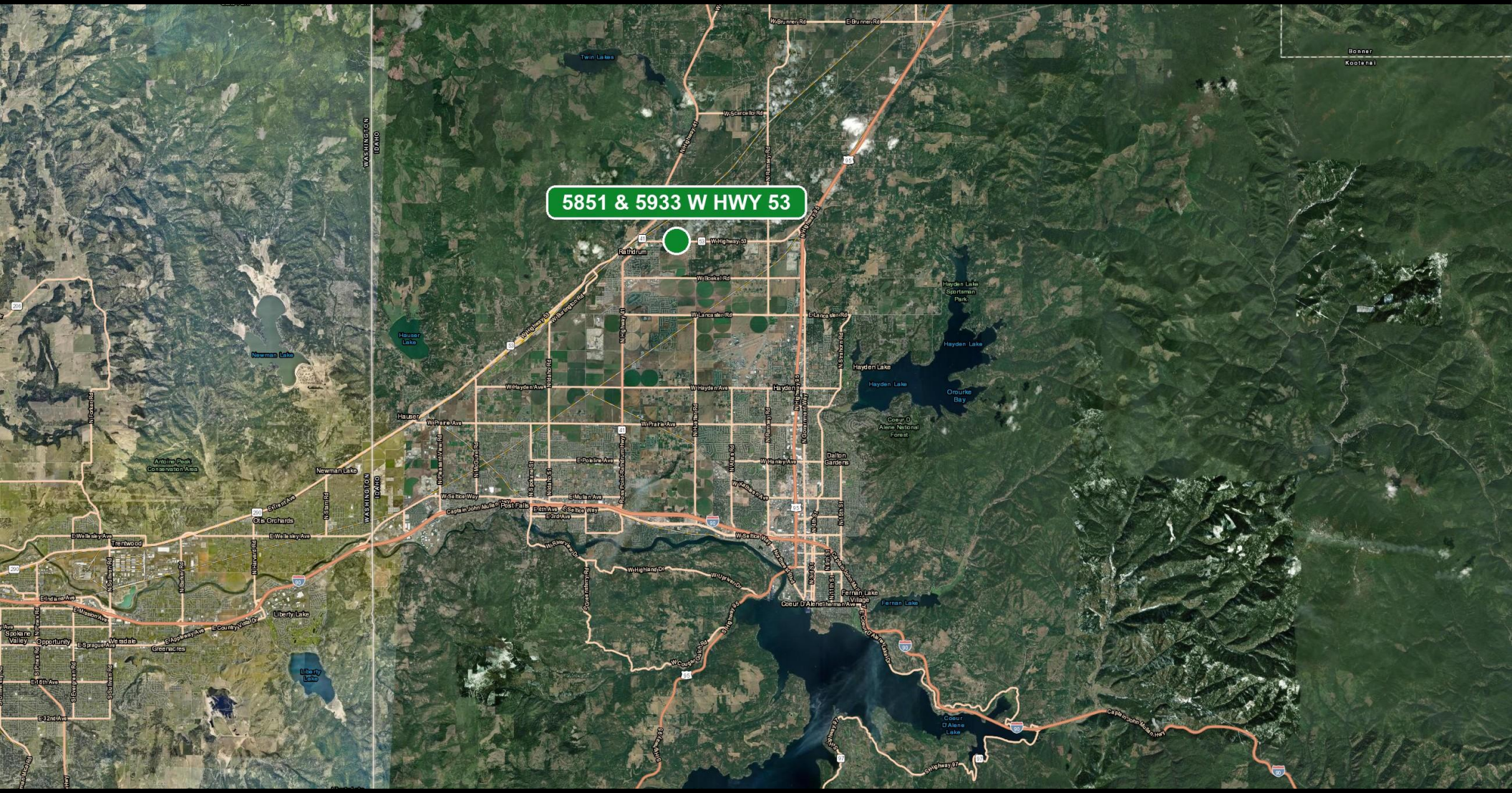
LOCATION DESCRIPTION

Rathdrum is one of the fastest growing cities in Idaho, anchoring the west end of the Highway 53 corridor between Post Falls and Athol at the base of Rathdrum Mountain. The 3 mile population around the site has grown 19.4 percent since 2020 and is projected to keep growing near 7 percent through 2030, with 3 mile average household income of $102,907. New rooftops surround the site, including new single family and apartment projects under construction, driving demand for highway service and convenience retail along the corridor.

LOCATION DETAILS

COUNTY:	KOOTENAI
POPULATION GROWTH:	3 mile population of 14,337, up 19.4% since 2020 and projected +6.8% by 2030 (CoStar)
SCHOOLS & ROOFTOPS:	Less than a mile from Lakeland High and Middle Schools, surrounded by new housing
ACCESSIBILITY:	State Highway 53 frontage with a shared ITD approved approach, minutes from Hwy 41 and US 95

LOCATION



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