

LAND FOR SALE

- HIGHWAY 41 FRONTAGE COMMERCIAL PARCEL WITH ACCESS FROM ROCKWOOD CENTER COURT
- ALL UTILITIES AVAILABLE
- ROUGH GRADE SITE OFFERED AT \$9.13 PSF



ROCKWOOD BUSINESS PARK

14318 N. Rockwood Ct
Rathdrum, ID 83858

LAND FOR SALE | LOT 5

Sale Price: \$340,000
Price Per SF: \$10.34 PSF
Lot Size: ±32,888 SF (±0.76 AC)
Parcel Number: R67700010050
Zoning: C-1, RATHDRUM
Use: Commercial, Office, Retail

ALL UTILITIES AVAILABLE

Water: City of Rathdrum
Fiber: Available
Sewer: City of Rathdrum
Power: Avista
Gas: Avista
Topography: Level, Rough Grade
Shape: Flag
Frontage: 217' Highway 41, 50' Rockwood Court

VIEW PROPERTY
LOCATION →



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**KIEMLE
HAGOOD**

ROCKWOOD BUSINESS PARK

LOT 5 FOR SALE

14318 N. Rockwood Ct
Rathdrum, ID 83858



DEMOGRAPHICS & TRAFFIC COUNTS



| DEMOGRAPHICS | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|
| Population 2024 | 33,389 | 155,010 |
| Proj Population 2029 | 35,503 | 161,786 |
| # of Households | 12,412 | 61,650 |
| Average HHI 2024 | \$108,643 | \$102,415 |
| Daytime Demos | 16,171 | 99,959 |



| STREET | AVERAGE DAILY |
|---------------------|---------------|
| Highway 41 | ±13,000 ADT |
| Boekel Road W of 41 | ±2,893 ADT |
| Boekel Road E | ±3,500 ADT |



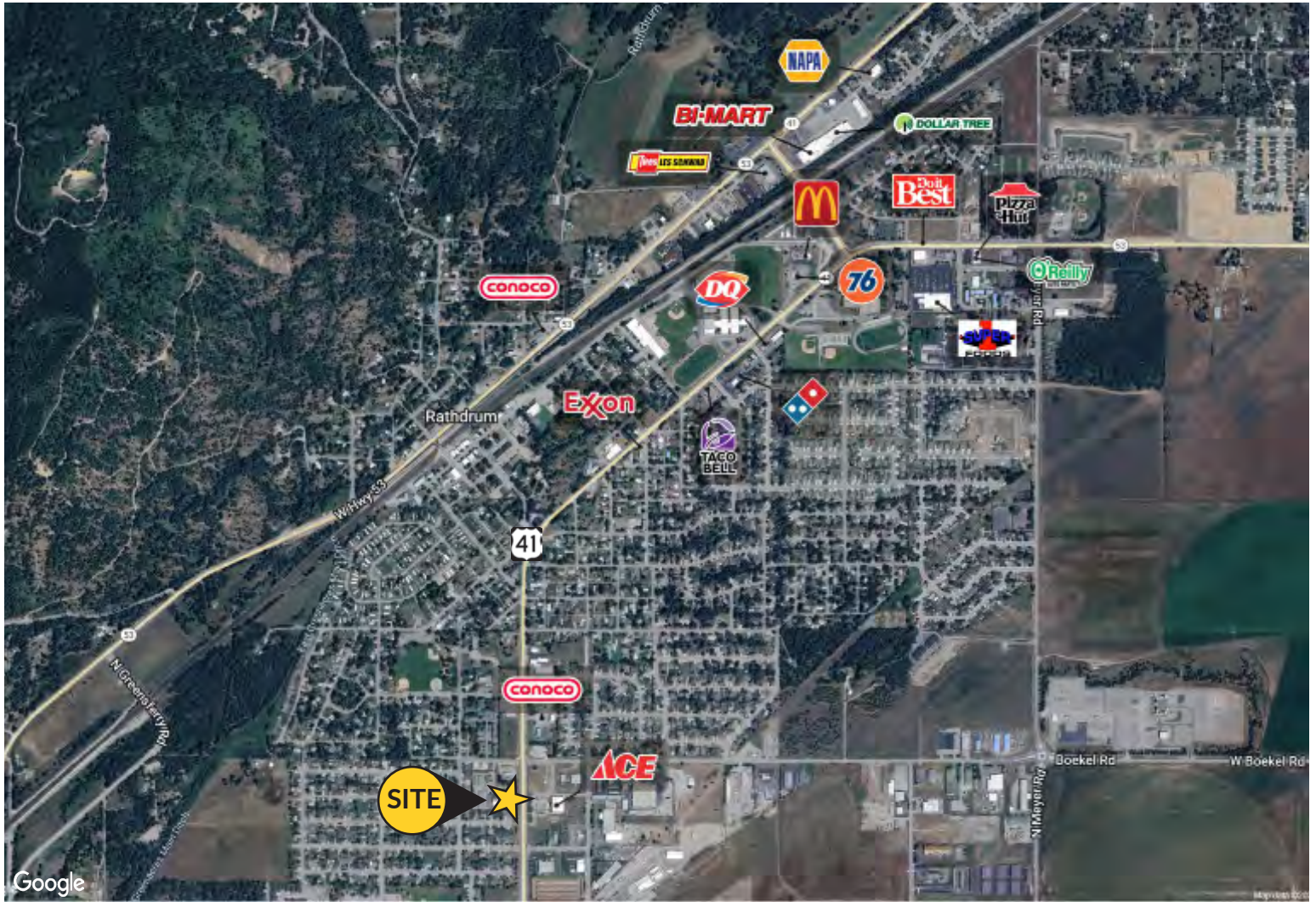
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SURVEY MAP

14318 N. Rockwood Ct
Rathdrum, ID 83858



THE LOCATION



ROCKWOOD BUSINESS PARK LAND FOR SALE | LOT 5

14318 N. Rockwood Ct
Rathdrum, ID 83858

CO-LISTED WITH
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KIEMLEHAGOOD

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814

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