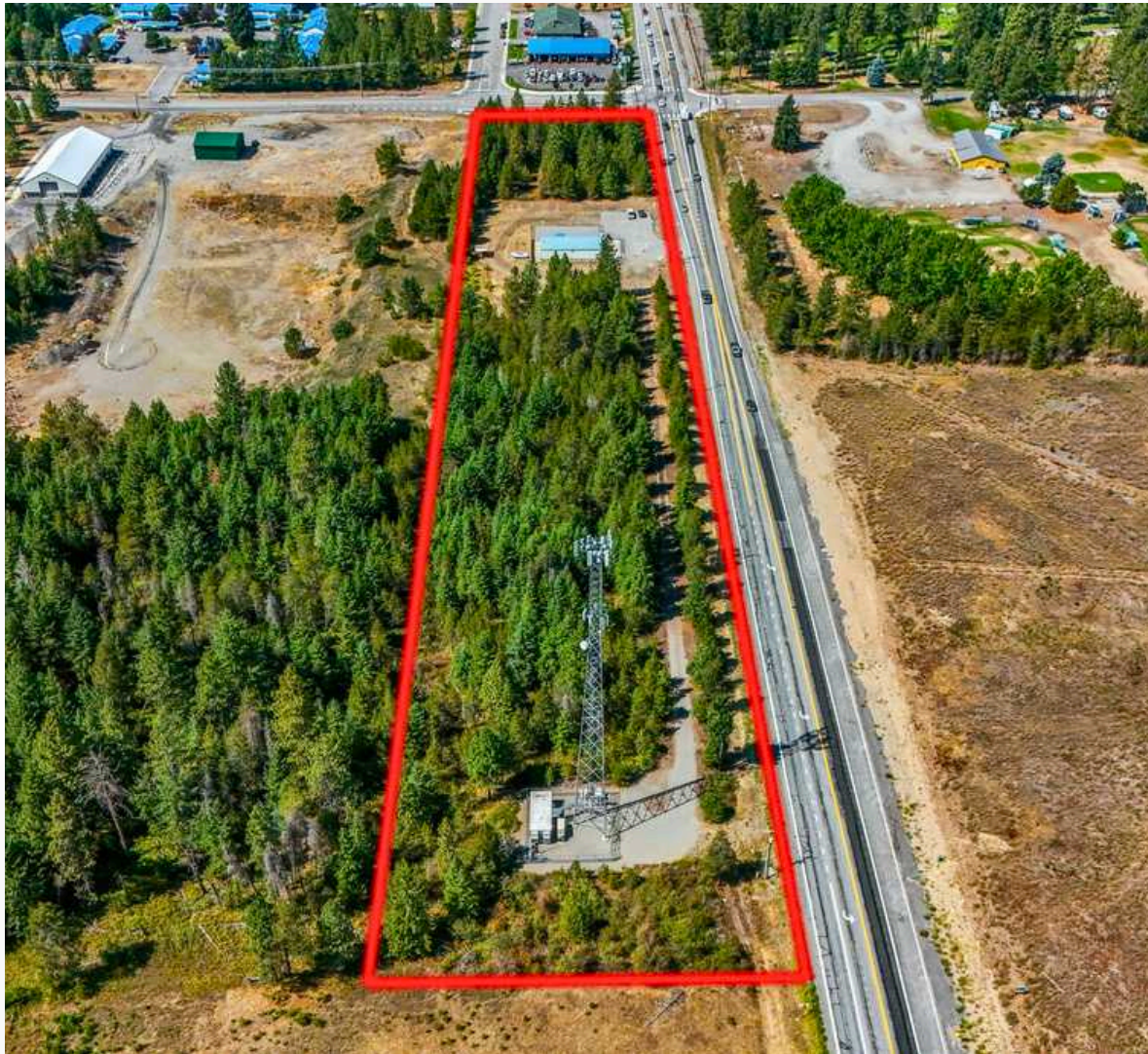


# LAND DEVELOPMENT FOR SALE

SIGNIFICANT DEVELOPMENT POTENTIAL

6444 W. ID-53 HWY  
RATHDRUM, ID 83858

DAINES CAPITAL  
COMMERCIAL REAL ESTATE



## OFFERING SUMMARY

<b>Price</b>	\$2,600,000
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<b>\$/SFT</b>	\$10.03/SFT
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<b>Land Area</b>	5.95 AC
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<b>Zoning</b>	AG
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<b>PIN</b>	52N04W323000
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Note: Access to the on-site cell tower must be maintained via a designated access road.



**PROPERTY VIDEO - CLICK HERE**

STEVEN DAINES  
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# LAND DEVELOPMENT FOR SALE

SIGNIFICANT DEVELOPMENT POTENTIAL

6444 W. ID-53 HWY  
RATHDRUM, ID 83858



## Potential Properties:

- 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...

\*We recommend sectioning off a square of the lot for the neighboring cell tower and building an access road to allow easy access to the property.

**STEVEN DAINES**  
**SETH PETERSON**

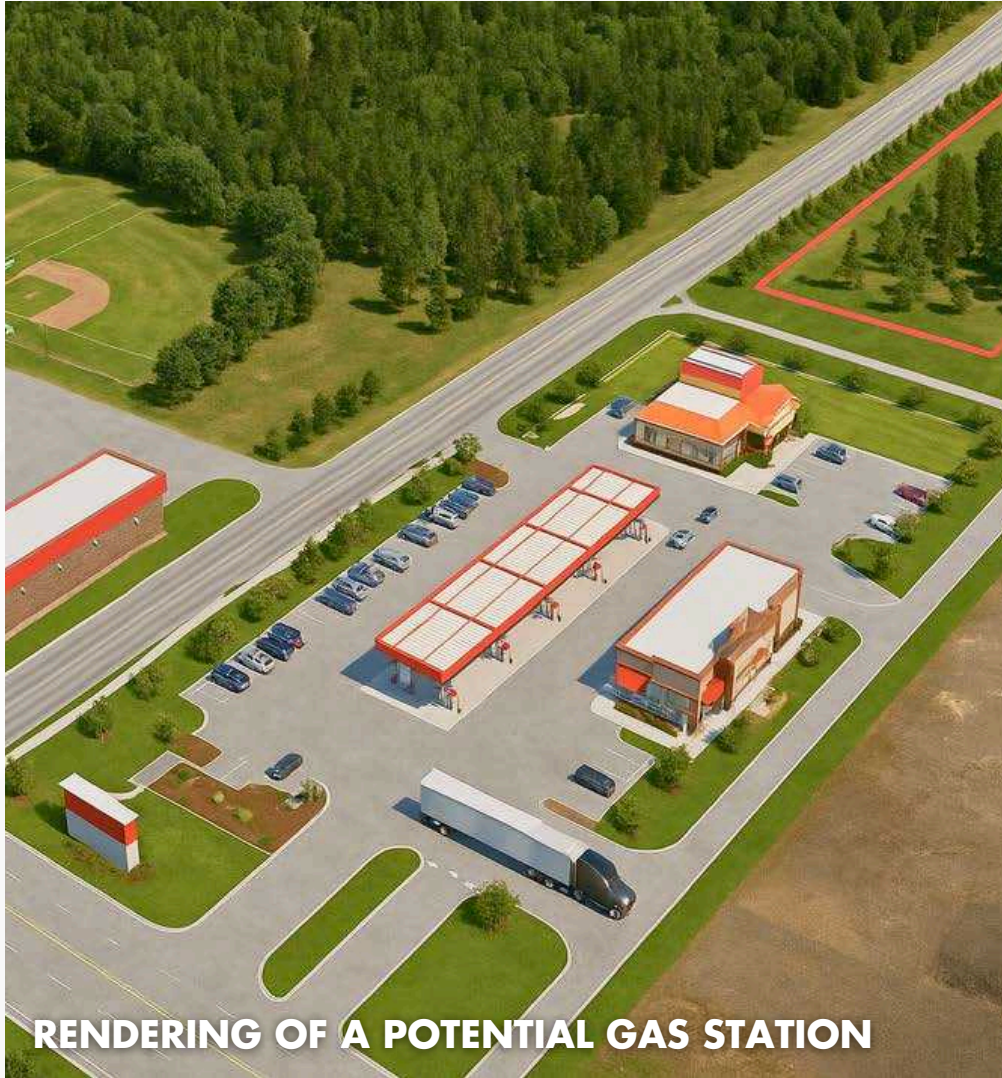
• 509.209.4920 • SETH@DAINESCAPITAL.COM

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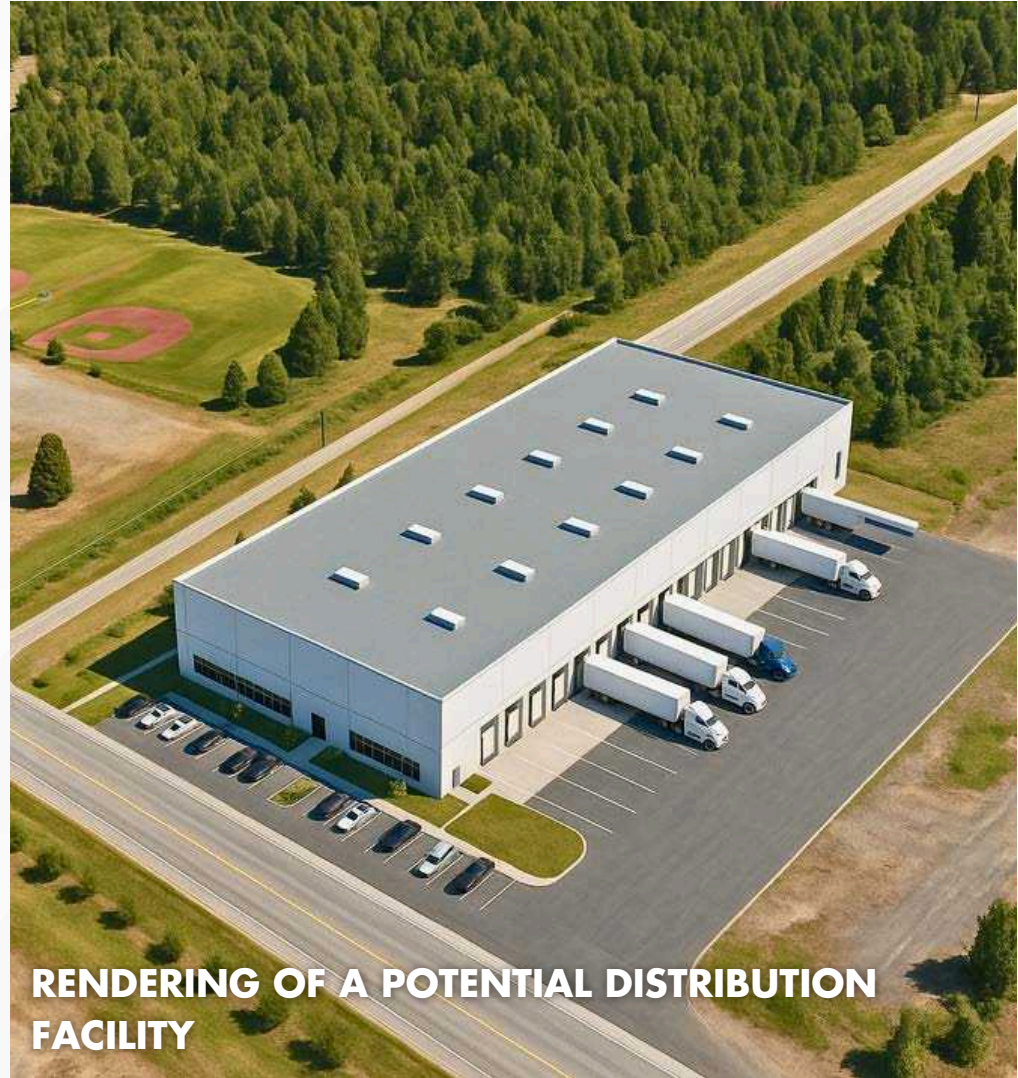
# LAND DEVELOPMENT FOR SALE

SIGNIFICANT DEVELOPMENT POTENTIAL

6444 W. ID-53 HWY  
RATHDRUM, ID 83858



**RENDERING OF A POTENTIAL GAS STATION**



**RENDERING OF A POTENTIAL DISTRIBUTION FACILITY**

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# LAND DEVELOPMENT FOR SALE

SIGNIFICANT DEVELOPMENT POTENTIAL

**6444 W. ID-53 HWY  
RATHDRUM, ID 83858**

**DC**  
**DAINES CAPITAL**  
COMMERCIAL REAL ESTATE



## **6444 W. HIGHWAY 53, RATHDRUM, ID**

Land Area: 5.95 AC  
List Price: \$2.6M  
\$/SFT: \$10.03/SFT

\*Will have to provide access road to cell phone tower



## **5851 W. HIGHWAY 53, RATHDRUM, ID**

Land Area: 2.95 AC  
List Price: \$1.6M  
\$/SFT: \$17.00/SFT

\*Will have to pay to get road access from the Highway, or else will have to get access from Cloverdale St.



## **16125 N. CLOVERDALE ST. RATHDRUM, ID**

Land Area: 10.56 AC  
List Price: \$7.8M  
\$/SFT: \$17.00/SFT

\*Will have to pay to get road access from the Highway, or else will have to get access from Cloverdale St.



## **11135 N. HIGHWAY 41, RATHDRUM, ID**

Land Area: 1.67 AC  
List Price: \$819,000 (Under Contract)  
\$/SFT: \$111.26/SFT

# LAND DEVELOPMENT FOR SALE

SIGNIFICANT DEVELOPMENT POTENTIAL

6444 W. ID-53 HWY  
RATHDRUM, ID 83858

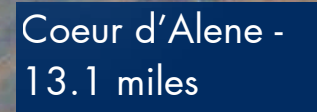


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**6444 W. ID-53 HWY  
RATHDRUM, ID 83858**



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# LAND DEVELOPMENT FOR SALE

SIGNIFICANT DEVELOPMENT POTENTIAL

**6444 W. ID-53 HWY  
RATHDRUM, ID 83858**

DEMOGRAPHICS	1 MILE	3 MILE
Population	3,526	13,854
Households	1,220	4,977
Median Age	38	38
Median HH Income	\$80,545	\$74,911
Daytime Employees	1,337	2,433
Population Growth '24-'29	19.03%	19.67%
Household Growth '24-'29	18.69%	19.29%



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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