

LAND FOR SALE

- HIGHWAY 41 FRONTAGE COMMERCIAL PARCEL WITH ACCESS FROM ROCKWOOD CENTER COURT
- ALL UTILITIES AVAILABLE
- ROUGH GRADE SITE OFFERED AT \$9.13 PSF



ROCKWOOD BUSINESS PARK

14318 N. Rockwood Ct
Rathdrum, ID 83858

LAND FOR SALE | LOT 5

Sale Price: \$300,000
Price Per SF: \$9.13 PSF
Lot Size: ±32,888 SF (±0.76 AC)
Parcel Number: R67700010050
Zoning: C-1, RATHDRUM
Use: Commercial, Office, Retail

ALL UTILITIES AVAILABLE

Water: City of Rathdrum
Fiber: Available
Sewer: City of Rathdrum
Power: Avista
Gas: Avista
Topography: Level, Rough Grade
Shape: Flag
Frontage: 217' Highway 41, 50' Rockwood Court

VIEW PROPERTY
LOCATION →



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**KIEMLE
HAGOOD**

ROCKWOOD BUSINESS PARK

LOT 5 FOR SALE

14318 N. Rockwood Ct
Rathdrum, ID 83858



DEMOGRAPHICS & TRAFFIC COUNTS



DEMOGRAPHICS	5 MILES	10 MILES
Population 2024	33,389	155,010
Proj Population 2029	35,503	161,786
# of Households	12,412	61,650
Average HHI 2024	\$108,643	\$102,415
Daytime Demos	16,171	99,959



STREET	AVERAGE DAILY
Highway 41	±13,000 ADT
Boekel Road W of 41	±2,893 ADT
Boekel Road E	±3,500 ADT



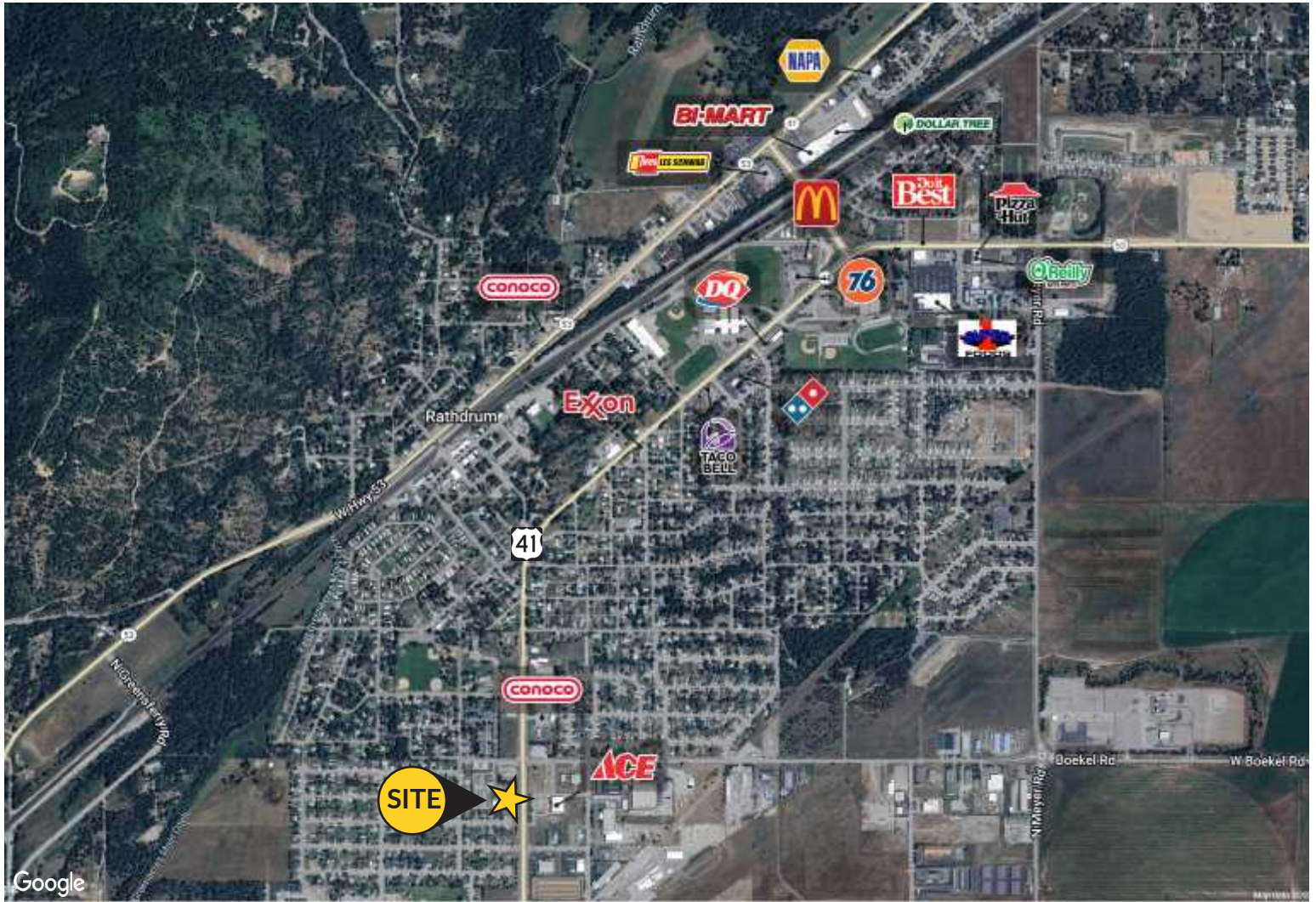
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SURVEY MAP

14318 N. Rockwood Ct
Rathdrum, ID 83858



THE LOCATION



ROCKWOOD BUSINESS PARK LAND FOR SALE | LOT 5

14318 N. Rockwood Ct
Rathdrum, ID 83858

**CO-LISTED WITH
ZACK JONES**

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KIEMLEHAGOOD

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814

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