



# Development Opportunity

## Rathdrum Industrial Land

7395 W NAGEL RD, RATHDRUM, ID 83858

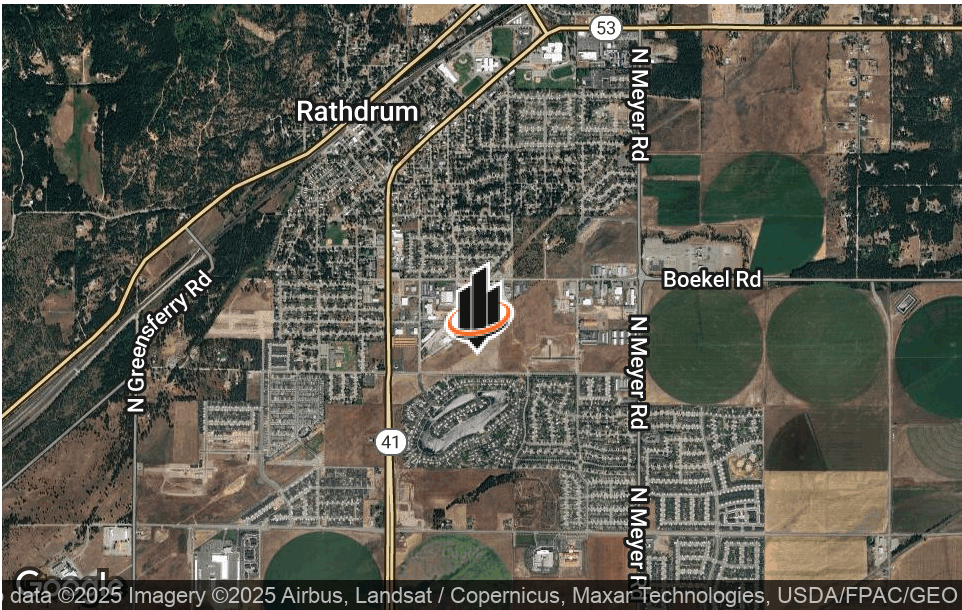
### LISTING CONTACT:

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ID #SP58346





# EXECUTIVE SUMMARY



## OFFERING SUMMARY

SALE PRICE:	<b>\$1,986,129</b>
LOT SIZE:	11.04 AC   480,902 SF
BUILDABLE LAND:	7.76 Acres   338,026 SF
PRICE / SF:	\$4.13/SF
ZONING:	Industrial
MUNICIPALITY:	City of Rathdrum
PARCEL NO:	R7900001004D

## PROPERTY OVERVIEW & HIGHLIGHTS

- Flat, well-improved 11.04-acre Industrial zoned parcel
- 3.28-acre northern utility easement for yard/parking/storage use
- Full utility package available (power, water, sewer, gas, fiber)
- Excellent regional connectivity via Hwy 41, Hwy 53 & I-90
- Located in a rapidly-growing market with solid demographics and workforce tailwinds
- Existing site improvements including curb cuts, sidewalks, paved access road (37-ft wide), retention pond, and stripped topsoil
- Frontage of 1,177 feet on Nagel Road
- ideally suited for build-to-suit developers, multi-building industrial parks, self storage, or a single-user corporate headquarters.





## LOCATION OVERVIEW

**Rapid growth:** Rathdrum's population increased by approximately 35% between 2010-2020, outpacing many peer submarkets in the Inland Northwest. (10,452 Est. 2025 within 5 minute drive time)

**Strong household income:** Median household income is approximately \$92,660 within a 5 minute drive time.

**Young workforce:** Median age is 35.8 years, providing a stable and growing labor pool.

**Strategic location:** The site sits on the Rathdrum Prairie, offering immediate access to Highway 41, Highway 53, and Interstate 90, connecting the region to major Pacific Northwest distribution corridors.

**Pro-development environment:** The City of Rathdrum and Idaho State maintain development-friendly policies, business incentives, and infrastructure that support business investment.

**Housing and stability:** Homeownership rate is nearly 79%, reflecting a stable community that supports workforce retention.

**Infrastructure:** Rathdrum sits on one of the largest freshwater aquifers in the country giving the area an abundant, clean, inexpensive water source. Rathdrum is served by Frontier's advanced digital network with leading edge switching technology and fiber deployment.

## SURROUNDING DEVELOPMENT ACTIVITY

**Timberline Industrial Park** in Phase 1 of smaller  $\pm 1$  acre build to suit lots.

**Solara subdivision:** A new 436-home development, including 21 industrial lots, is in the planning stages.

**Rathdrum City Hall and Park:** The city is constructing a new City Hall that will also house the Police Department, Parks and Recreation, and other city offices. A new 8-acre park is also part of this project, with infrastructure work underway.

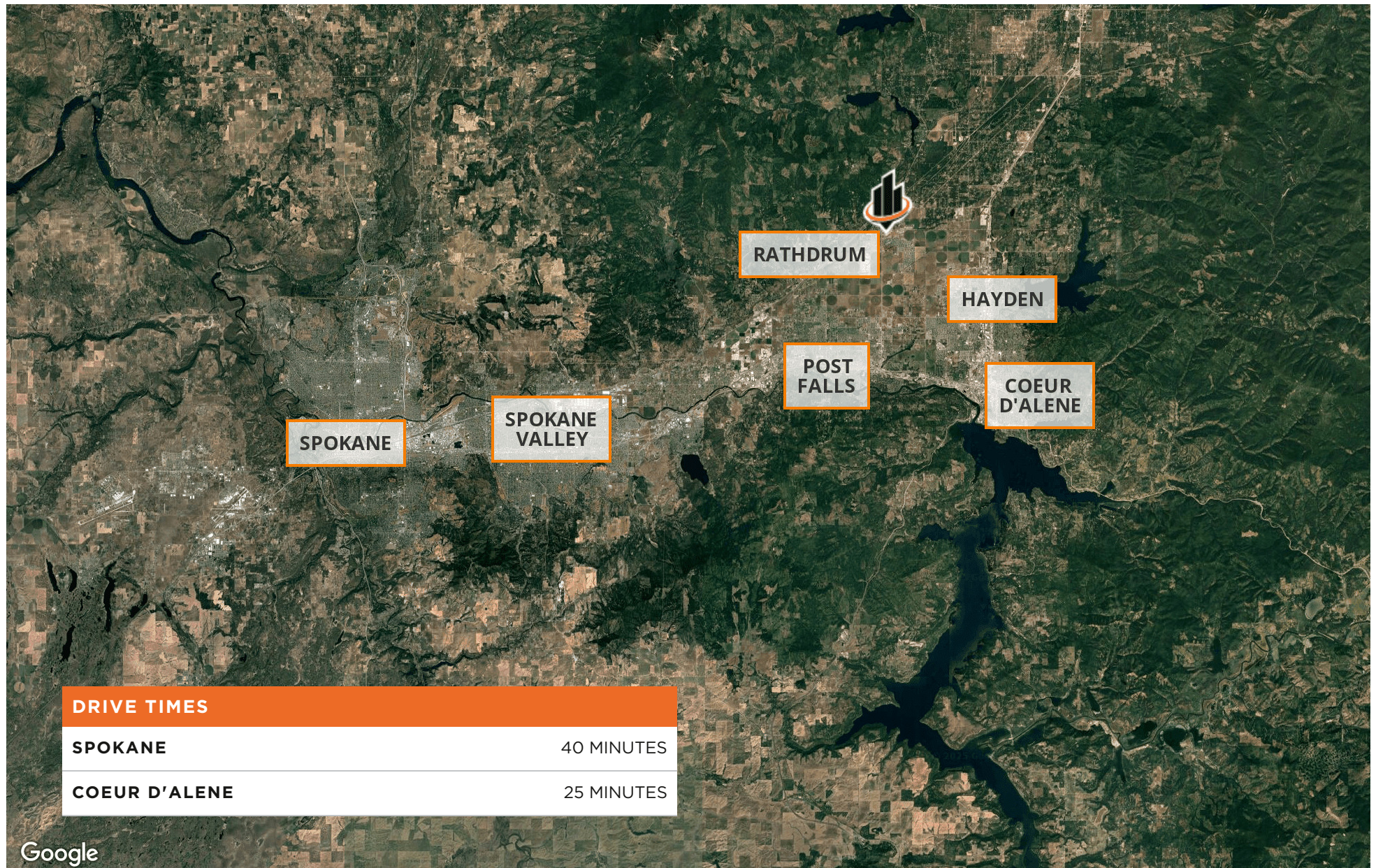


## SURROUNDING BUSINESSES





## LOCATION MAP





# PROPERTY SURVEY

