



Bunco Road Land



Unassigned Address

ATHOL, ID 83801

PRESENTED BY:

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ID #SP45280

PROPERTY DETAILS & HIGHLIGHTS

SALE PRICE	\$1,950,000.00
PROPERTY TYPE	Land
PROPERTY SUBTYPE	Residential
APN	53N03W330100
LOT SIZE	4.268 Acres
NUMBER OF LOTS	1

Opportunity to acquire ±4.27 acres of raw land in Athol, Idaho, located near Silverwood Theme Park, one of the region's top tourist destinations. The property is zoned Rural Residential, offering flexibility for low-density residential use or agricultural purposes in a scenic North Idaho setting.

Surrounded by natural beauty and open space, the site is well-suited for a single-family residence, hobby farm, or rural retreat, with allowable uses that support traditional rural living. Its proximity to Silverwood and the greater Coeur d'Alene-Spokane corridor provides long-term appeal for ownership in a growing recreational and residential market.



- ±4.27 acres of raw land in Athol, Idaho
- Rural Residential zoning
- Permitted uses include: Single-family dwelling, General farming and agricultural uses, Forestry, Domestic fowl (with conditions), Utility services
- Located near Silverwood Theme Park, a major regional attraction
- Private, rural setting with natural surroundings
- Ideal for residential, recreational, or agricultural ownership
- Long-term hold potential in a growing North Idaho market

ADDITIONAL PHOTOS



AREA OVERVIEW | COEUR D'ALENE & ATHOL, IDAHO



LOCATION DESCRIPTION

North Idaho is a highly sought-after destination known for its natural beauty, outdoor recreation, and strong tourism economy. Coeur d'Alene, the region's primary urban hub, anchors the market with Lake Coeur d'Alene, a vibrant downtown, resort hotels, golf courses, marinas, and year-round events that attract visitors from across the Pacific Northwest and beyond. The area benefits from steady in-migration, a business-friendly environment, and convenient access to Spokane via I-90.

Athol, Idaho, located just north of Coeur d'Alene, offers a more rural setting while remaining closely tied to the region's tourism and recreation base. Athol is home to Silverwood Theme Park, the largest theme park in the Northwest and one of Idaho's top visitor attractions, drawing hundreds of thousands of visitors annually. The surrounding area is characterized by open land, forests, lakes, and a lifestyle centered on outdoor recreation, including hiking, boating, fishing, and snow sports.

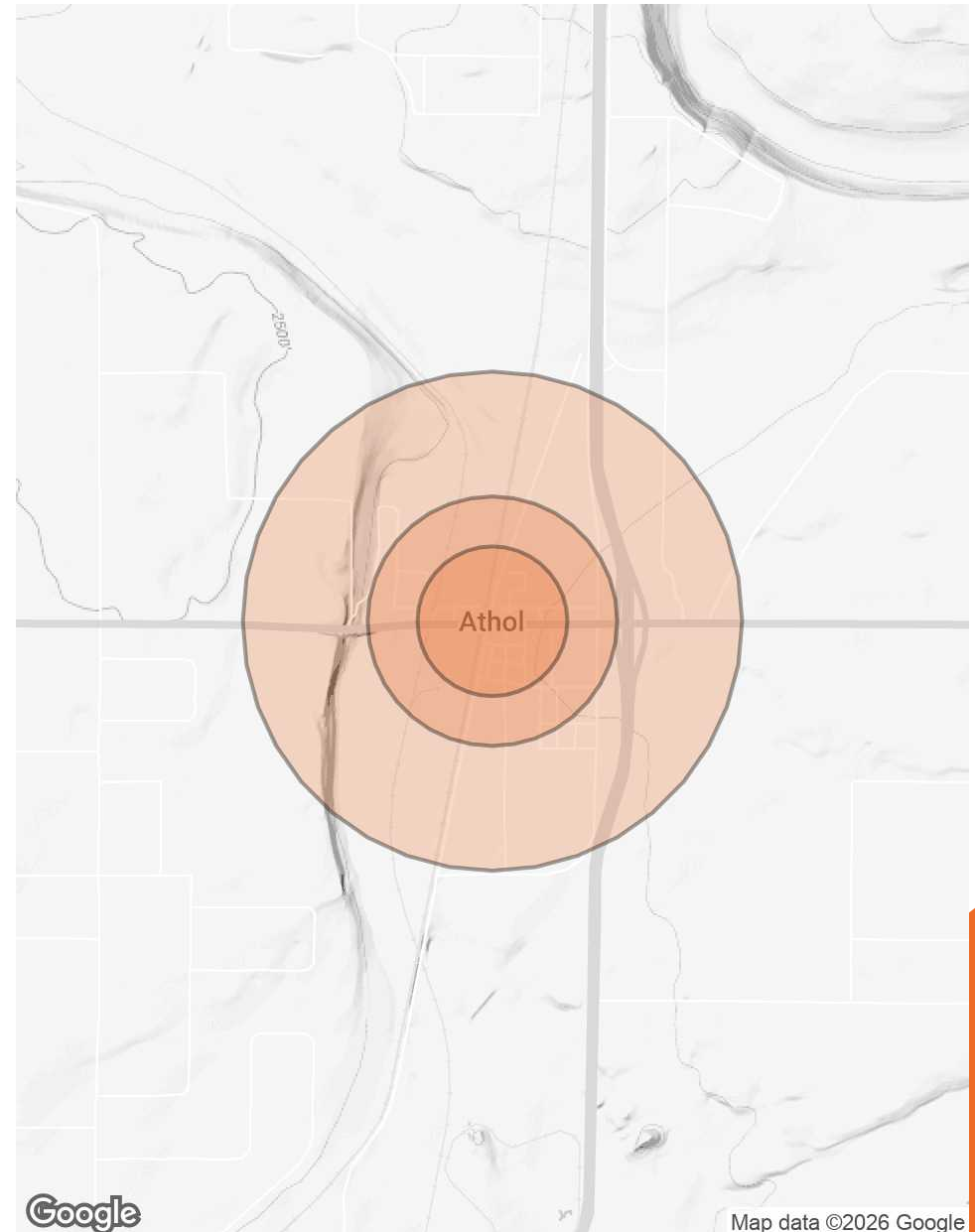
Together, Coeur d'Alene and Athol provide a unique blend of destination tourism, recreational appeal, and rural living, making the area attractive for residents, visitors, and long-term land ownership alike.

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	220	627	985
AVERAGE AGE	45	45	45
AVERAGE AGE (MALE)	44	44	44
AVERAGE AGE (FEMALE)	47	47	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	83	238	374
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$97,460	\$97,449	\$97,150
AVERAGE HOUSE VALUE	\$464,841	\$468,036	\$476,701

2020 American Community Survey (ACS)





JOHN J. HILLIER

Senior Advisor

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ID #SP45280 // WA #44909 /

PROFESSIONAL BACKGROUND

John J. Hillier currently serves as a Senior Advisor for SVN Cornerstone and brings over thirty years of Commercial Real Estate experience. Throughout his distinguished career, John has negotiated and leased over 4,000,000 sq. ft. of retail space, including large anchor tenant leases for national, regional, and local landlords. In addition to his extensive leasing work, John has managed several sizable retail, industrial, and office portfolios ranging from 500,000 to 1,000,000 sq. ft.

In recent years, John has expanded his focus to include the rapidly evolving Data Center sector, leveraging his deep industry experience to guide clients through complex site selection, power infrastructure evaluation, and development planning. Working alongside a dedicated team, he has developed relationships with public utilities, municipalities, developers, and energy providers across the U.S. and Canada to assess site viability for hyper-scale data center developments. With the surge in demand driven by AI, cloud computing, and data generation, John helps clients navigate energy constraints, grid limitations, and cooling infrastructure challenges—critical considerations for scalable data center deployment.

Prior to joining SVN Cornerstone, John worked at Goodale & Barbieri Company in Spokane, WA from 2005 to 2015, and previously served as a senior commercial property and leasing manager with TRF Pacific, LLC in the greater Puget Sound and Pacific Northwest region. He is a long-time member of industry organizations including ICSC, NAIOP, BOMA, and continues to serve clients locally in Eastern Washington and Idaho as well as nationally.

MEMBERSHIPS

International Council of Shopping Centers (ICSC)
Institute of Real Estate Management (IREM)
Building Owners and Managers Association (BOMA)
The Urban Land Institute (ULI)

SVN | Cornerstone

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Silverwood
Theme Park



Collective Strength, Accelerated Growth

1311 N. WASHINGTON STREET
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[HTTP:SVNCORNERSTONE.COM](http://svncornerstone.com)

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