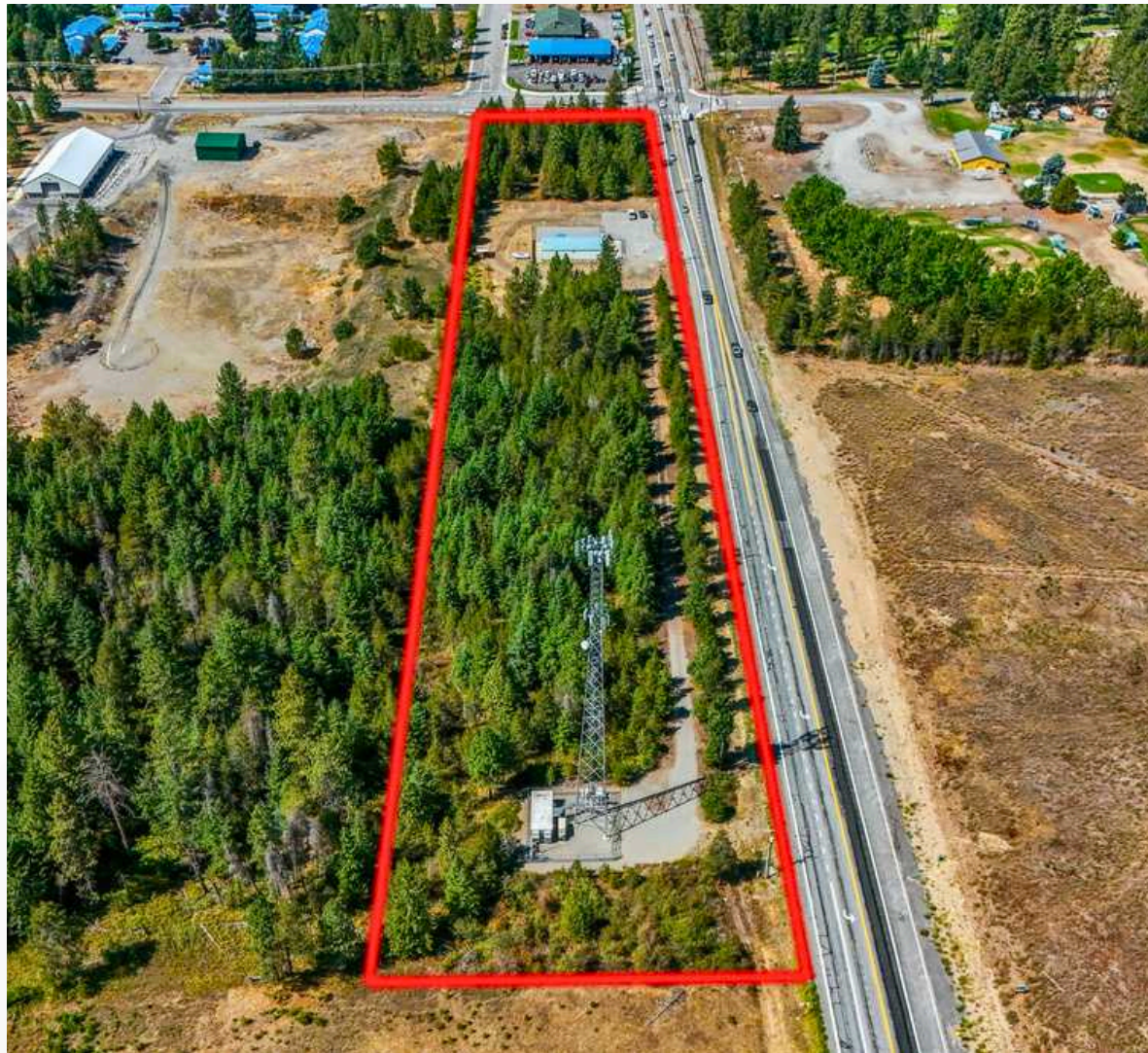


LAND DEVELOPMENT FOR SALE

SIGNIFICANT DEVELOPMENT POTENTIAL

6444 W. ID-53 HWY
RATHDRUM, ID 83858



OFFERING SUMMARY

Price	\$2,600,000
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\$/SFT	\$10.03/SFT
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Land Area	5.95 AC
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Zoning	AG
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PIN	52N04W323000
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Note: Access to the on-site cell tower must be maintained via a designated access road.



[PROPERTY VIDEO - CLICK HERE](#)

STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

LAND DEVELOPMENT FOR SALE

SIGNIFICANT DEVELOPMENT POTENTIAL

6444 W. ID-53 HWY
RATHDRUM, ID 83858



Potential Properties:

- Gas Station/Travel Center
- Fast Food or QSR Strip
- Grocery-Anchored Retail Center
- Distribution/Logistics Center
- Storage Facility
- RV Park
- Hotel
- Event Venue/Outdoor Recreation Facility
- and more...

*We recommend sectioning off a square of the lot for the neighboring cell tower and building an access road to allow easy access to the property.

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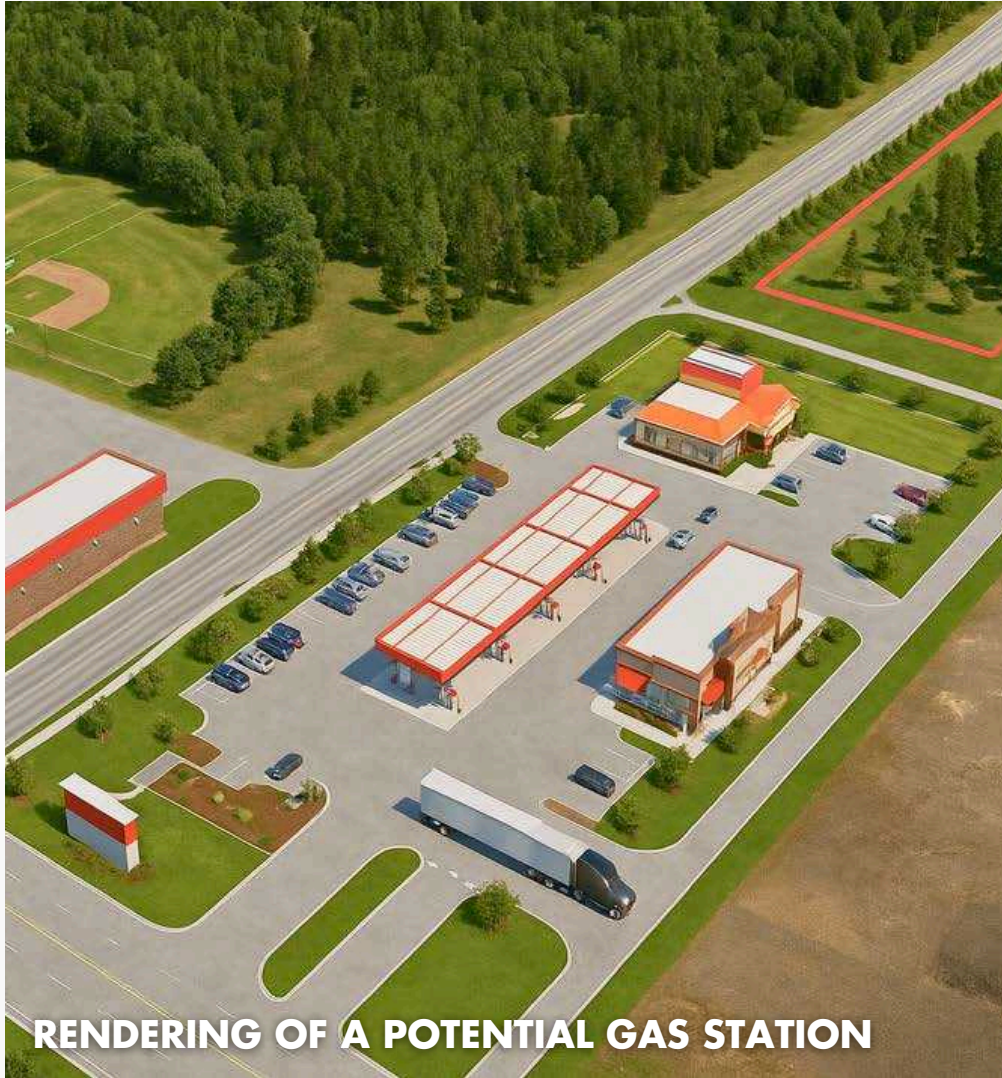
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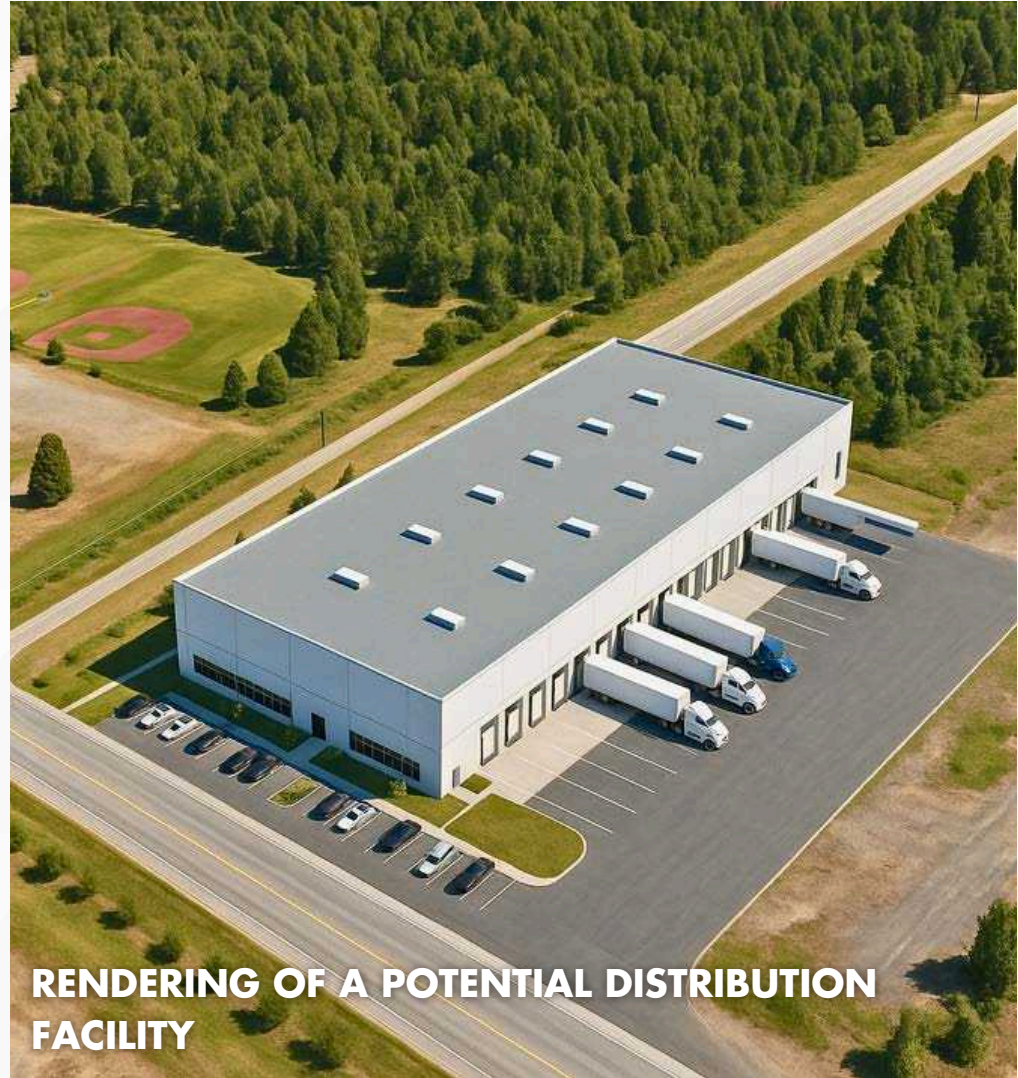
LAND DEVELOPMENT FOR SALE

SIGNIFICANT DEVELOPMENT POTENTIAL

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RENDERING OF A POTENTIAL GAS STATION



RENDERING OF A POTENTIAL DISTRIBUTION FACILITY

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DAINES CAPITAL
COMMERCIAL REAL ESTATE



6444 W. HIGHWAY 53, RATHDRUM, ID

Land Area: 5.95 AC
List Price: \$2.6M
\$/SFT: \$10.03/SFT

*Will have to provide access road to cell phone tower



5851 W. HIGHWAY 53, RATHDRUM, ID

Land Area: 2.95 AC
List Price: \$1.6M
\$/SFT: \$17.00/SFT

*Will have to pay to get road access from the Highway, or else will have to get access from Cloverdale St.



16125 N. CLOVERDALE ST. RATHDRUM, ID

Land Area: 10.56 AC
List Price: \$7.8M
\$/SFT: \$17.00/SFT

*Will have to pay to get road access from the Highway, or else will have to get access from Cloverdale St.



11135 N. HIGHWAY 41, RATHDRUM, ID

Land Area: 1.67 AC
List Price: \$819,000 (Under Contract)
\$/SFT: \$111.26/SFT

LAND DEVELOPMENT FOR SALE

SIGNIFICANT DEVELOPMENT POTENTIAL

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LAND DEVELOPMENT FOR SALE

SIGNIFICANT DEVELOPMENT POTENTIAL

**6444 W. ID-53 HWY
RATHDRUM, ID 83858**



DEMOGRAPHICS	1 MILE	3 MILE
Population	3,526	13,854
Households	1,220	4,977
Median Age	38	38
Median HH Income	\$80,545	\$74,911
Daytime Employees	1,337	2,433
Population Growth '24-'29	19.03%	19.67%
Household Growth '24-'29	18.69%	19.29%



COLLECTION STREET	CROSS STREET	TRAFFIC VOL
W. Highway 53/ N. Highway 41	Hwy 53 SE	13,028
W. Highway 53/ N. Highway 41	State Hwy 53 SE	12,882
W. Highway 53	Westwood St. E	11,689

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.

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