

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

NNA PRAIRIE AVENUE, POST FALLS, ID

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.

Donnie Murrell

208-758-7539

donnie@7foldrealty.com

Wade Jacklin

208-755-5075

wpjacklin@gmail.com

**BERKSHIRE
HATHAWAY**

**JACKLIN
REAL ESTATE**

AREA BUSINESSES

JACKLIN RANCH COMMERCIAL PARK

NNA PRAIRIE AVENUE, POST FALLS, ID



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

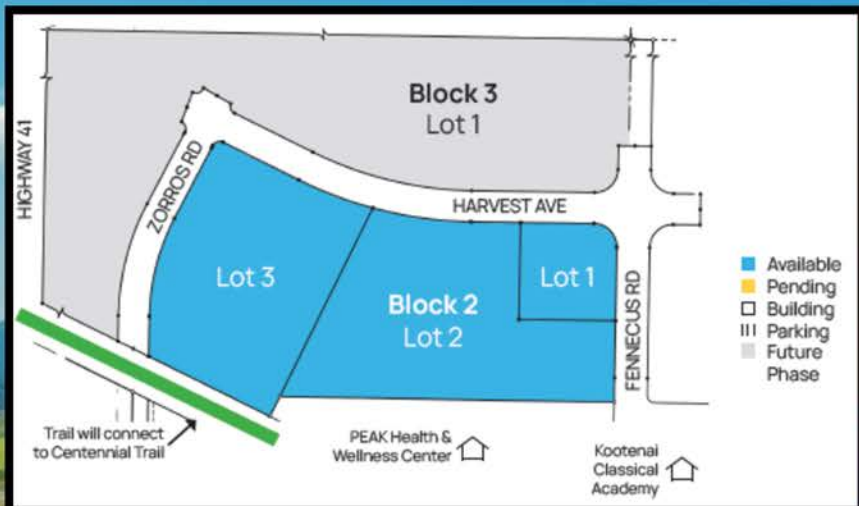
Wade Jacklin
208-755-5075
wpjacklin@gmail.com

BERKSHIRE HATHAWAY | JACKLIN REAL ESTATE

PRICING

JACKLIN RANCH COMMERCIAL PARK

NNA PRAIRIE AVENUE, POST FALLS, ID



Lot #	\$/Sq Ft	Acres	Sq Ft	Price
Block 1				
Lot 1	\$ 20.75	1.49	64,904	\$ 1,346,766
Lot 2	\$ 20.75	4.29	186,872	\$ 3,877,602
Lot 3		3.14	136,778	RETAIL SPACE
Lot 4	\$ 15.25	5.56	242,194	\$ 3,693,452
Lot 5	\$ 15.25	7.86	342,382	PENDING
Lot 6	\$ 20.75	1.5	65,340	SOLD
Lot 7	\$ 20.75	0.99	43,124	PENDING
Lot 8	\$ 20.75	0.94	40,946	\$ 849,637
Lot 9	\$ 20.75	0.63	27,443	SOLD
Lot 10	\$ 20.75	0.82	35,719	SOLD
Block 2				
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
Block 3				
Lot 1		42.69	1,859,576	

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

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

BERKSHIRE HATHAWAY | JACKLIN REAL ESTATE

SITE PICTURES

JACKLIN RANCH COMMERCIAL PARK

NNA PRAIRIE AVENUE, POST FALLS, ID



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

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

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

JACKLIN RANCH COMMERCIAL PARK

64-10 RECORD OF SURVEY PREPARED BY T.O. BROWN
 RECORDS OF KOOTENAI COUNTY, IDAHO.
 (D-1) RIGHT OF WAY DEED RECORDED UNDER
 COUNTY, IDAHO.
 (D-2) GRANT OF EASEMENT RECORDED UNDER
 COUNTY, IDAHO.
 (P-1) PLAT OF SUNSWEEP PREPARED BY K.A. DICKSON
 389 RECORDS OF KOOTENAI COUNTY, IDAHO.
 (P-2) PLAT OF COMMERCIAL TRACTS AT FRANKLIN
 OF PLATS, PAGE 879, RECORDS OF KOOTENAI

THIS SURVEY DOES NOT ATTEMPT TO SHOW ALL
FEATURES OF THE SUBJECT PROPERTY. FEATUR
ONLY.

● SET 5/8" X 2' REBAR WITH ORANGE PLASTIC
 ● SET 5/8" X 2' REBAR WITH 2" ALUMINUM CAP
 ■ SET 1/2" X 2' REBAR WITH ORANGE PLASTIC
 ○ FOUND 5/8" REBAR WITH YELLOW PLASTIC
 ○ FOUND 3" ALUMINUM CAP MARKED "PLUS 1111"
 Δ CALCULATE POINT, NOTHING FOUND OR SET

_____ BOUNDARY LINE
 _____ LOT LINE
 _____ ADJACENT LOT LINE
 _____ EASEMENT LINE
 _____ CENTER LINE
 _____ SECTION LINE

Line #	Direction	Length	Record Date
L1	S88°55'41"E	57.44'	57.44' (9-8)
L2	S89°02'09"E	0.04'	
L3	S00°07'51"W	60.98'	
L7	N82°06'42"W	85.00'	
L8	S00°57'51"W	62.38'	

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

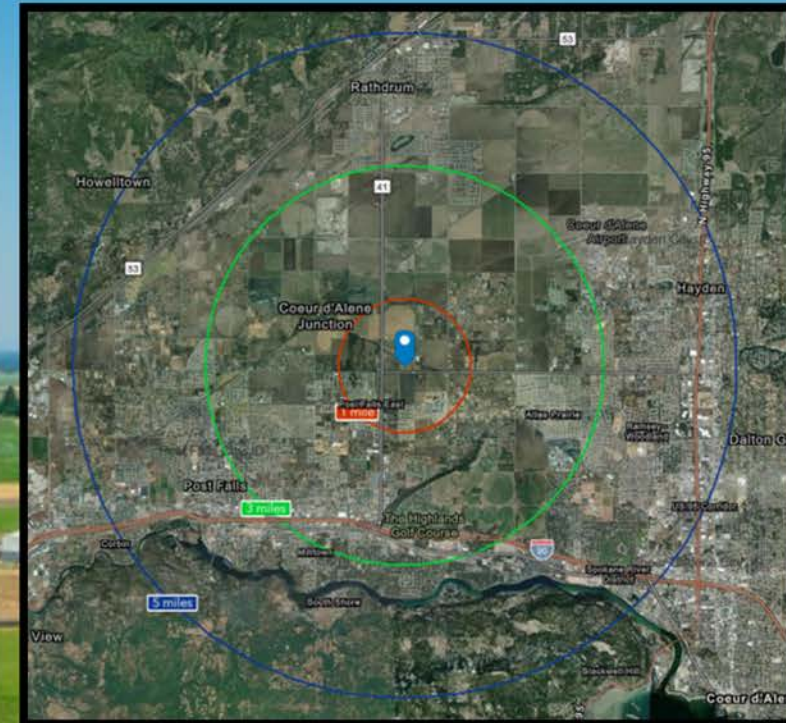
**BERKSHIRE
HATHAWAY** | JACKLIN
REAL ESTATE



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
Census 2020 Summary			
Population	1,418	29,752	89,835
Households	543	11,085	34,527
Average Household Size	2.61	2.66	2.58
2024 Summary			
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
2029 Summary			
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



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

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

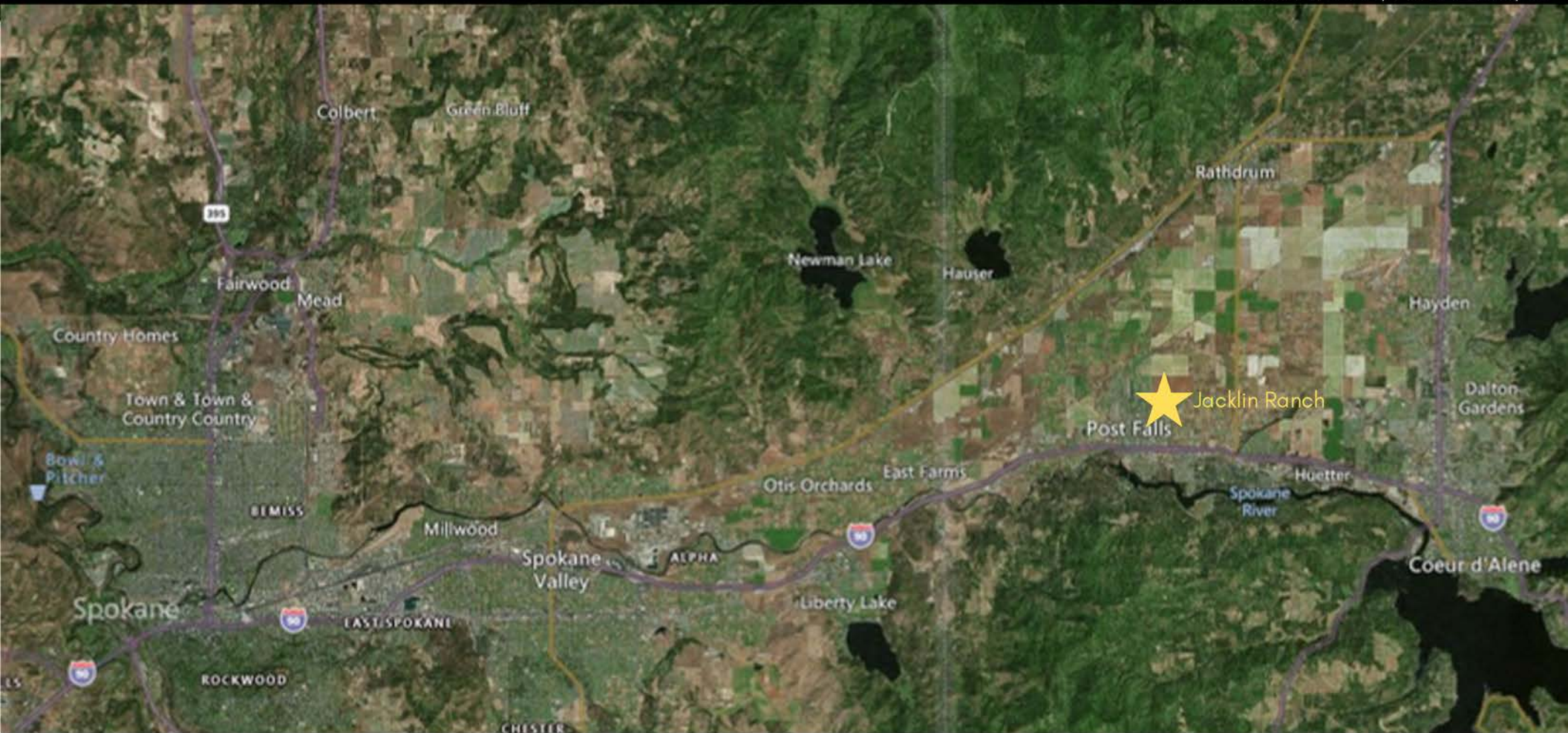
**BERKSHIRE
HATHAWAY**

**JACKLIN
REAL ESTATE**

INLAND NORTHWEST

JACKLIN RANCH COMMERCIAL PARK

NNA PRAIRIE AVENUE, POST FALLS, ID



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

© 2024 Berkshire Hathaway Jacklin Real Estate. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Berkshire Hathaway Jacklin Real Estate and the BHJRE logo are service marks of Berkshire Hathaway Jacklin Real Estate. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Berkshire Hathaway Jacklin Real Estate. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Agent in the State of Idaho.

**BERKSHIRE
HATHAWAY**

**JACKLIN
REAL ESTATE**