FOR SALE

BIGHORN INDUSTRIAL PARK

PLEASANTVIEW RD | POST FALLS, ID 83854

INDUSTRIAL LOTS



PHASE 3 NOW AVAILABLE

DESIGNATED BUILDER: RYBECK

FULLY IMPROVED LOTS

7FOLD REALTY ADVISORS

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BERKSHIRE HATHAWAY | JACKLIN REAL ESTATE
COMMERCIAL DIVISION

PROPERTY SUMMARY





PARK HIGHLIGHTS

AVAILABLE LOTS:	11
LOT SIZE:	±4.5 - 4.8 AC
LARGE PARCEL:	30+ AC
POWER:	3-PHASE AVISTA
NATURAL GAS:	AVISTA
WATER:	DOMESTIC & FIRE FLOW
SEPTIC:	91,250 GAL/YR
INTERNET:	HIGH-SPEED FIBER

- **Block 5, Lot 4 is sold and Block 5, Lot 5 is pending**
- **Block 1, Lot 6 is 30+ acres, priced on request**

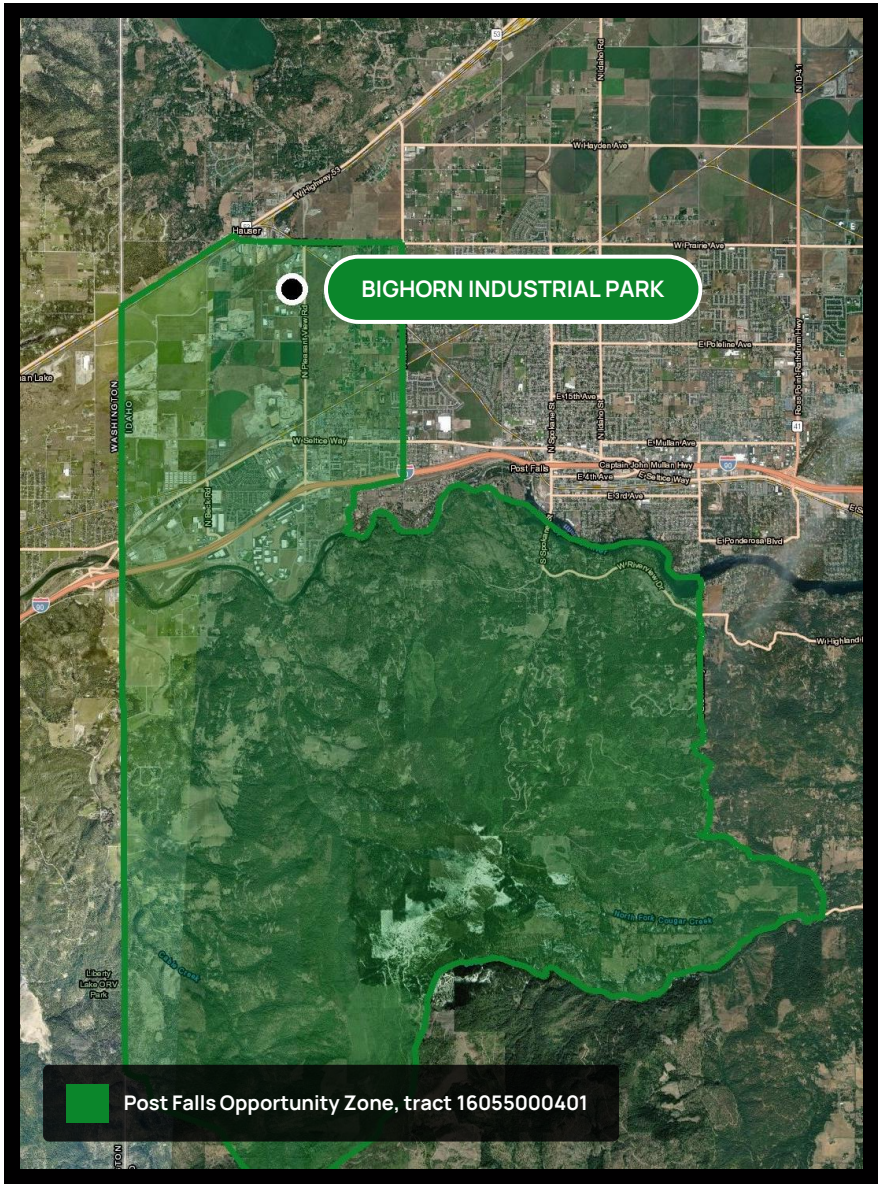
PROPERTY DETAILS

PRICE PER LOT:	$695,000
PRICE PER ACRE:	±$145K - $154K
MASTER PARK:	±200 ACRES
ZONING:	INDUSTRIAL
OPPORTUNITY ZONE:	YES, EFFECTIVE 1/1/2027
WATER DISTRICT:	PLEASANT VIEW
CC&RS:	RECORDED
BUILDER (REQUIRED):	RYBECK

PROPERTY OVERVIEW

Bighorn Industrial Park is a 200 acre master planned industrial park on Pleasantview Road in west Post Falls, with close access to I-90, Hwy 53, Hwy 41 and US 95. Eleven improved lots remain at $695,000 each, plus a 30 plus acre parcel priced on request. Every lot carries 3-phase power and natural gas from Avista, high-speed internet, and a private water system that meets domestic and fire-flow standards under IFC Table B105.1. Each site is approved for septic discharge up to 91,250 gallons per year under IDAPA 58.01.023. All lots are sold subject to the buyer entering a construction agreement with Rybeck Construction, the designated builder for the park, prior to closing. Starting January 1, 2027, the park sits inside Post Falls' newly designated federal Opportunity Zone.

OPPORTUNITY ZONE



Bighorn is inside Post Falls' new federal Opportunity Zone.

The U.S. Treasury approved Idaho's Opportunity Zone 2.0 nominations in October 2026, including a new zone in Post Falls that covers the Pleasant View corridor west of McGuire Road. Every lot in Bighorn Industrial Park sits inside it. The designation takes effect January 1, 2027 and runs through December 31, 2036.

1/1/2027	10 YRS	11 LOTS
DESIGNATION STARTS	THROUGH 12/31/2036	AVAILABLE INSIDE THE ZONE

HOW THE PROGRAM WORKS

1. **DEFER** Investors who roll eligible capital gains into a Qualified Opportunity Fund within 180 days can defer the tax on those gains for up to five years.

2. **REDUCE** Hold the fund investment five years and the deferred gain gets a 10% basis step up, so only 90% of it is taxed.

3. **EXCLUDE** Hold it ten years or more and the new appreciation on the Opportunity Zone investment can be excluded from federal capital gains tax.

Why it fits Bighorn: Opportunity Zone real estate has to be newly built or substantially improved. Every Bighorn lot is sold with a Rybeck Construction agreement for a new building, so a buyer is starting from ground up construction.

Program summary per Idaho Commerce and the U.S. Treasury. This is general information, not tax or legal advice. Buyers should confirm eligibility and benefits with their own CPA or tax attorney.

PRICING & AVAILABILITY

LOT #	ACRES	PRICE
Block 1		
Lot 4	4.79	**$695,000**
Lot 5	4.71	**$695,000**
Lot 6	30 +	**CALL**
Block 2		
Lot 4	4.78	**$695,000**
Block 4		
Lot 4	4.78	**$695,000**
Block 5		
Lot 1	4.60	**$695,000**
Lot 3	4.59	**$695,000**
Lot 4	4.59	**SOLD**
Lot 5	4.59	**PENDING**
Lot 6	4.50	**$695,000**
Block 6		
Lot 1	4.50	**$695,000**
Lot 2	4.50	**$695,000**
Block 7		
Lot 1	4.50	**$695,000**
Lot 2	4.50	**$695,000**



AVAILABILITY

Eleven lots remain at $695,000 each, ranging from 4.50 to 4.79 acres. Block 1, Lot 6 is a 30 plus acre parcel priced on request. Block 5, Lot 4 is sold and Block 5, Lot 5 is pending. Lots can be combined. All lots are inside the Post Falls Opportunity Zone, effective January 1, 2027.

CONSTRUCTION AGREEMENT

All lots are sold subject to the buyer entering a construction agreement with Rybeck Construction, the designated builder for Bighorn Industrial Park. That agreement is signed prior to settlement and closing. Rybeck handles design-build for custom office and warehouse space on any lot.

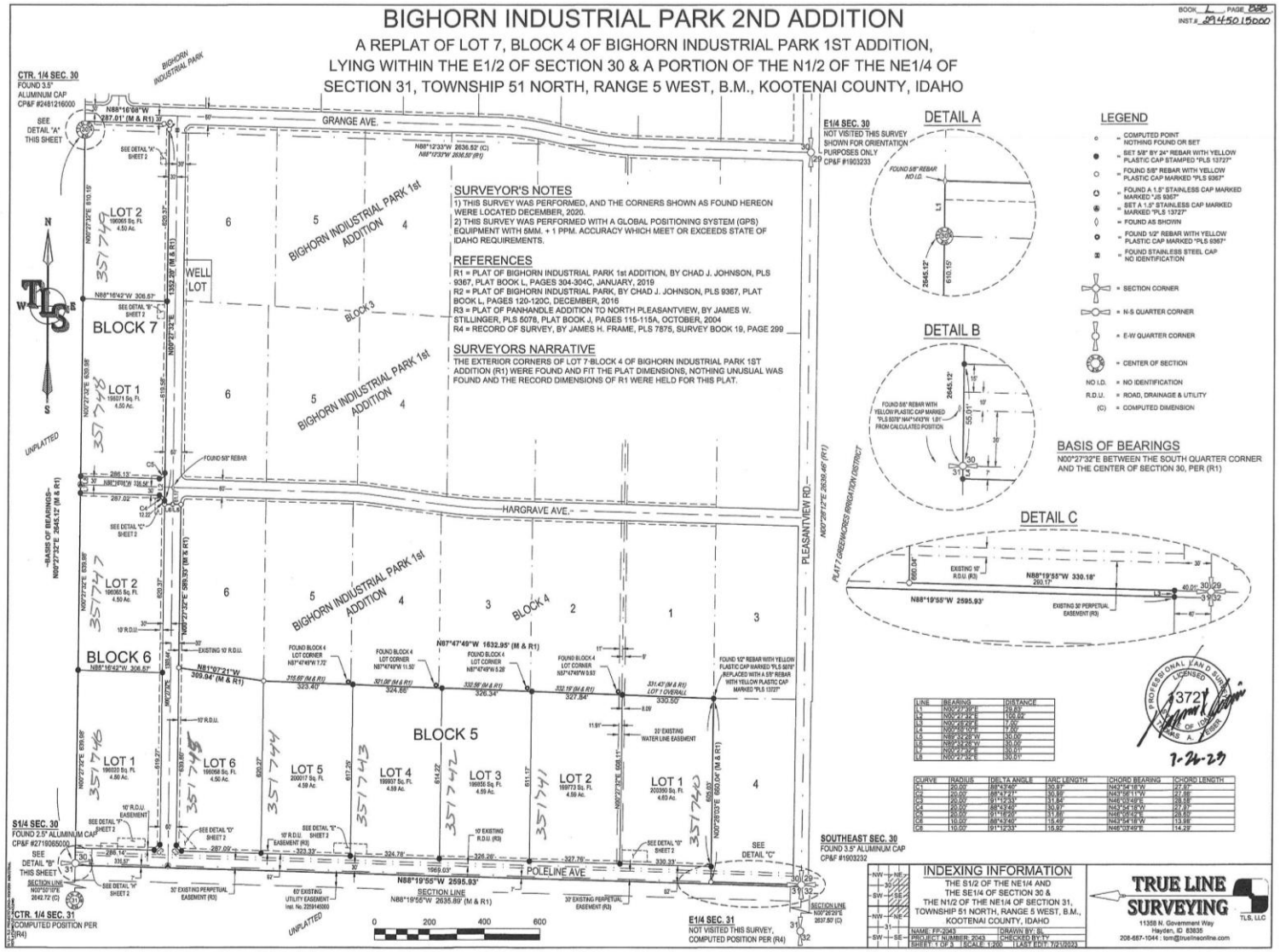
PHOTOS










BIGHORN INDUSTRIAL PARK 2ND ADDITION
A REPLAT OF LOT 7, BLOCK 4 OF BIGHORN INDUSTRIAL PARK 1ST ADDITION,
LYING WITHIN THE E1/2 OF SECTION 30 & A PORTION OF THE N1/2 OF THE NE1/4 OF
SECTION 31, TOWNSHIP 51 NORTH, RANGE 5 WEST, B.M., KOOTENAI COUNTY, IDAHO
SURVEYOR'S NOTES
1) THIS SURVEY WAS PERFORMED, AND THE CORNERS SHOWN AS FOUND HEREON WERE LOCATED DECEMBER, 2020.
2) THIS SURVEY WAS PERFORMED WITH A GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT WITH 5MM. + 1 PPM. ACCURACY WHICH MEET OR EXCEEDS STATE OF IDAHO REQUIREMENTS.
REFERENCES
R1 = PLAT OF BIGHORN INDUSTRIAL PARK 1st ADDITION, BY CHAD J. JOHNSON, PLS 9367, PLAT BOOK L, PAGES 304-304C, JANUARY, 2019
R2 = PLAT OF BIGHORN INDUSTRIAL PARK, BY CHAD J. JOHNSON, PLS 9367, PLAT BOOK L, PAGES 120-120C, DECEMBER, 2016
R3 = PLAT OF PANHANDLE ADDITION TO NORTH PLEASANTVIEW, BY JAMES W. STILLINGER, PLS 5078, PLAT BOOK J, PAGES 115-115A, OCTOBER, 2004
R4 = RECORD OF SURVEY, BY JAMES H. FRAME, PLS 7875, SURVEY BOOK 19, PAGE 299
SURVEYORS NARRATIVE
THE EXTERIOR CORNERS OF LOT 7-BLOCK 4 OF BIGHORN INDUSTRIAL PARK 1ST ADDITION (R1) WERE FOUND AND FIT THE PLAT DIMENSIONS, NOTHING UNUSUAL WAS FOUND AND THE RECORD DIMENSIONS OF R1 WERE HELD FOR THIS PLAT.
DETAIL A
DETAIL B
DETAIL C
LEGEND
BASIS OF BEARINGS
N00°27'32"E BETWEEN THE SOUTH QUARTER CORNER AND THE CENTER OF SECTION 30, PER (R1)
INDEXING INFORMATION
THE S1/2 OF THE NE1/4 AND THE SE1/4 OF SECTION 30 & THE N1/2 OF THE NE1/4 OF SECTION 31, TOWNSHIP 51 NORTH, RANGE 5 WEST, B.M., KOOTENAI COUNTY, IDAHO
TRUE LINE SURVEYING
11358 N. Government Way
Hayden, ID 83835
208-687-1044 : tom@truelinesurvey.com
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
WELL LOT
GRANGE AVE.
HARGRAVE AVE.
POLELINE AVE
PLEASANTVIEW RD.
BIGHORN INDUSTRIAL PARK 1st ADDITION
CTR. 1/4 SEC. 30
S1/4 SEC. 30
E1/4 SEC. 30
SOUTHEAST SEC. 30
CTR. 1/4 SEC. 31
E1/4 SEC. 31
UNPLATTED

NEARBY BUSINESSES







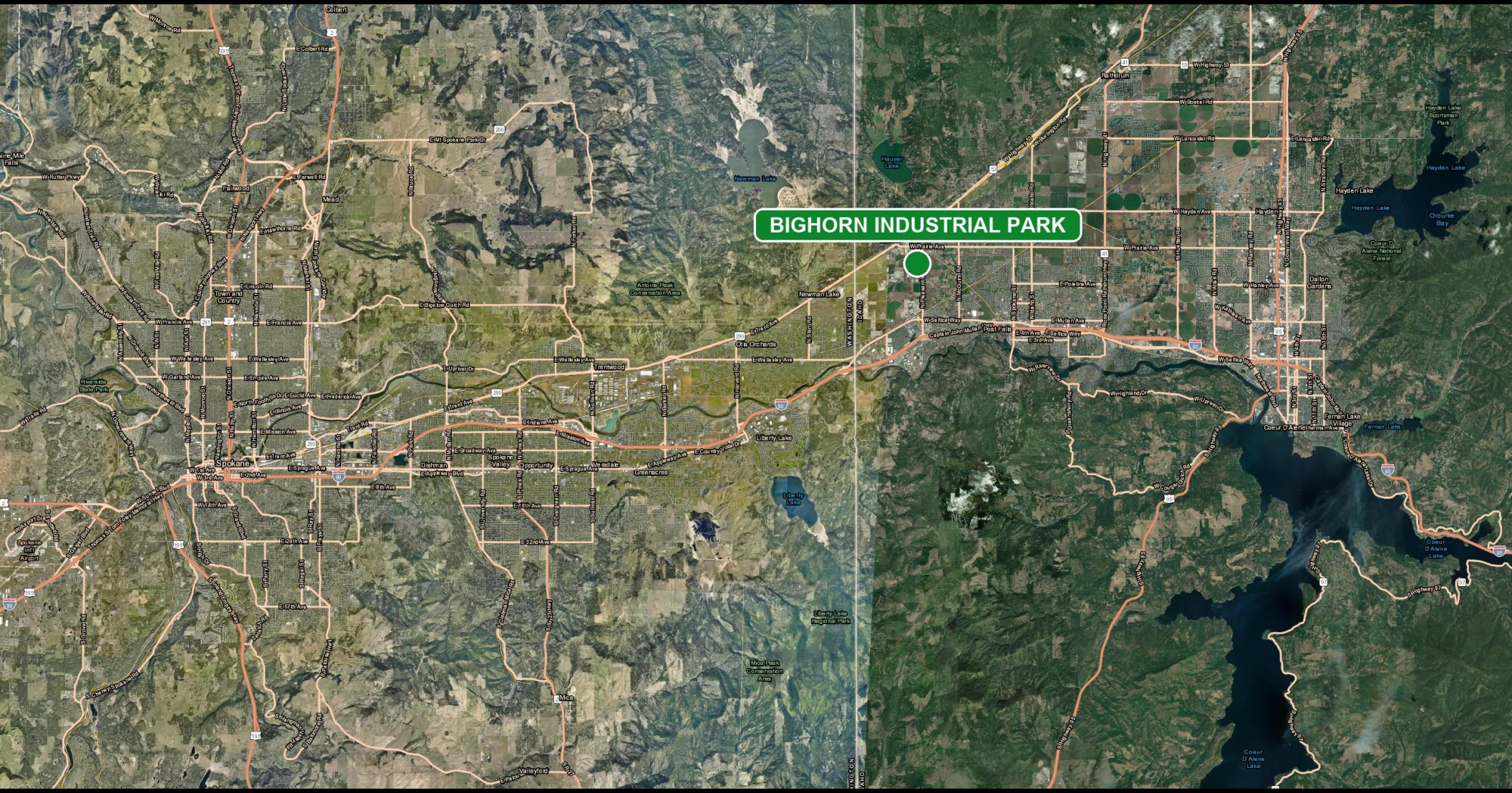
LOCATION DESCRIPTION

Post Falls sits on the I-90 corridor between Coeur d'Alene and Spokane and is one of Idaho's fastest growing cities, up about 21 percent from 2020 to 2025. Bighorn Industrial Park sits in west Post Falls near Poleline Avenue and Pleasant View Road, close to I-90, Hwy 53, Hwy 41 and US 95, which makes it work for manufacturing, logistics and warehouse users. The City of Post Falls and CdA EDC help with site selection, permitting and introductions to key economic development contacts, and the regulatory environment here is genuinely business friendly.

LOCATION DETAILS

COUNTY:	KOOTENAI
POPULATION GROWTH:	Post Falls up about 21% from 2020 to 2025 (Census)
ACCESSIBILITY:	Close access to I-90, Hwy 53, Hwy 41 and US 95, between Coeur d'Alene and Spokane
INCENTIVES:	Federal Opportunity Zone (1/1/2027), plus Idaho's 3% investment tax credit and property tax exemption

INLAND NORTHWEST



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