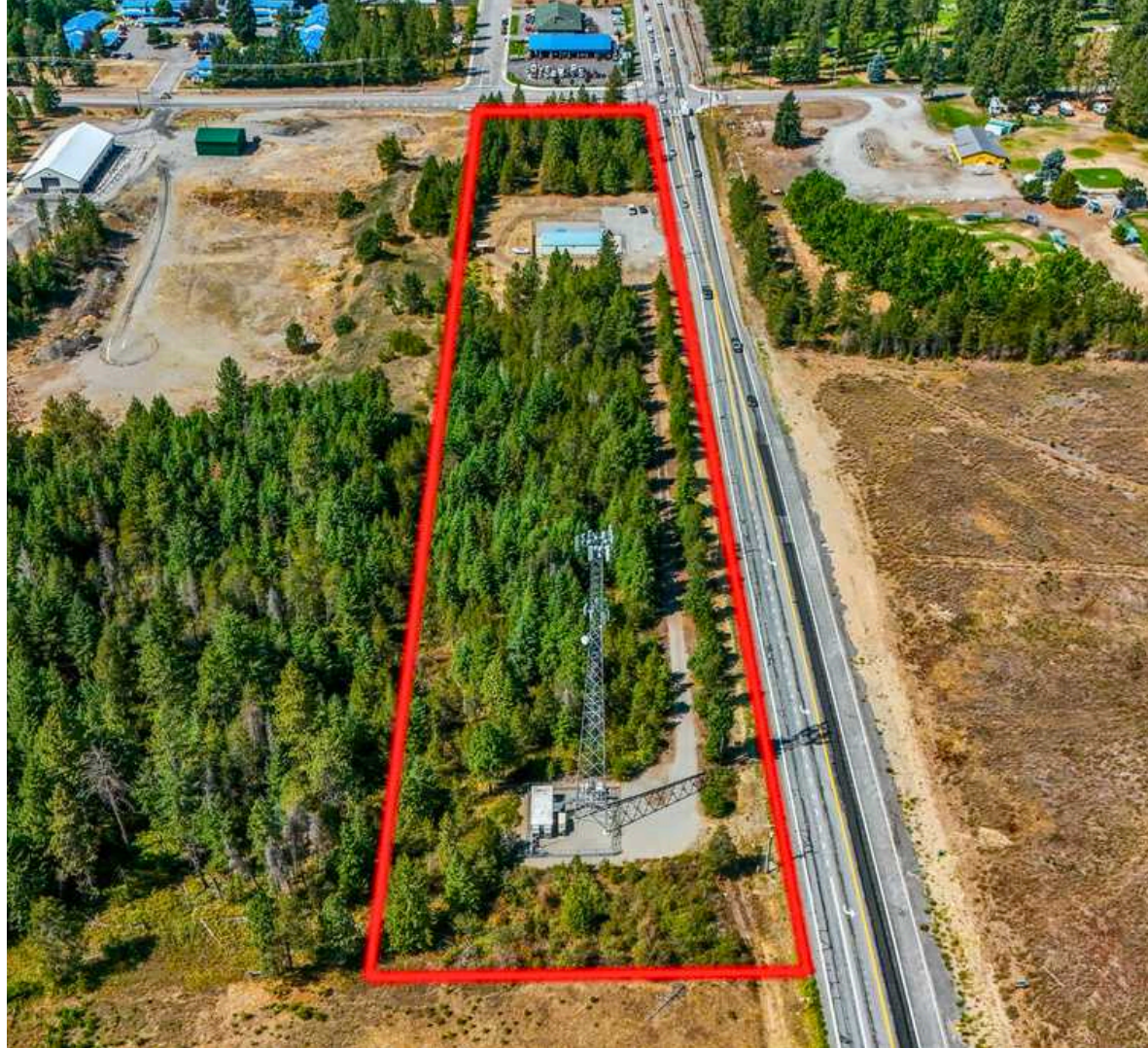


LAND DEVELOPMENT FOR SALE

SIGNIFICANT DEVELOPMENT POTENTIAL

6444 W. ID-53 HWY
RATHDRUM, ID 83858



OFFERING SUMMARY

Price \$2,600,000

\$/SFT \$10.03/SFT

Land Area 5.95 AC

Zoning AG

PIN 52N04W323000

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

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6444 W. ID-53 HWY
RATHDRUM, ID 83858



Potential Properties:

*measurements are an approx. measurement +/- 2 SFT

- Apartment Complex
- 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...

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RENDERING OF A POTENTIAL APARTMENT COMPLEX

STEVEN DAINES
SETH PETERSON

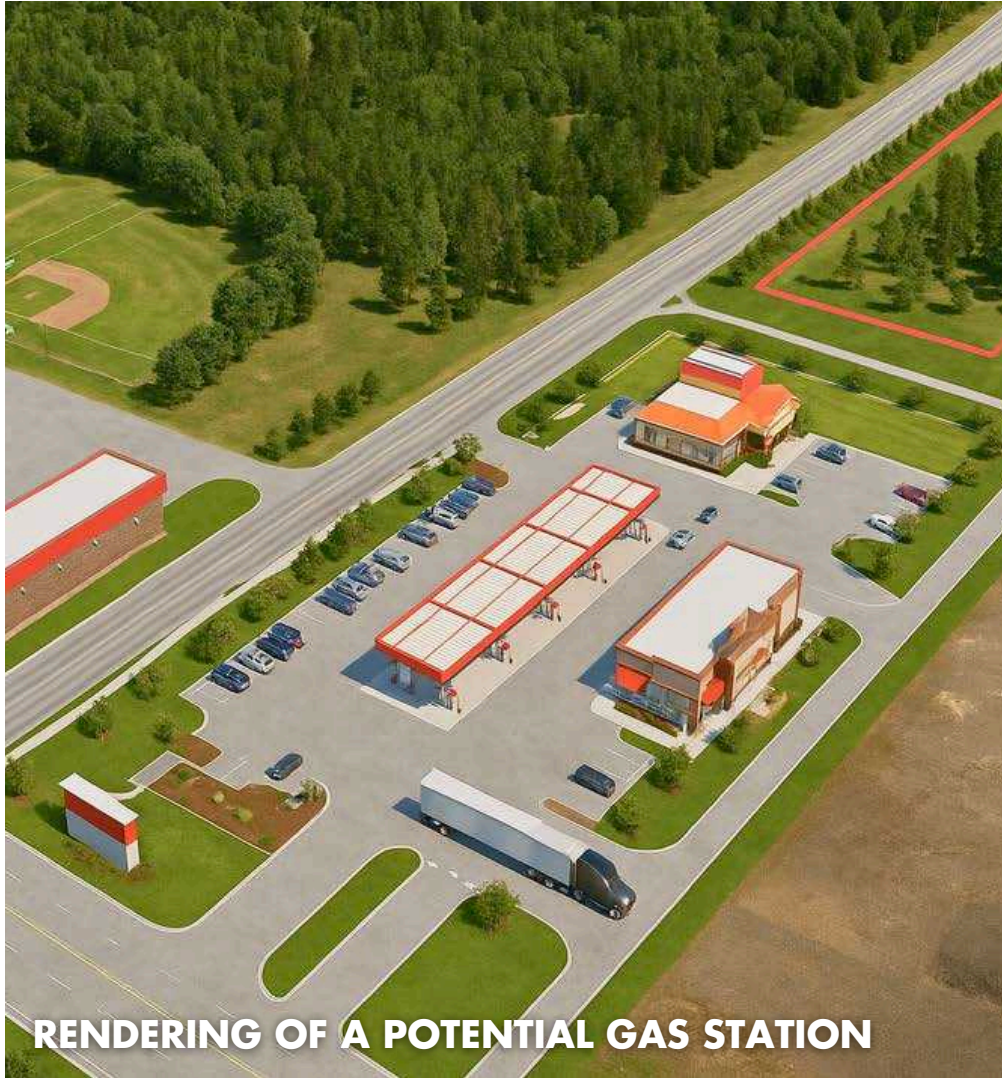
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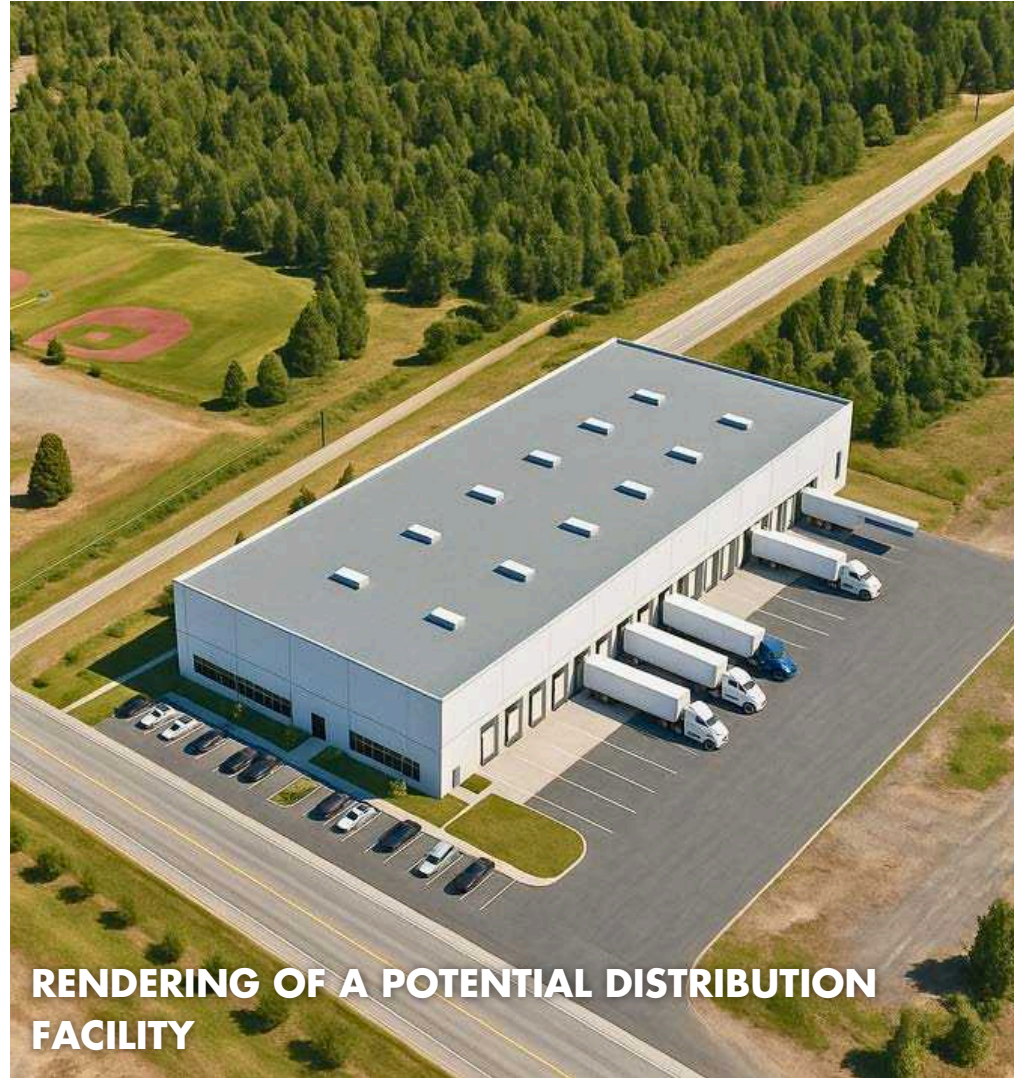
LAND DEVELOPMENT FOR SALE

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

*Will have to provide access road to cell phone tower



12175 MEYER RD. RATHDRUM, ID

Land Area: 8.5 AC

Zoning: C-1

List Price: \$4.2M

\$/SFT: \$11.34



NNNA E. MULLAN AVE. POST FALLS, ID

Land Area: 7.76 AC

Zoning: CCS

List Price: \$6.18M

\$/SFT: \$18.50



11135 N. HIGHWAY 41, RATHDRUM, ID

Land Area: 1.67 AC

Zoning: C-1

Sold Mar. 2026: \$819K

\$/SFT: \$11.25

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DEMOGRAPHICS	1 MILE	3 MILE
Population	3,769	13,975
Households	1,322	5,046
Median Age	39	39
Median HH Income	\$75,291	\$85,685
Daytime Employees	1,260	2,534
Population Growth '25 - '30	6.02%	6.85%
Household Growth '25 - '30	6.13%	6.94%



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

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