

# FOR SALE/DESIGN-BUILD

Light Industrial ±5 Acre Parcels

# BIGHORN INDUSTRIAL PARK

PLEASANTVIEW RD, POST FALLS, ID



**HIGHLIGHTS**

- Phase 3 Now Available
- Parcel Sizes ± 5 Acres
- Priced at \$675,000
- Design-build

# PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

- Located in Post Falls – one of Idaho’s fastest-growing cities, with 18.6% population growth since 2020 and ranked 70th nationally
- Situated within the 200-acre master-planned Bighorn Industrial Park near Poleline Ave and Pleasant View Rd in West Post Falls
- Design-build options available for custom office/warehouse space tailored to specific business operations
- Zoned for industrial development – ideal for manufacturing, logistics, and warehouse use
- Lots are fully improved with 3-phase power and natural gas from Avista Utilities, high-speed internet, and a private water system that meets domestic and fire-flow standards (IFC Table B105.1)
- Each site is approved for septic discharge up to 91,250 gallons per year (IDAPA 58.01.023).
- Strong regional connectivity with close access to I-90, Hwy 53, Hwy 41 and US-95 – ideal for logistics and distribution
- Business-friendly regulatory environment with responsive city and state agencies supporting development
- CdAEDC and City of Post Falls assist with site selection, permitting, and introductions to key economic development contacts
- Idaho offers low operating costs and incentives, including a 3% investment tax credit and personal property tax exemptions.
- Access to skilled labor through nearby colleges and workforce training from the Idaho Department of Labor
- Thriving business climate with companies reporting strong growth, ease of operations, and a high quality of life in North Idaho

## PROPERTY INFORMATION

- Parcels - 11 each ± 5 Acres
- Zoning - Light Industrial in Kootenai County
- Water - Domestic & Fire Flow from Pleasant View Water District
- Utilities - Gas, Electric, Septic System, Fiber & Telephone
- Protected Investment with CCR’s
- [Link to City of Kootenai County Zoning Information](#)

# PRICING

LOT #	NET ACRES	PRICE
<b>Block 1</b>		
Lot 4	4.79	\$ 675,000
Lot 5 & 6	33.98	CALL
<b>Block 4</b>		
Lot 4	4.78	\$ 675,000
<b>Block 5</b>		
Lot 1	4.60	\$ 675,000
Lot 3	4.59	\$ 675,000
Lot 4	4.59	<b>SOLD</b>
Lot 5	4.59	\$ 675,000
Lot 6	4.50	\$ 675,000
<b>Block 6</b>		
Lot 1	4.50	\$ 675,000
Lot 2	4.50	\$ 675,000
<b>Block 7</b>		
Lot 1	4.50	\$ 675,000
Lot 2	4.50	\$ 675,000

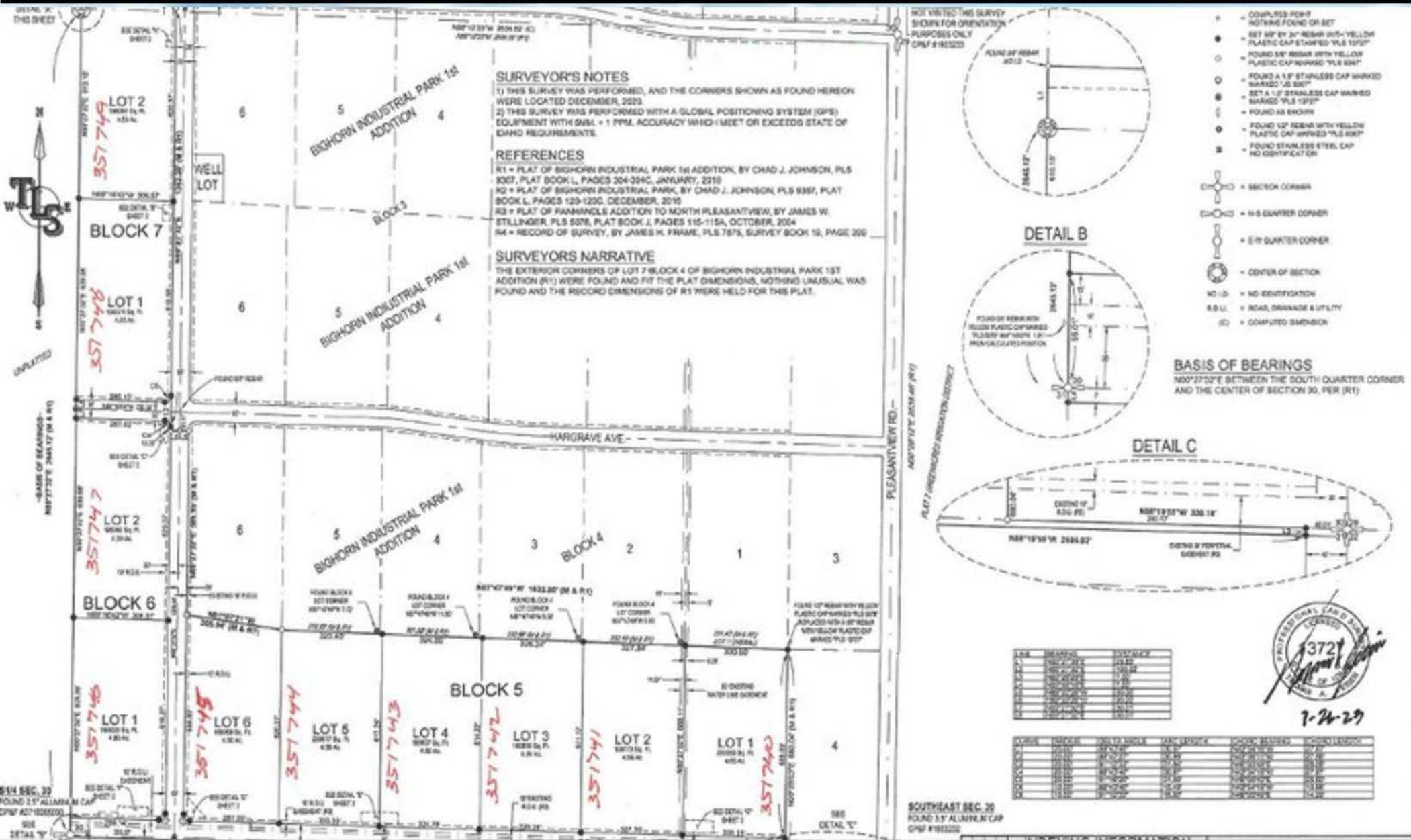




# SITE PICTURES



# PLAT

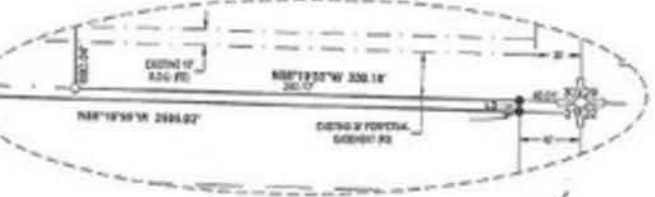
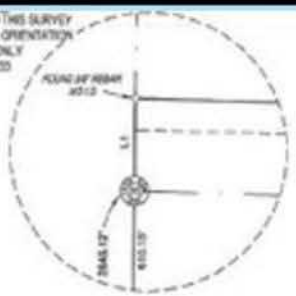


**SURVEYOR'S NOTES**  
 1) THIS SURVEY WAS PERFORMED, AND THE CORNERS SHOWN AS FOUND HEREOF WERE LOCATED DECEMBER, 2023.  
 2) THIS SURVEY WAS PERFORMED WITH A GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT WITH GSAE = 1 PPM. ACCURACY WHICH MEETS OR EXCEEDS STATE OF IDAHO REQUIREMENTS.

**REFERENCES**  
 R1 = PLAT OF BIGHORN INDUSTRIAL PARK 1st ADDITION, BY CHAD J. JOHNSON, PLS 2007, PLAT BOOK L, PAGES 204-204C, JANUARY, 2010  
 R2 = PLAT OF BIGHORN INDUSTRIAL PARK, BY CHAD J. JOHNSON, PLS 9357, PLAT BOOK L, PAGES 120-120C, DECEMBER, 2010  
 R3 = PLAT OF PANHANDLE ADDITION TO NORTH PLEASANTVIEW, BY JAMES W. STILLINGER, PLS 5076, PLAT BOOK J, PAGES 115-115A, OCTOBER, 2004  
 R4 = RECORD OF SURVEY, BY JAMES H. FRAME, PLS 7875, SURVEY BOOK 19, PAGE 200

**SURVEYORS NARRATIVE**  
 THE EXTENSION CORNERS OF LOT 7 BLOCK 4 OF BIGHORN INDUSTRIAL PARK 1st ADDITION (R1) WERE FOUND AND FIT THE PLAT DIMENSIONS, NOTHING UNUSUAL WAS FOUND AND THE RECORD DIMENSIONS OF R1 WERE HELD FOR THIS PLAT.

NOT VISITED THIS SURVEY BLOCKS FOR ORIENTATION PURPOSES ONLY ONLY #192220



- COMPLETED PER IT NOTHING FOUND OR SET
  - SET BY 3\" BEAR BUSH-YELLOW PLASTIC CAP STAMPED \"PLS 1922\"
  - FOUND 3\" BEAR WITH YELLOW PLASTIC CAP STAMPED \"PLS 9357\"
  - FOUND A 1\" STAINLESS CAP MARKED \"MARRAZZO \"US 300\"
  - SET A 1\" STAINLESS CAP MARKED MARKED \"PLS 1922\"
  - FOUND AS SHOWN
  - FOUND 1/2\" BEAR WITH YELLOW PLASTIC CAP STAMPED \"PLS 9357\"
  - FOUND STAINLESS STEEL CAP NO IDENTIFICATION
- ⊕ = SECTION CORNER
  - ⊕ = N-S QUARTER CORNER
  - ⊕ = E-W QUARTER CORNER
  - ⊕ = CENTER OF SECTION
  - NO ID = NO IDENTIFICATION
  - S.O.U. = ROAD, DRAINAGE & UTILITY
  - ⊕ = COMPUTED DIMENSION

**BASIS OF BEARINGS**  
 N00°27'32\"E BETWEEN THE SOUTH QUARTER CORNER AND THE CENTER OF SECTION 30, PER (R1)



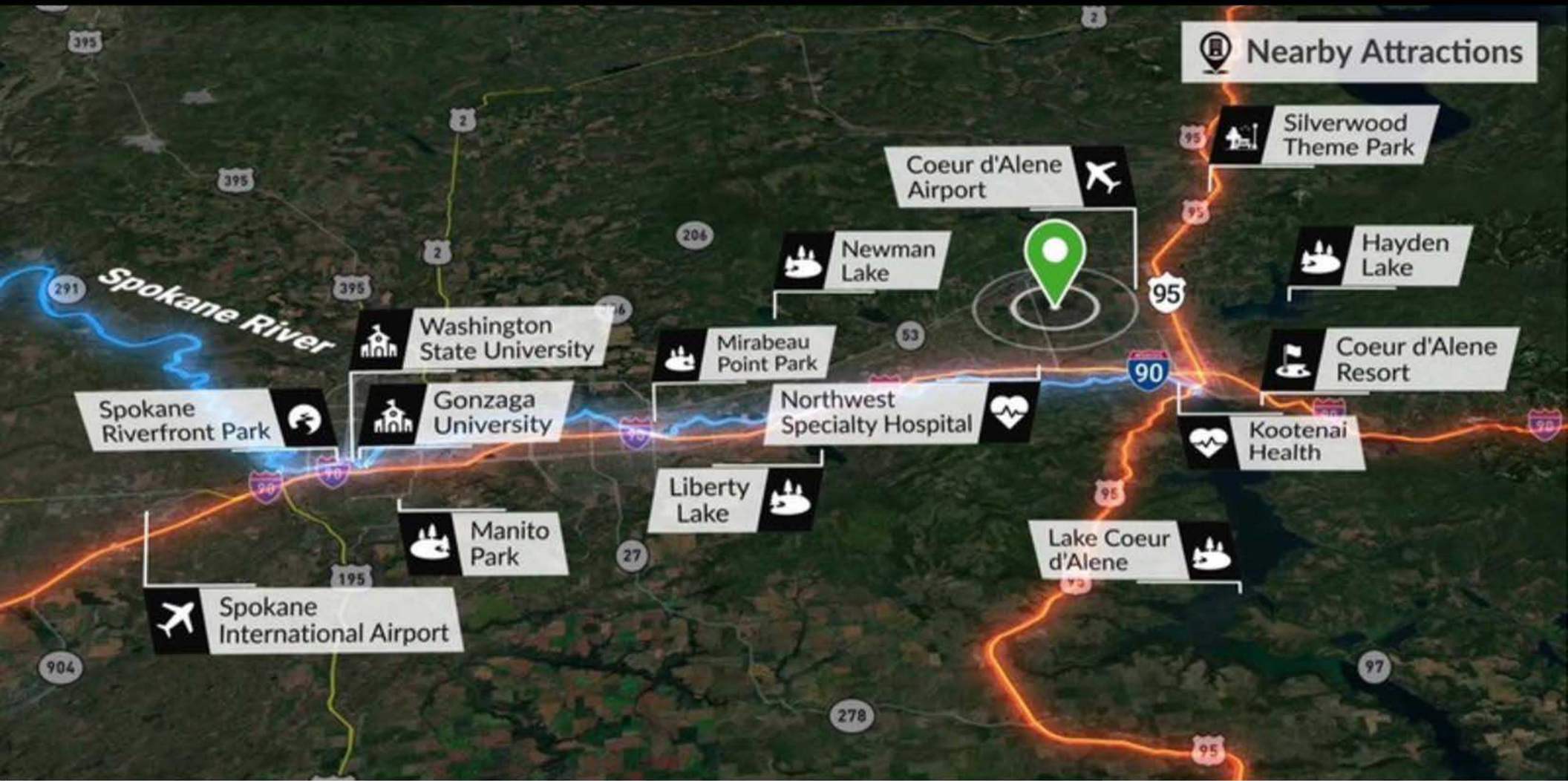
7-26-23

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SOUTHEAST SEC. 20  
 FOUND 3\" ALUMINUM CAP  
 CIP #192220

# INLAND NORTHWEST



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