

FOR SALE/BUILD TO SUIT

Retail/Mixed Use/Pads

JACKLIN RANCH COMMERCIAL PARK

NNA PRAIRIE AVENUE, POST FALLS, ID



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**BERKSHIRE
HATHAWAY**

JACKLIN
REAL ESTATE

PROPERTY OVERVIEW

JACKLIN RANCH COMMERCIAL PARK

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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.

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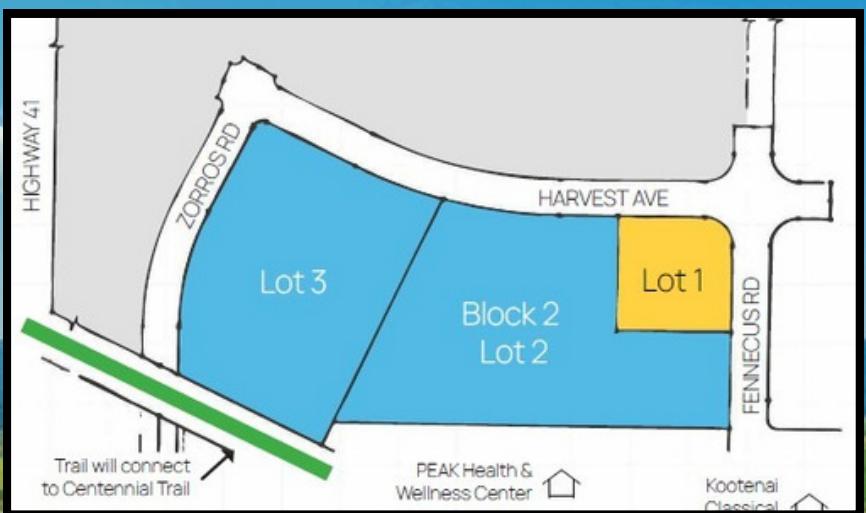
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| Lot # | \$/Sq Ft | Acres | Sq Ft | Price |
|----------------|----------|-------|-----------|--------------|
| Block 1 | | | | |
| Lot 1 | \$ 20.75 | 1.49 | 64,904 | \$ 1,346,766 |
| Lot 2 | \$ 20.75 | 4.29 | 186,872 | \$ 3,877,602 |
| Lot 3 | | 3.14 | 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 | SOLD |
| Lot 8 | \$ 20.75 | 0.94 | 40,946 | PENDING |
| 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 | PENDING |
| 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 | |

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SITE PICTURES

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PROPERTY PLAT

JACKLIN RANCH COMMERCIAL PARK

NNA PRAIRIE AVENUE, POST FALLS, ID

**EAST QUARTER CORNER
FOUND 2 INCH ALUMINUM CAP
UNREADABLE EXISTING PER
CP&F INSTRUMENT NUMBER
2918979-000**

(H-10) SURVEYS, PAGE 285, RECORDS OF KOOTENAI COUNTY, IDAHO.

(H-11) RECORD OF SURVEY PREPARED BY T-2 E. RECORDS OF KOOTENAI COUNTY, IDAHO.

(H-12) RIGHT OF WAY DEED RECORDED UNDER H-10, COUNTY, IDAHO.

(D-4) GRANT OF EASMENT RECORDED UNDER H-10, COUNTY, IDAHO.

(P-1) PLAT OF SUNSWEEP PREPARED BY K. A. DAVIS, PAGE 389 RECORDS OF KOOTENAI COUNTY, IDAHO.

(P-2) PLAT OF COMMERCIAL TRACTS AT PRAIRIE CITY, OREGON, PAGE 879, RECORDS OF KODIAKE, IDAHO.

SURVEYOR'S NOTES

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

LEGEND

- SET 5/8" X 24" REBAR WITH ORANGE PLASTIC
- SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP
- SET 1/2" X 24" REBAR WITH ORANGE PLASTIC
- FOUND 6/8" REBAR WITH YELLOW PLASTIC CAP
- FOUND 3" ALUMINUM CAP MARKED "PLS 1111"
- △ CALCULATE POINT, NOTHING FOUND OR SET

BOUNDARY LINE

LOT LINE

ADJACENT LOTLINE

EASEMENT LINE

CENTER LINE

SECTION LINE

| Line Table | | | |
|------------|--------------|--------|--------------|
| Line # | Direction | Length | Record Data |
| L1 | 58°0'52.41"E | 57.44' | 57.44' (9-8) |
| L2 | 58°0'20.97"E | 0.04' | |
| L3 | 50°0'57.51"W | 60.36' | |
| L7 | N 58°06'42"W | 8.500' | |
| L8 | S 50°57'51"W | 62.36' | |

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AREA BUSINESSES

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DEMOGRAPHICS

JACKLIN RANCH COMMERCIAL PARK

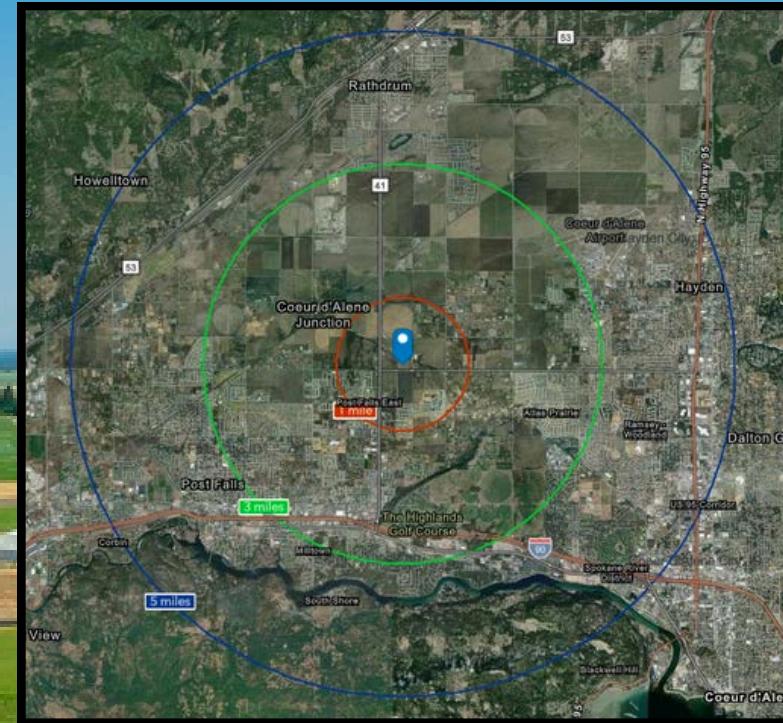
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Demographic and Income Comparison Profile

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 |



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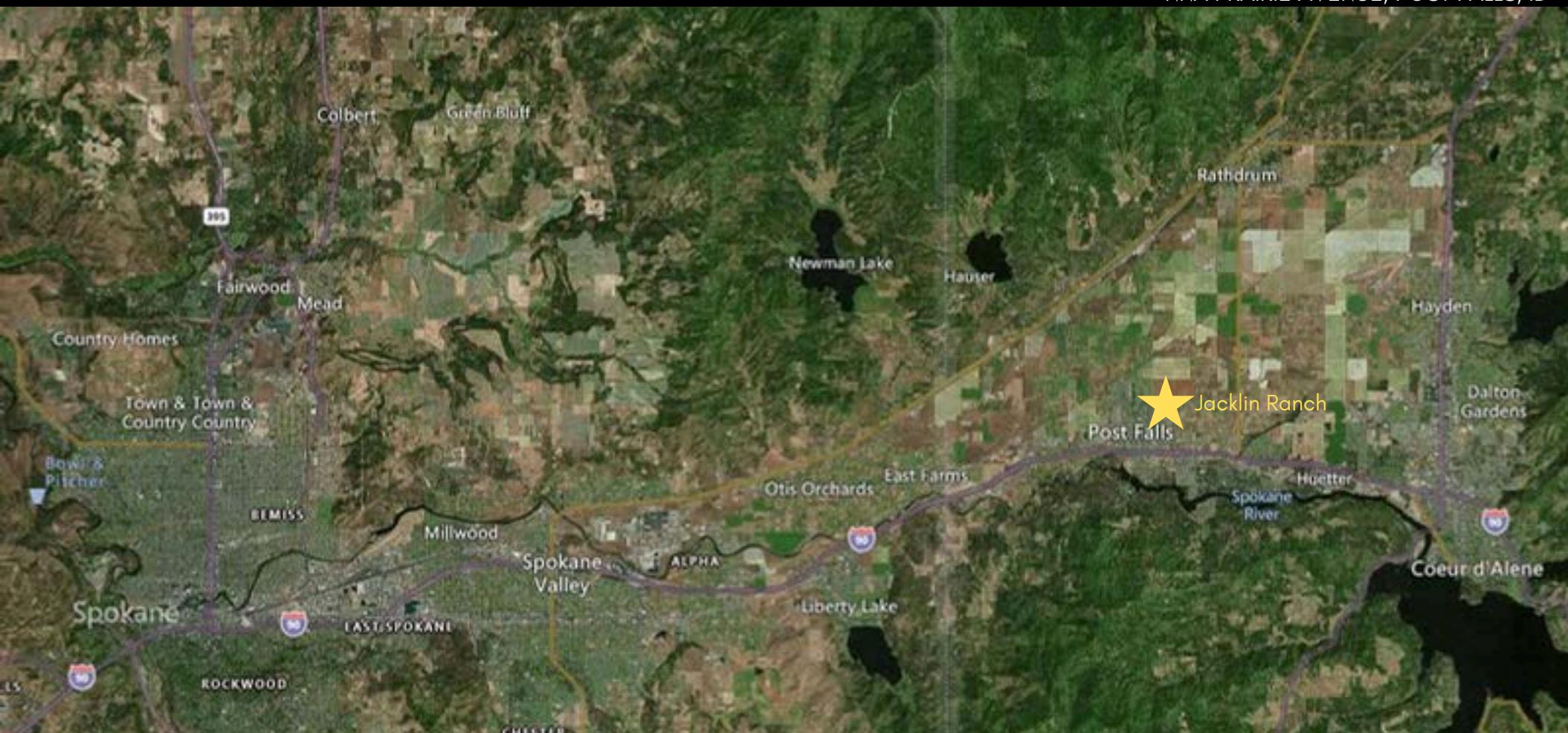
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