

COMMERCIAL/INDUSTRIAL OPPORTUNITY | **FOR SALE**

# — BOEKEL ROAD LAND —

RATHDRUM, IDAHO 83858



**DANNY DAVIS**

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**DOWNTOWN RATHDRUM**

**2,875 VPD**

**BOEKEL RD**





# — BOEKEL RD LAND —

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## DETAILS

**PROPERTY SIZE:** 15.26 Acres Total  
4.3 Acres of Buildable Land

**ZONING:** Industrial

**PRICE/SF:** \$1.56/SF

**SALE PRICE:** \$1,039,401



## HIGHLIGHTS

- 4.3 acres of buildable land
- 10.96 acres encumbered by easement, but can be used for secure outdoor parking, staging, or storage
- Adjacent to a brand new commercial subdivision to the south
- Utilities available in the street



## CONTACT

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## ZONING DISTRICT **INDUSTRIAL**

Rathdrum, Idaho's industrial zoning districts are designated for manufacturing, warehousing, and related activities, supporting local economic growth while managing impacts on residential areas. Recent code updates have divided industrial zones into general and heavy industrial districts, with the heavy industrial designation specifically restricting residential uses to protect neighborhoods and mitigate industry-related impacts. Permitted uses typically include fabrication, storage, contractor offices, equipment rental, and complementary commercial activities, while new regulations also allow food truck courts in these areas with appropriate permits and infrastructure. Development in industrial districts is governed by comprehensive standards on building height, lot coverage, setbacks, and parking to ensure safety and compatibility with surrounding uses.



CLICK FOR MORE INFORMATION





# 1 MILE RADIUS



POPULATION  
**7,656**



PROJECTED ANN. GROWTH  
**3.6%**



AVG. HOUSEHOLD INC.  
**\$93,083**

# 3 MILE RADIUS



POPULATION  
**13,303**



PROJECTED ANN. GROWTH  
**3.5%**



AVG. HOUSEHOLD INC.  
**\$102,713**

# 5 MILE RADIUS



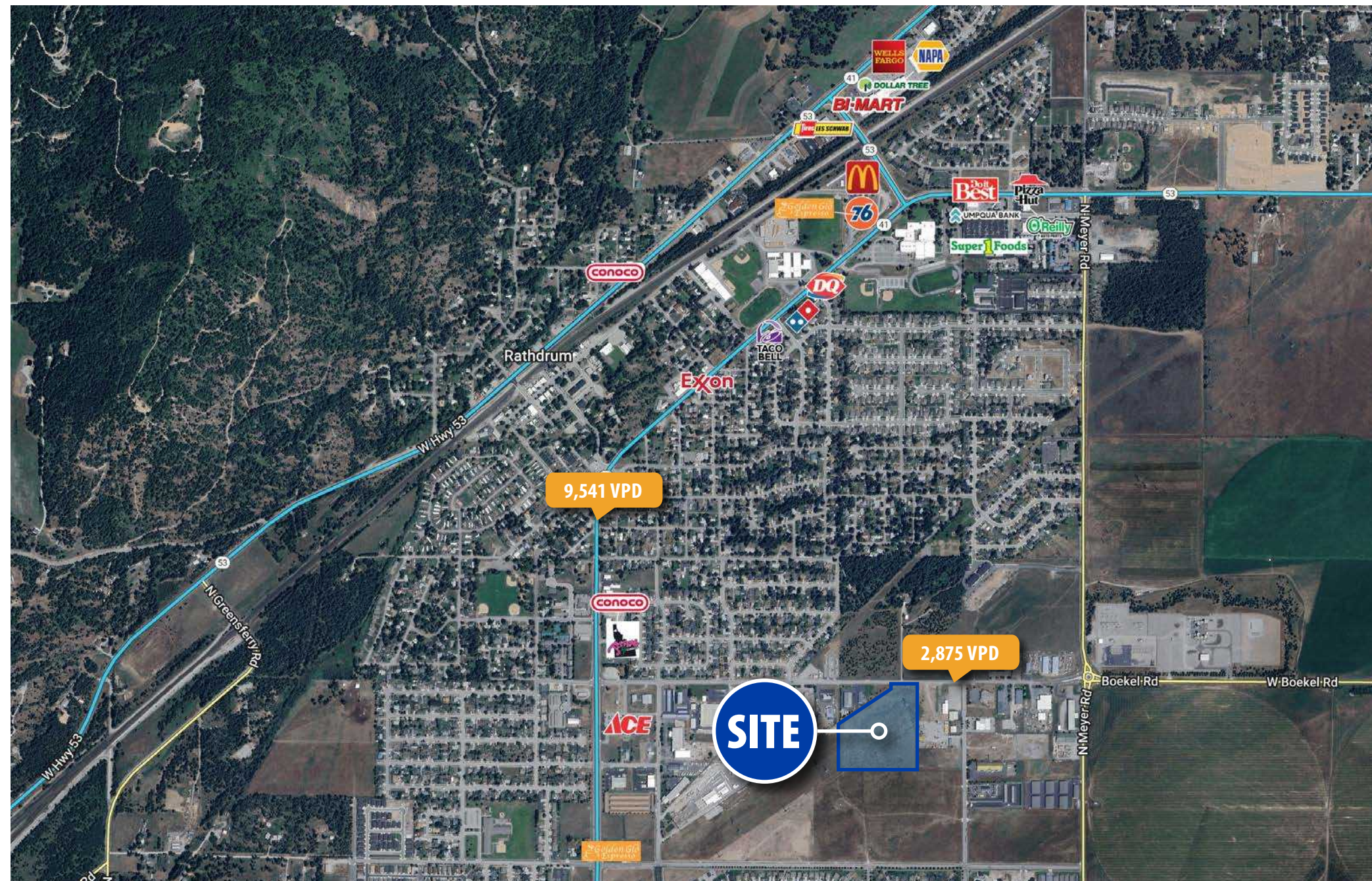
POPULATION  
**35,560**



PROJECTED ANN. GROWTH  
**2.5%**



AVG. HOUSEHOLD INC.  
**\$111,497**







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23 MIN TO COEUR D'ALENE

39 MIN TO SPOKANE

