

COMMERCIAL LAND | FOR SALE

— 11135 N HIGHWAY 41 —

RATHDRUM, IDAHO 83858



DANNY DAVIS

208.691.6003

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W WYOMING AVE

12,875 VPD



— 11135 N HIGHWAY 41 —

COMMERCIAL LAND FOR SALE

📍 DETAILS

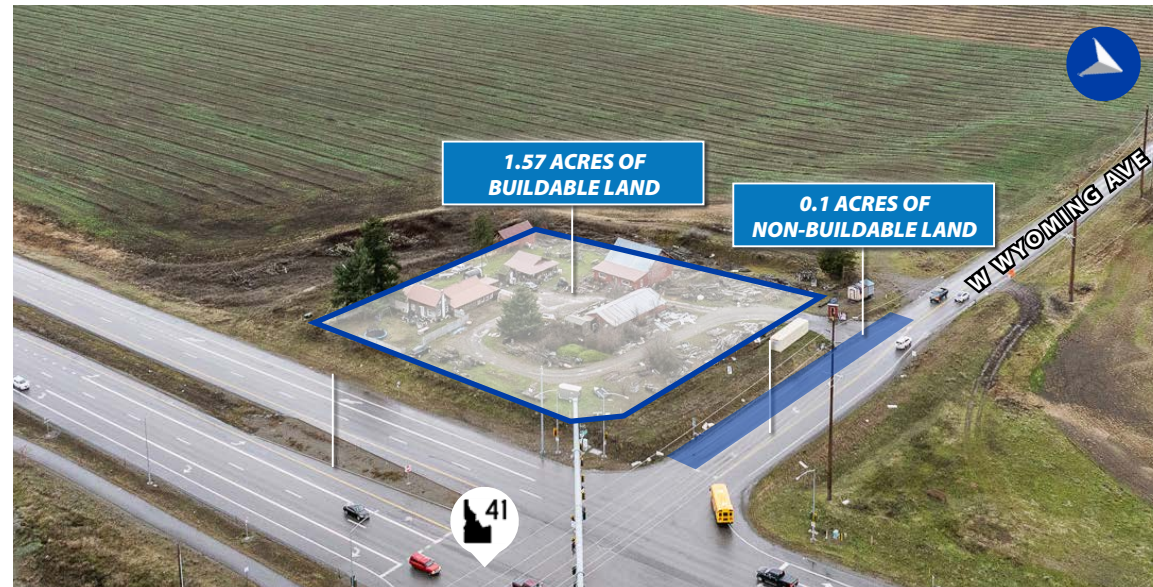
PARCEL #: 51N05W130120
PROPERTY SIZE: 1.67 Acres Total
 1.57 Acres of Buildable Land
ZONING: Agriculture
UTILITIES: Well and Septic
PRICE/SF: \$11.26/SF
SALE PRICE: \$819,000

★ HIGHLIGHTS

- High traffic corner on HWY 41.
- Future annexation opportunity with the City of Rathdrum.
- 2,500 SF Single family residence currently occupied by a Tenant.
- Multiple outbuildings totaling over 3,600SF.
- Excellent land bank opportunity.

📞 CONTACT

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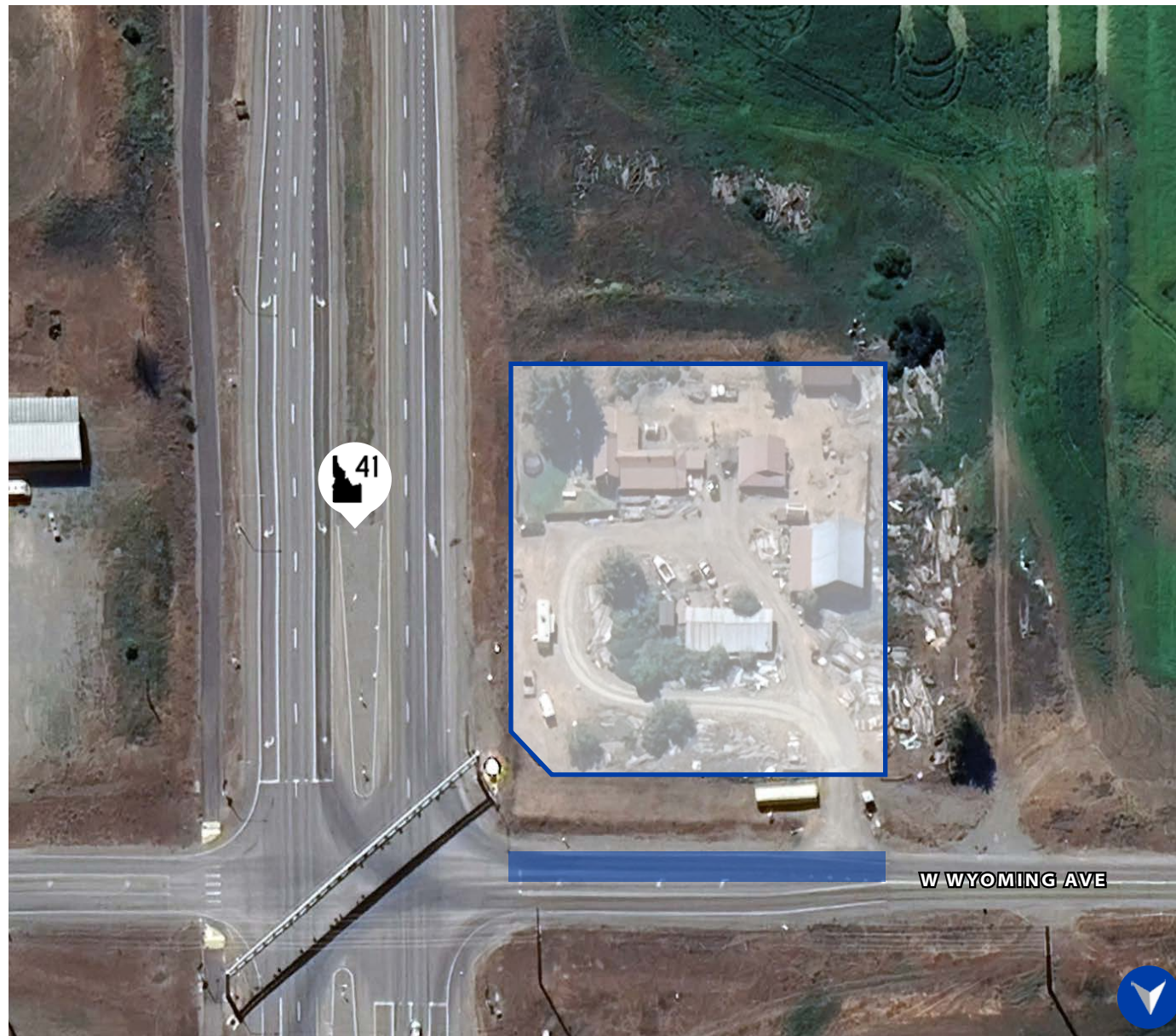


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ZONING DISTRICT **AGRICULTURE**

Agriculture (A) zoning at 11135 N Highway 41 positions the property as a low-carry, long-term land play, with primary value in holding acreage along a key growth corridor while the Rathdrum/Post Falls market continues to urbanize. Investors typically benefit from lower intensity requirements and rural tax treatment, the ability to generate modest interim income from farming, grazing, home rentals and the option value of a future entitlement or annexation play as services and demand push outward along Highway 41.



2 MILE RADIUS



POPULATION
6,848



PROJECTED ANN. GROWTH
4.2%



AVG. HOUSEHOLD INC.
\$112,354

3 MILE RADIUS



POPULATION
19,994



PROJECTED ANN. GROWTH
3.5%



AVG. HOUSEHOLD INC.
\$108,412

5 MILE RADIUS



POPULATION
80,154



PROJECTED ANN. GROWTH
2.1%



AVG. HOUSEHOLD INC.
\$102,767

RATHDRUM



PROPOSED RATHDRUM AREA OF IMPACT

SITE

11,990 VPD

COEUR D'ALENE AIRPORT

HAYDEN

HWY 95 CORRIDOR



POST FALLS

COEUR D'ALENE



11135 N HIGHWAY 41

COMMERCIAL AND LAND BANK OPPORTUNITY

19 MIN TO COEUR D'ALENE

37 MIN TO SPOKANE

