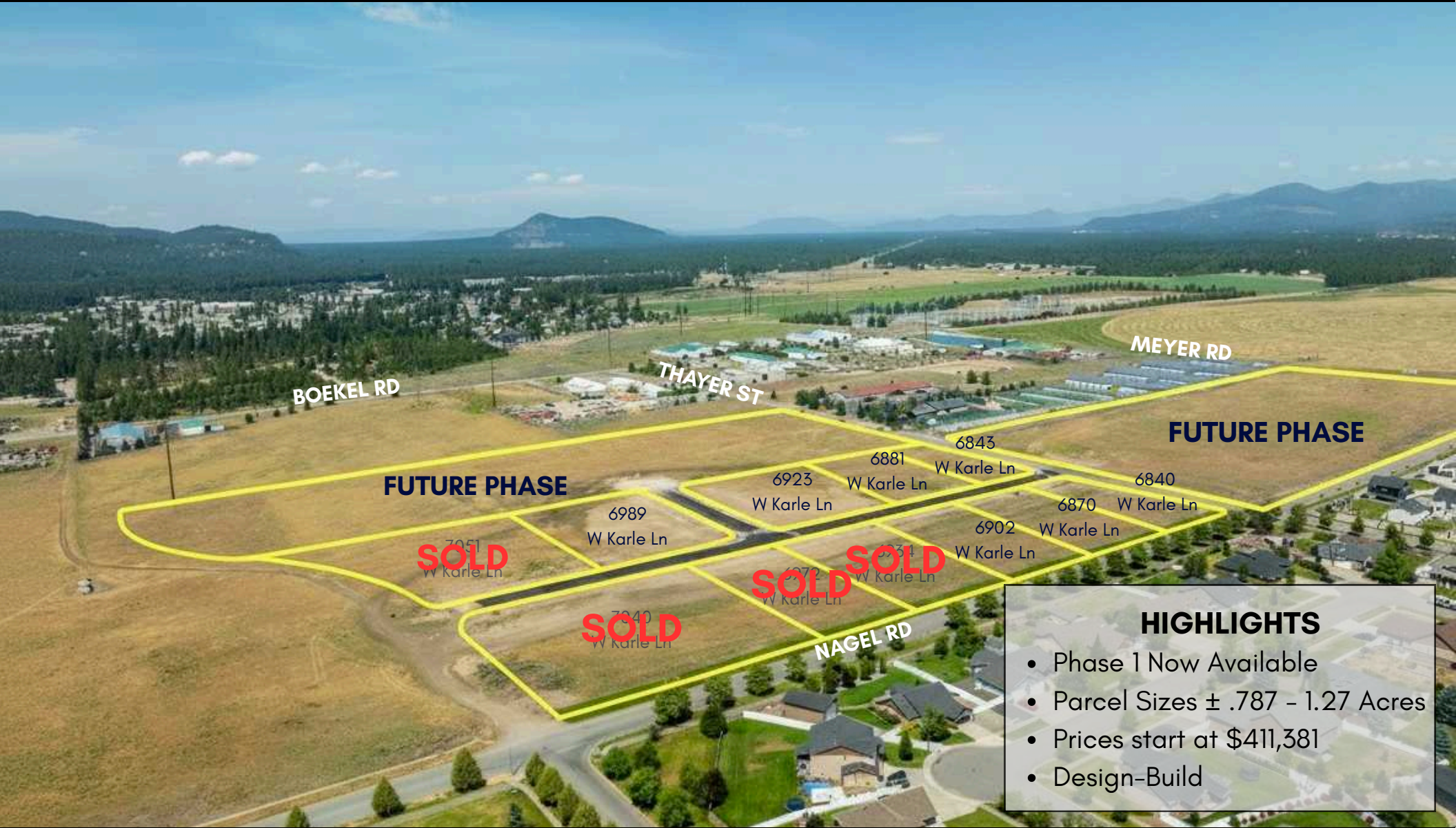


LIGHT INDUSTRIAL BUILDING LOTS DESIGN-BUILD

TIMBERLINE INDUSTRIAL PARK

NAGEL & THAYER RD, RATHDRUM, ID



FUTURE PHASE

FUTURE PHASE

SOLD

SOLD

SOLD

HIGHLIGHTS

- Phase 1 Now Available
- Parcel Sizes ± .787 - 1.27 Acres
- Prices start at \$411,381
- Design-Build

PROPERTY OVERVIEW

Property Overview

Rare industrial design-build lots now available at the new Timberline Industrial Park in Rathdrum. Phase 1 offers shovel-ready sites from 0.787 to 1.274 acres, fully improved with city water, sewer, natural gas, and 3-Phase power to each lot, plus paved access and Industrial zoning. Strategically located near Hwy 53 and Hwy 41, and just minutes from I-90, Timberline delivers a rare opportunity in one of Idaho's fastest-growing cities. The developer is also the builder, providing streamlined design-build solutions.

Available Opportunities

- Shovel-ready lots: 0.787 – 1.274 acres
- Design-Build by developer/builder for maximum efficiency
- Flexible configurations for single-tenant, multi-tenant, or owner-user facilities

Location Highlights

- Prime access near Hwy 53 & Hwy 41, minutes from I-90
- 7 miles north of I-90 with direct routes to Spokane, Coeur d'Alene, and Post Falls
- Adjacent to Kootenai Technical Education Campus (KTEC) and North Idaho College Tech Center
- Surrounded by rapid residential and commercial growth, fueling workforce and service demand

Development Advantages

- Fully improved lots with city water, sewer, natural gas, and 3-Phase power
- Industrial zoning supporting a wide range of uses
- Level sites with excellent frontage on Thayer & Nagel Roads
- Design-Build delivery with developer as contractor ensures quality and speed

Key Metrics

- Population Growth: Rathdrum grew from 6,826 in 2010 to 9,286 in 2020 (36% increase; 3.1% annually). Current population is estimated at 10,500+ and continues to rise.
- Regional Connection: Rathdrum is part of the Spokane–Coeur d'Alene metro (pop. 768,000+) with strong cross-border workforce and supply chain links.
- Median Household Income: \$72,500 (2023, Rathdrum city est.), above both Idaho and national averages.
- Employment Base: Manufacturing, construction, logistics, healthcare, and education are major drivers in Kootenai County.
- Labor Force Access: Easy commutes to Post Falls, Coeur d'Alene, and Spokane broaden the talent pool while keeping costs competitive.

SITE AERIAL



7051
W Karle Ln
1.274 Acres

SOLD

6989
W Karle Ln
1.144 Acres

6923
W Karle Ln
1.046 Acres

6881
W Karle Ln
1.054 Acres

6843
W Karle Ln
1.028 Acres

7040
W Karle Ln

SOLD

6972
W Karle Ln

SOLD

6934
W Karle Ln

SOLD

6902
W Karle Ln
.813 Acres

6870
W Karle Ln
.813 Acres

6840
W Karle Ln
.787 Acres

PRICING

ADDRESS	ACRES	PRICE
6840 W Karle Ln	0.79	\$ 411,381
6843 W Karle Ln	1.03	\$ 537,356
6870 W Karle Ln	0.81	\$ 424,971
6881 W Karle Ln	1.05	\$ 550,947
6902 W Karle Ln	0.81	\$ 424,971
6923 W Karle Ln	1.05	\$ 546,765
6934 W Karle Ln	0.81	SOLD
6972 W Karle Ln	0.81	SOLD
6989 W Karle Ln	1.14	\$ 597,992
7040 W Karle Ln	1.69	SOLD
7051 W Karle Ln	1.27	SOLD



LOCAL BUSINESSES



BEVERLY'S
NADINE'S
MEXICAN KITCHEN
Tires LES SCHWAB

stcu conoco
McDonald's DQ TACO BELL
Exxon PIFCU

Idaho Central CREDIT UNION
Perfection Tire
AutoZone SUPER FOODS

Golden Glo Espresso

ACE
The Tool of Choice

Zips

JITTERZ
ESPRESSO

GTS
Interior Supply
A D&B COMPANY

STRATFORD
Building Corporation

MP International
Minute Press
WE SERVE, PRINT & PROMOTE... YOU!

TIMBERLINE
INDUSTRIAL PARK

GEMS
ATHLETIC CENTER

BAY SHORE
SYSTEMS, INC.

SITE PICS



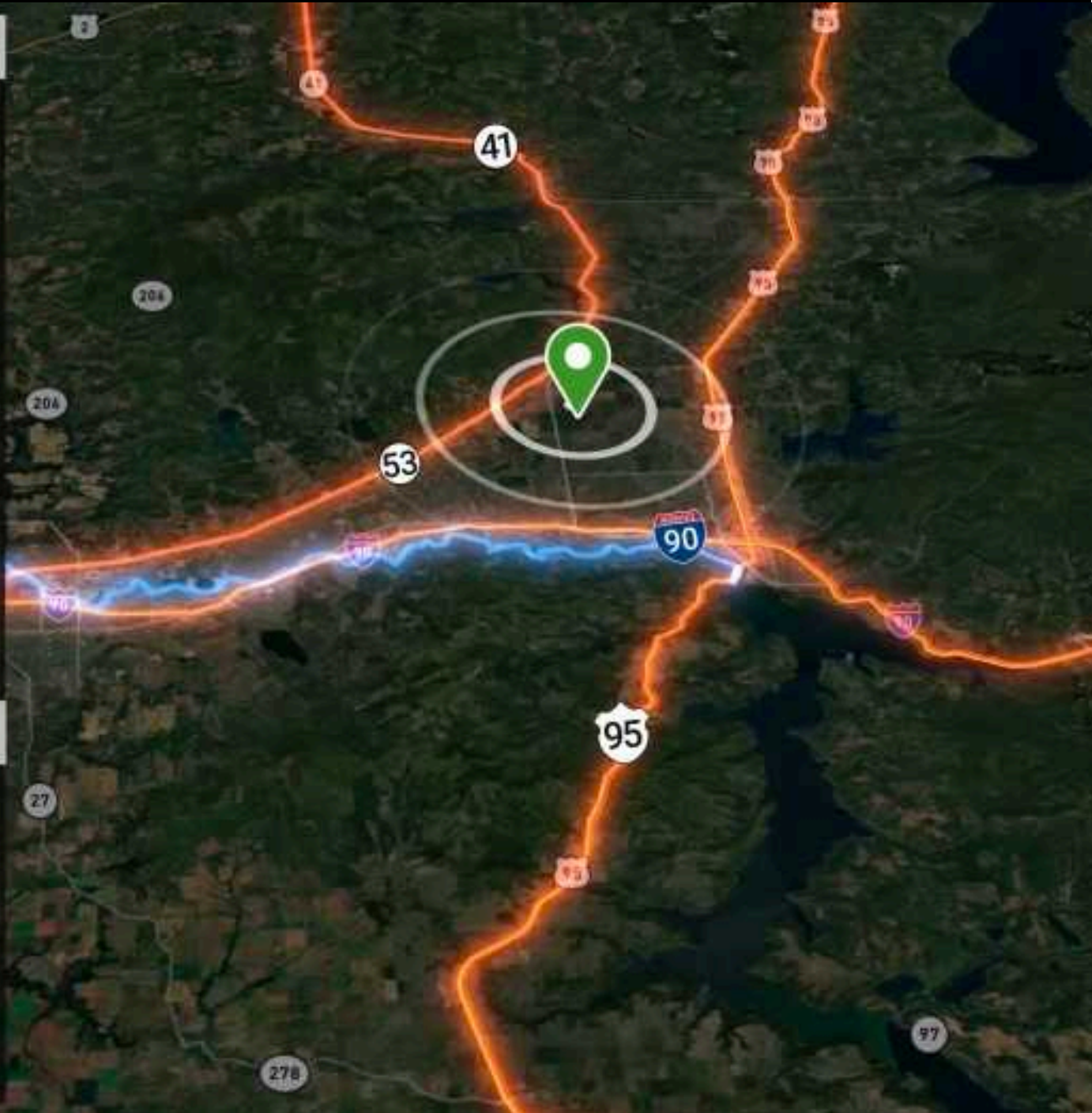
DEMOGRAPHICS

DEMOGRAPHICS (5 MILES)

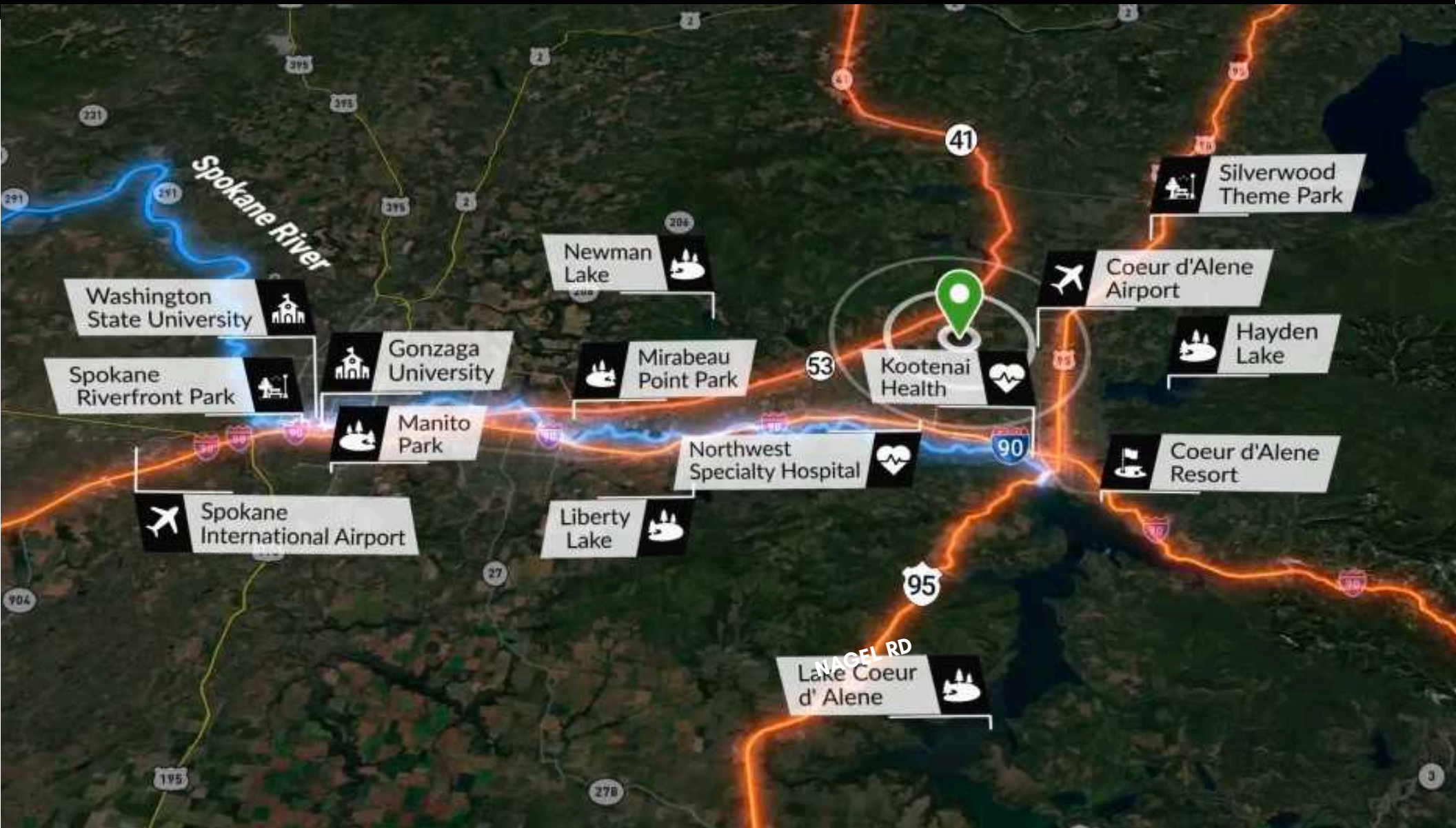
	Population.....	67,623
	Population Growth.....	3.45%
	Average Households Size.....	2.66
	Median Age.....	38.6
	Per Capita Income.....	\$39,323
	Median HH Income.....	\$86,704
	Median Home Value.....	\$569,106
	Median Net Worth.....	\$296,903
	# Of Households.....	27,542
	# Of Total Businesses.....	2,104
	# Of Total Employees.....	16,766
	% White Collar.....	59.5%
	% Blue Collar.....	23.1%
	% Services.....	17.4%

NEARBY AMENITIES

Food & Beverage	Sports	Parks & Gardens
16	15	2
Public Transport	Libraries	Spiritual Centers
3	2	14
Healthcare	Government	Restaurants
41	8	84
Playgrounds	Education	Entertainment
2	12	6



INLAND NORTHWEST



SURROUNDING BUSINESSES



LOCATION



Donnie Murrell
208-758-7539
donnie@7foldrealty.com

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1927 W Riverstone Dr.
Coeur d'Alene, ID 83814