

# LIGHT INDUSTRIAL BUILDING LOTS DESIGN-BUILD

# TIMBERLINE INDUSTRIAL PARK

NAGEL & THAYER RD, RATHDRUM, ID



## HIGHLIGHTS

- Phase 1 Now Available
- Parcel Sizes  $\pm$  .787 - 1.27 Acres
- Prices start at \$411,381
- Design-Build



# PROPERTY OVERVIEW

## Property Overview

Rare industrial design-build lots now available at the new Timberline Industrial Park in Rathdrum. Phase 1 offers shovel-ready sites from 0.787 to 1.274 acres, fully improved with city water, sewer, natural gas, and 3-Phase power to each lot, plus paved access and Industrial zoning. Strategically located near Hwy 53 and Hwy 41, and just minutes from I-90, Timberline delivers a rare opportunity in one of Idaho's fastest-growing cities. The developer is also the builder, providing streamlined design-build solutions.

## Available Opportunities

- Shovel-ready lots: 0.787 – 1.274 acres
- Design-Build by developer/builder for maximum efficiency
- Flexible configurations for single-tenant, multi-tenant, or owner-user facilities

## Location Highlights

- Prime access near Hwy 53 & Hwy 41, minutes from I-90
- 7 miles north of I-90 with direct routes to Spokane, Coeur d'Alene, and Post Falls
- Adjacent to Kootenai Technical Education Campus (KTEC) and North Idaho College Tech Center
- Surrounded by rapid residential and commercial growth, fueling workforce and service demand

## Development Advantages

- Fully improved lots with city water, sewer, natural gas, and 3-Phase power
- Industrial zoning supporting a wide range of uses
- Level sites with excellent frontage on Thayer & Nagel Roads
- Design-Build delivery with developer as contractor ensures quality and speed

## Key Metrics

- Population Growth: Rathdrum grew from 6,826 in 2010 to 9,286 in 2020 (36% increase; 3.1% annually). Current population is estimated at 10,500+ and continues to rise.
- Regional Connection: Rathdrum is part of the Spokane–Coeur d'Alene metro (pop. 768,000+) with strong cross-border workforce and supply chain links.
- Median Household Income: \$72,500 (2023, Rathdrum city est.), above both Idaho and national averages.
- Employment Base: Manufacturing, construction, logistics, healthcare, and education are major drivers in Kootenai County.
- Labor Force Access: Easy commutes to Post Falls, Coeur d'Alene, and Spokane broaden the talent pool while keeping costs competitive.



# SITE AERIAL





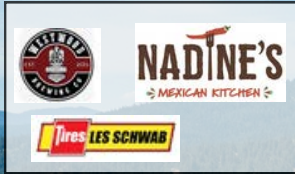
# PRICING

ADDRESS	ACRES	PRICE
6840 W Karle Ln	0.79	\$ 411,381
6843 W Karle Ln	1.03	\$ 537,356
6870 W Karle Ln	0.81	\$ 424,971
6881 W Karle Ln	1.05	\$ 550,947
6902 W Karle Ln	0.81	\$ 424,971
6923 W Karle Ln	1.05	\$ 546,765
6934 W Karle Ln	0.81	<b>SOLD</b>
6972 W Karle Ln	0.81	<b>SOLD</b>
6989 W Karle Ln	1.14	\$ 597,992
7040 W Karle Ln	1.69	<b>SOLD</b>
7051 W Karle Ln	1.27	<b>SOLD</b>





# LOCAL BUSINESSES



TIMBERLINE  
INDUSTRIAL PARK

Golden Glo  
Espresso

ACE

ZIP'S

JITTERZ  
ESPRESSO

GTS  
Interior Supply  
A GAS COMPANY

STRATFORD  
Building Corporation

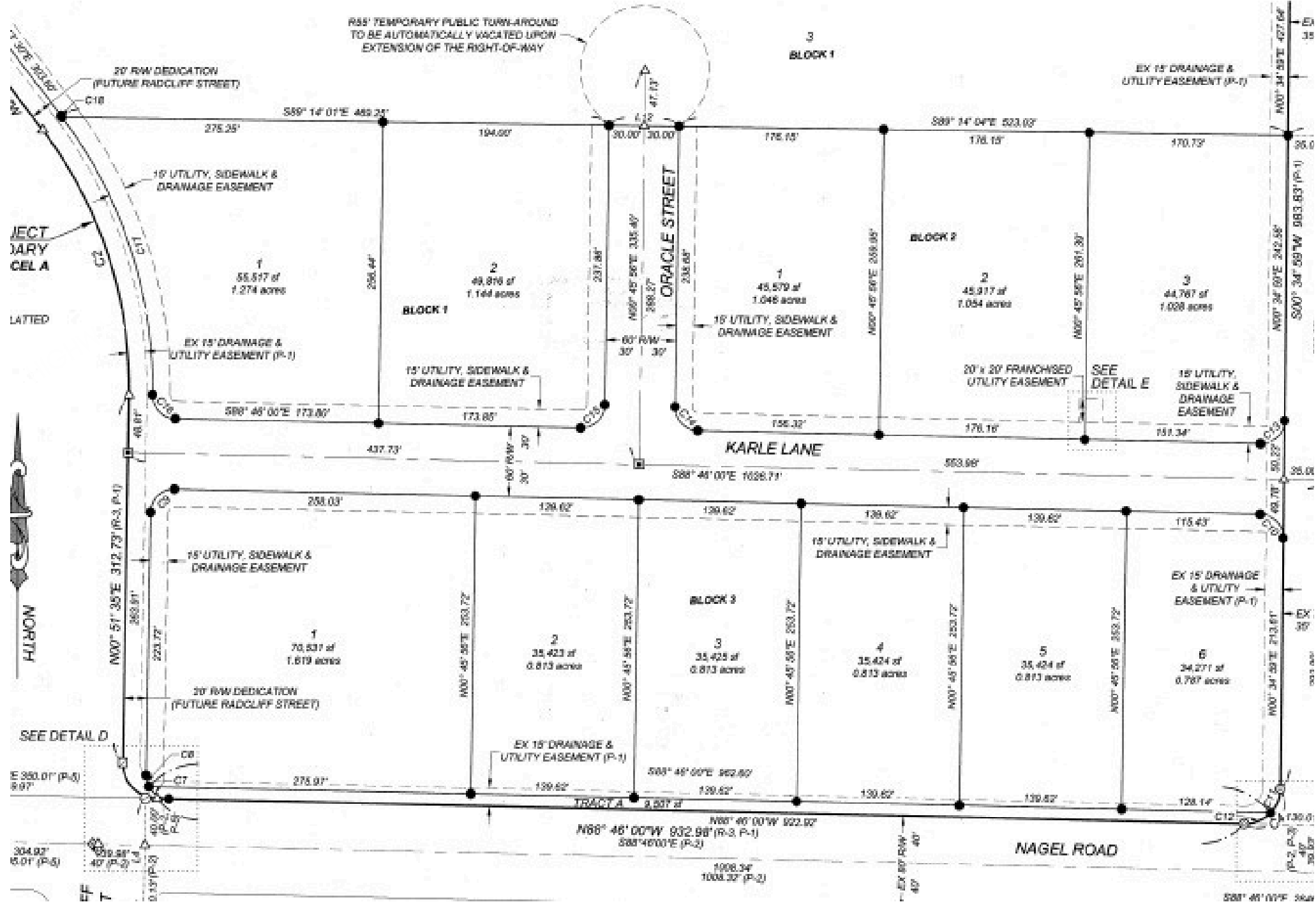
International  
Minute Press.

GEMS  
ATHLETIC CENTER

BAY SHORE  
SYSTEMS, INC.



# SITE PLAN

















# SITE PICS





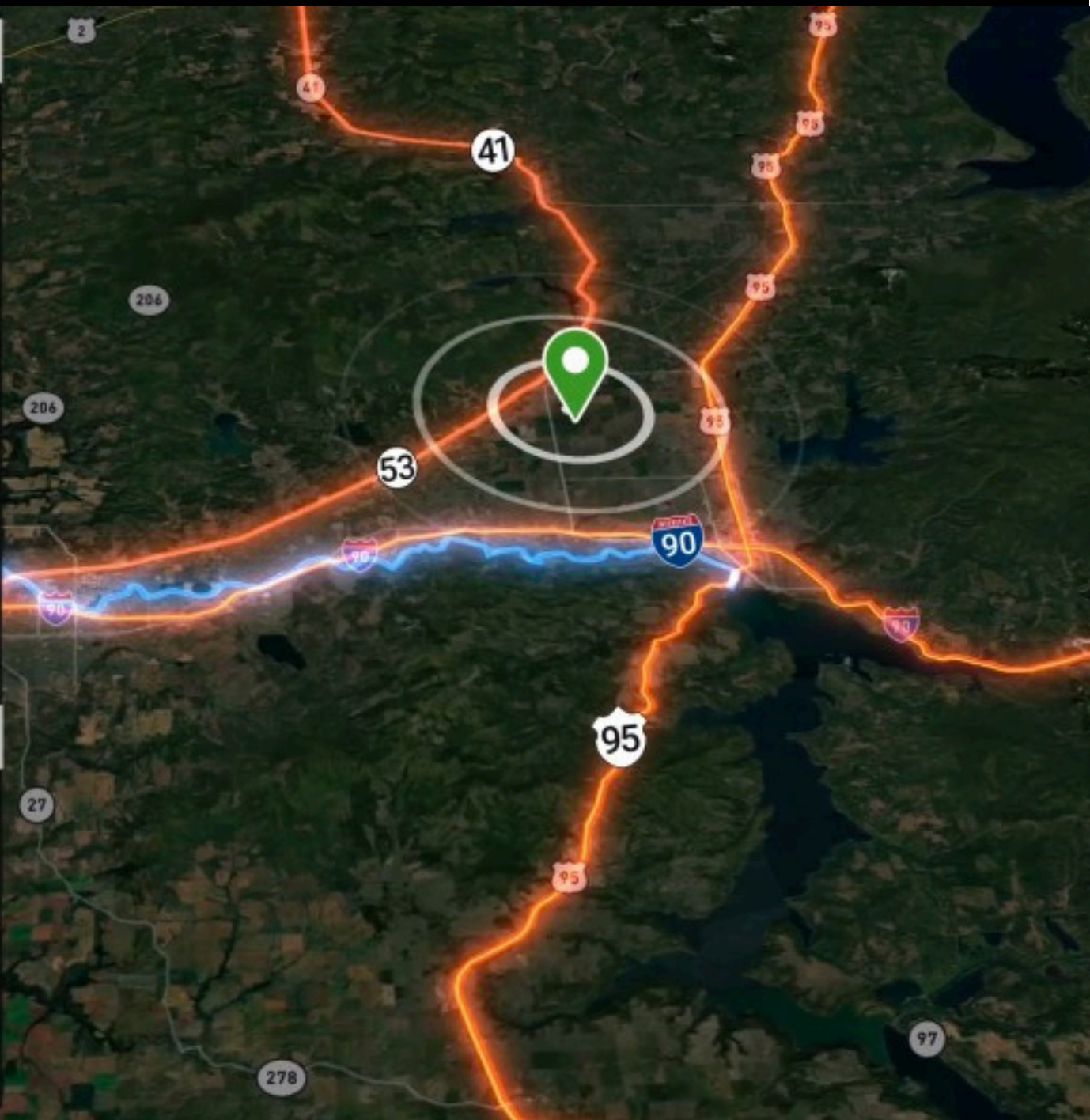
# DEMOGRAPHICS

## DEMOGRAPHICS (5 MILES)

	Population.....	67,623
	Population Growth.....	3.45%
	Average Households Size.....	2.66
	Median Age.....	38.6
	Per Capita Income.....	\$39,323
	Median HH Income.....	\$86,704
	Median Home Value.....	\$569,106
	Median Net Worth.....	\$296,903
	# Of Households.....	27,542
	# Of Total Businesses.....	2,104
	# Of Total Employees.....	16,766
	% White Collar.....	59.5%
	% Blue Collar.....	23.1%
	% Services.....	17.4%

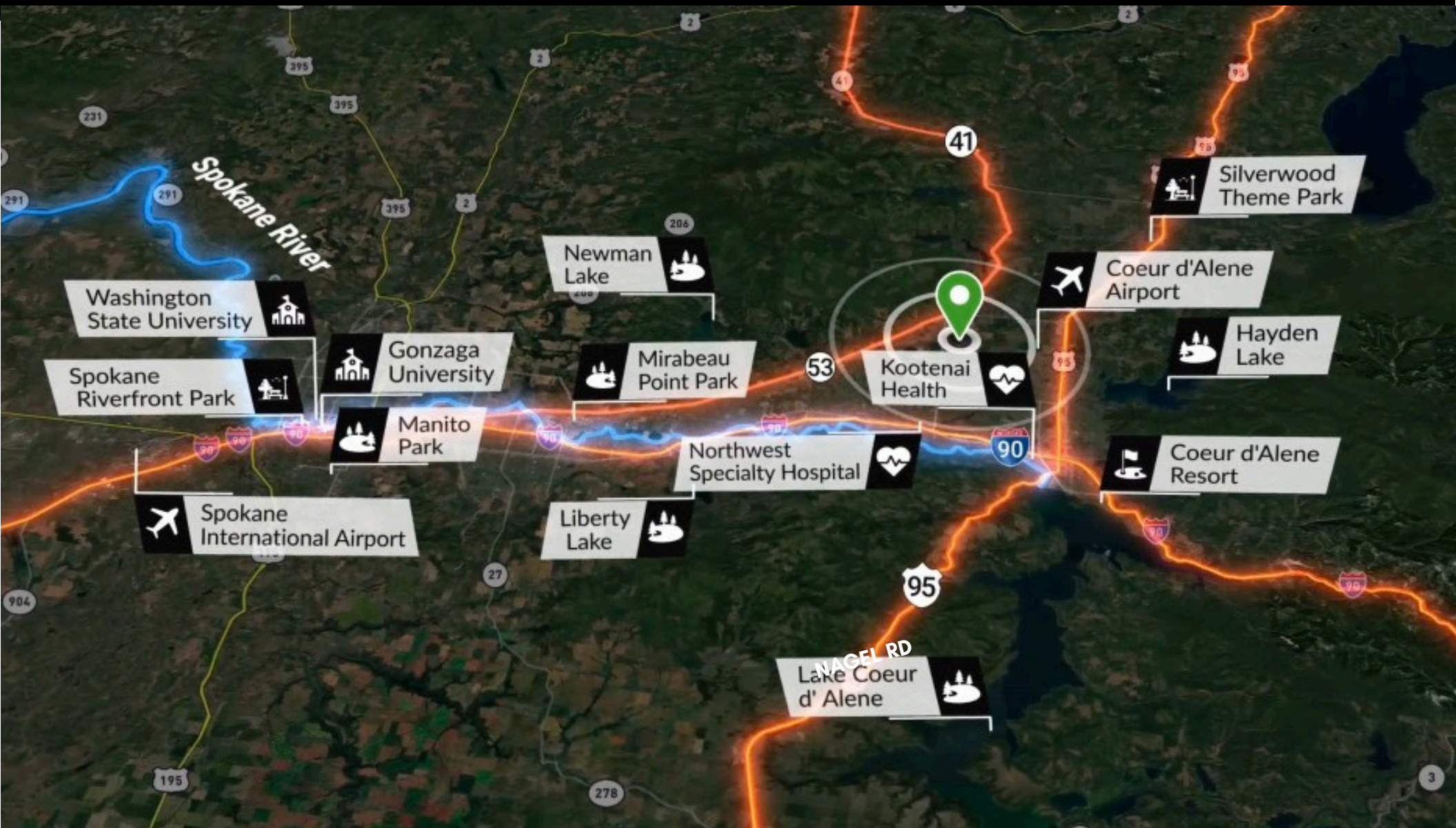
## NEARBY AMENITIES

Food & Beverage	Sports	Parks & Gardens
16	15	2
Public Transport	Libraries	Spiritual Centers
3	2	14
Healthcare	Government	Restaurants
41	8	84
Playgrounds	Education	Entertainment
2	12	6





# INLAND NORTHWEST





# SURROUNDING BUSINESSES





# LOCATION



**Donnie Murrell**  
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Coeur d' Alene, ID 83814