

FOR SALE/BUILD TO SUIT

JACKLIN RANCH COMMERCIAL PARK

Retail/Mixed Use/Pads

NNA PRAIRIE AVENUE, POST FALLS, ID



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**BERKSHIRE
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Property Overview

Prime Pad Sites for Sale in Post Falls, ID

Located in the heart of Kootenai County, Jacklin Ranch Commercial Park offers exceptional opportunities for the first two phases of the area's largest development for retail, office, and mixed-use projects. These premium pad sites, situated just east of the intersection of Prairie Avenue and four-lane divided Highway 41, provide unparalleled visibility and accessibility in one of Post Falls' fastest-growing commercial corridors. Kootenai Health announced a 30 acre campus across from Jacklin Ranch at the corner of Highway 41 and Prairie.

Available Opportunities

Versatile Development Options

With pad sites ranging from 0.63 to 7.86 acres in the first two phases, Jacklin Ranch offers flexible opportunities to accommodate a variety of development projects. Whether for a retail center, office space, or a mixed-use development, these shovel-ready sites are zoned for commercial use, making them ideal for immediate development.

Location Highlights

Strategic Location in a Booming Market

Post Falls, positioned just 10 minutes from Coeur d'Alene and 25 minutes from Spokane, is experiencing rapid population and economic growth. With a well-educated, high-income population in close proximity, these pad sites are perfectly suited for businesses aiming to capture the increasing demand for retail, office, and lifestyle amenities.

- **Traffic Counts:** Close to 20,000 vehicles per day on Highway 41
- **Accessibility:** Easy access to I-90 and key regional commercial hubs
- **Prime Location:** Located in the path of growth with national retailers and restaurants in close proximity. Highway 41 was recently expanded to four lanes.

Development Advantages

- **High Visibility:** Located near the bustling intersection of Highway 41 and Prairie Avenue, ensuring excellent exposure and vehicle traffic.
- **Ready for Development:** Utilities are already in place, and flexible CCS zoning supports a variety of retail, office, and mixed-use developments.
- **Long-Term Growth Potential:** As one of Idaho's fastest-growing cities, Post Falls offers excellent long-term investment potential, making these pad sites a prime opportunity for forward-thinking users & investors.

Key Metrics

Rapid Population Growth

Post Falls has seen substantial population growth over the past two decades, reflecting the area's increasing attractiveness for businesses and residents alike.

- In 2020, the population was 89,835, and by 2024 it had risen to 102,524—an increase of 14.1%.
- Projections indicate that by 2029, the population will grow further to 113,377, marking an additional 10.6% increase.
- This steady growth trend underscores the strong demand for commercial space and services in the region.

Ideal for Growing Businesses and Investors

With its prime location, high visibility, and growing market, Jacklin Ranch Commercial Park is an excellent opportunity for users and investors seeking to capitalize on the region's booming economy and strong demographics.

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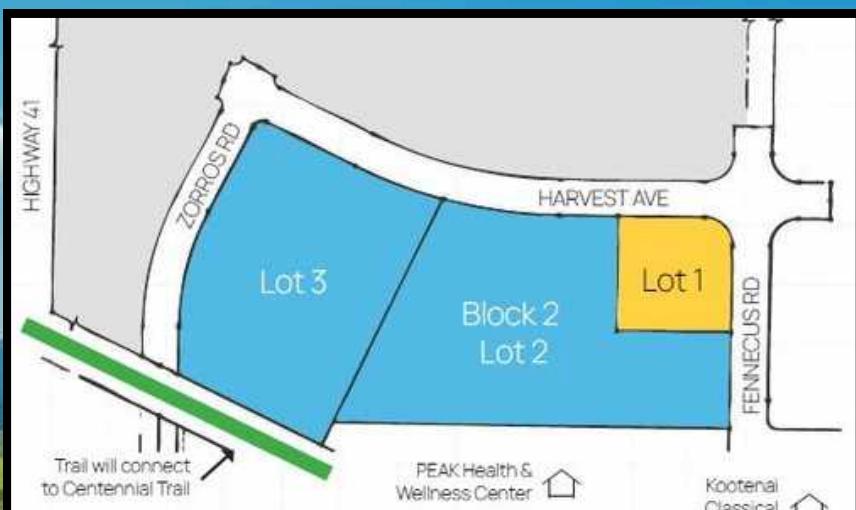
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Lot #	\$/Sq Ft	Acres	Sq Ft	Price
Block 1				
Lot 1	\$ 20.75	1.49	64,904	\$ 1,346,766
Lot 2	\$ 20.75	4.29	186,872	\$ 3,877,602
Lot 3		3.14	136,778	RETAIL SPACE
Lot 4	\$ 15.25	5.56	242,194	\$ 3,693,452
Lot 5	\$ 15.25	7.86	342,382	PENDING
Lot 6	\$ 20.75	1.5	65,340	SOLD
Lot 7	\$ 20.75	0.99	43,124	SOLD
Lot 8	\$ 20.75	0.94	40,946	PENDING
Lot 9	\$ 20.75	0.63	27,443	SOLD
Lot 10	\$ 20.75	0.82	35,719	SOLD
Block 2				
Lot 1	\$ 15.25	1.42	61,855	PENDING
Lot 2	\$ 15.25	6.61	287,932	\$ 4,390,957
Lot 3	\$ 15.25	5.73	249,599	\$ 3,806,382
Block 3				
Lot 1		42.69	1,859,576	

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SITE PICTURES

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PROPERTY PLAT

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Line Table

Line Table			
Line #	Direction	Length	Record Date
L1	SE0°55'41"E	57.44'	57.44' 07-18
L2	SE0°02'09"E	0.04	
L3	SE0°57'51"W	60.90'	
L7	NE0°06'42"W	85.00'	
L8	SE0°57'51"W	62.36'	

AREA BUSINESSES

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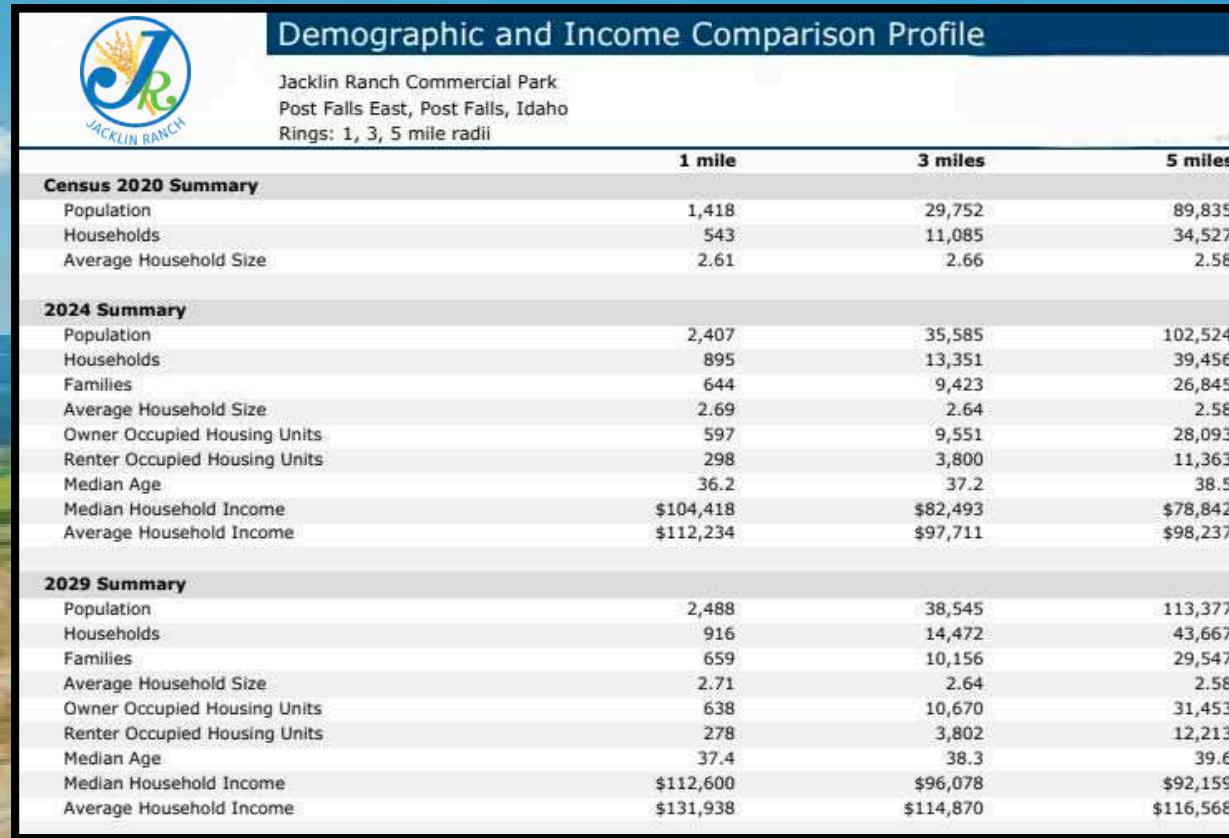
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Demographic and Income Comparison Profile

Jacklin Ranch Commercial Park
Post Falls East, Post Falls, Idaho
Rings: 1, 3, 5 mile radii

Census 2020 Summary

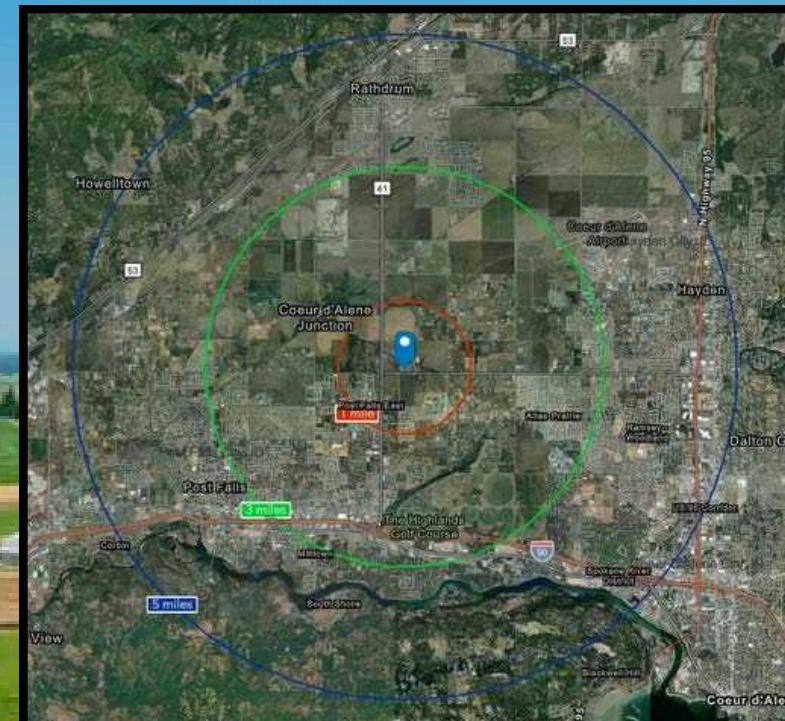
	1 mile	3 miles	5 miles
Population	1,418	29,752	89,835
Households	543	11,085	34,527
Average Household Size	2.61	2.66	2.58

2024 Summary

	1 mile	3 miles	5 miles
Population	2,407	35,585	102,524
Households	895	13,351	39,456
Families	644	9,423	26,845
Average Household Size	2.69	2.64	2.58
Owner Occupied Housing Units	597	9,551	28,093
Renter Occupied Housing Units	298	3,800	11,363
Median Age	36.2	37.2	38.5
Median Household Income	\$104,418	\$82,493	\$78,842
Average Household Income	\$112,234	\$97,711	\$98,237

2029 Summary

	1 mile	3 miles	5 miles
Population	2,488	38,545	113,377
Households	916	14,472	43,667
Families	659	10,156	29,547
Average Household Size	2.71	2.64	2.58
Owner Occupied Housing Units	638	10,670	31,453
Renter Occupied Housing Units	278	3,802	12,213
Median Age	37.4	38.3	39.6
Median Household Income	\$112,600	\$96,078	\$92,159
Average Household Income	\$131,938	\$114,870	\$116,568



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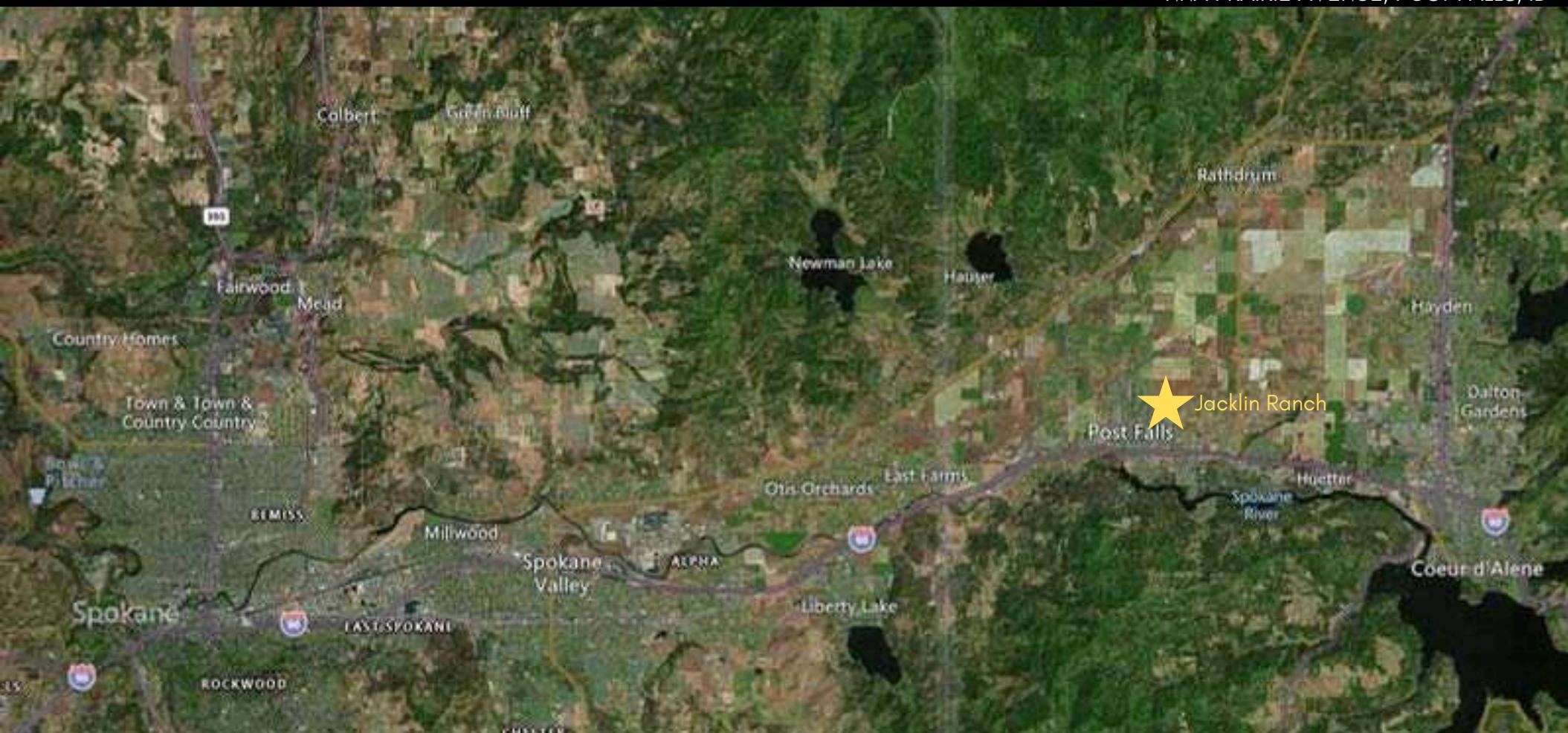
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