

Westwood Pines Commercial Pads

Commercial Pads
Coming Soon



Mike Green

208-691-2126
mike@mikegreenrealtor.com



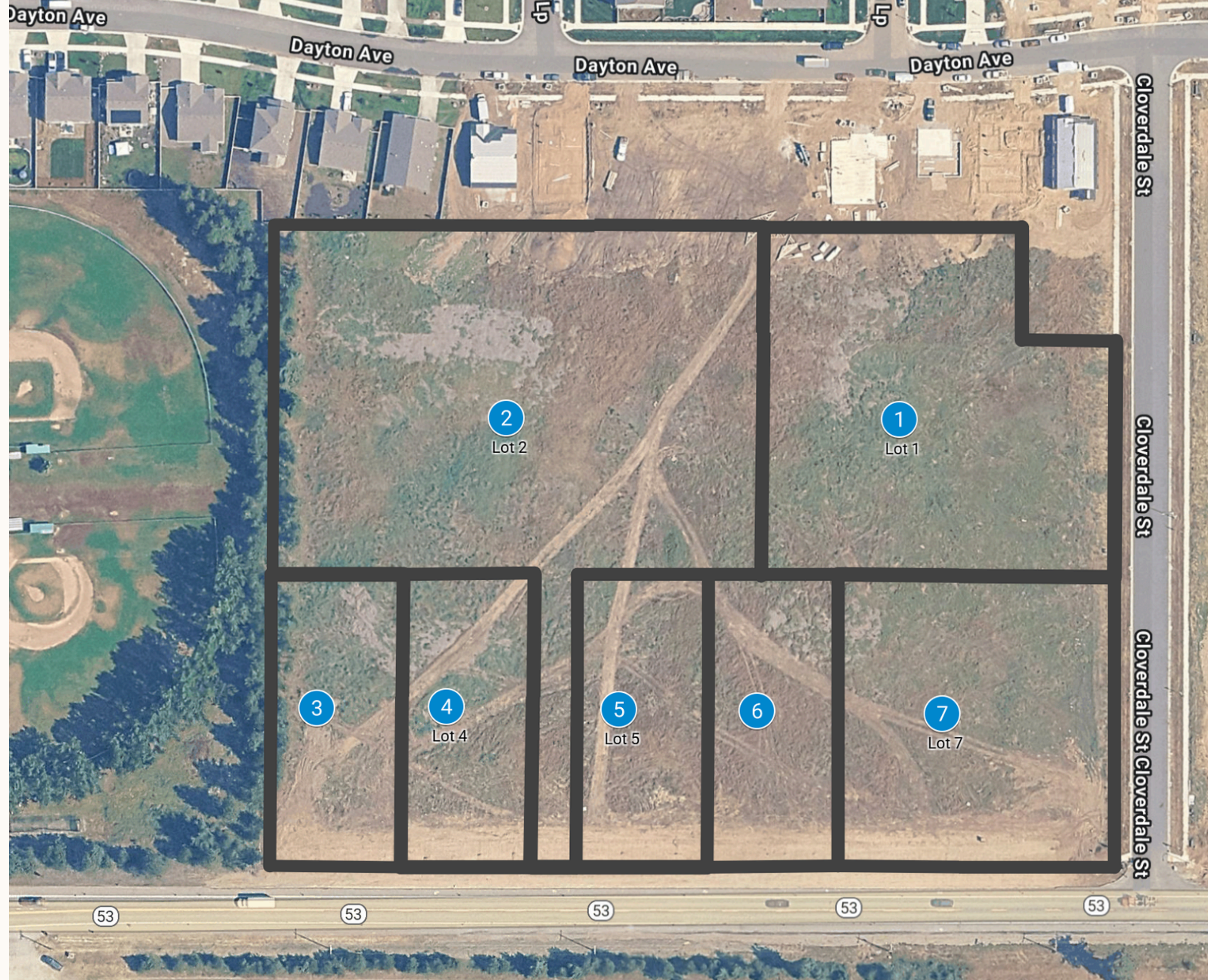
Robert Jacobs II

208-691-0520
rj@cbidaho.com



**COLDWELL BANKER
COMMERCIAL**

SCHNEIDMILLER
REALTY



Trade Areas

Source: Esri Business Analyst, 2024–2025.

Profile

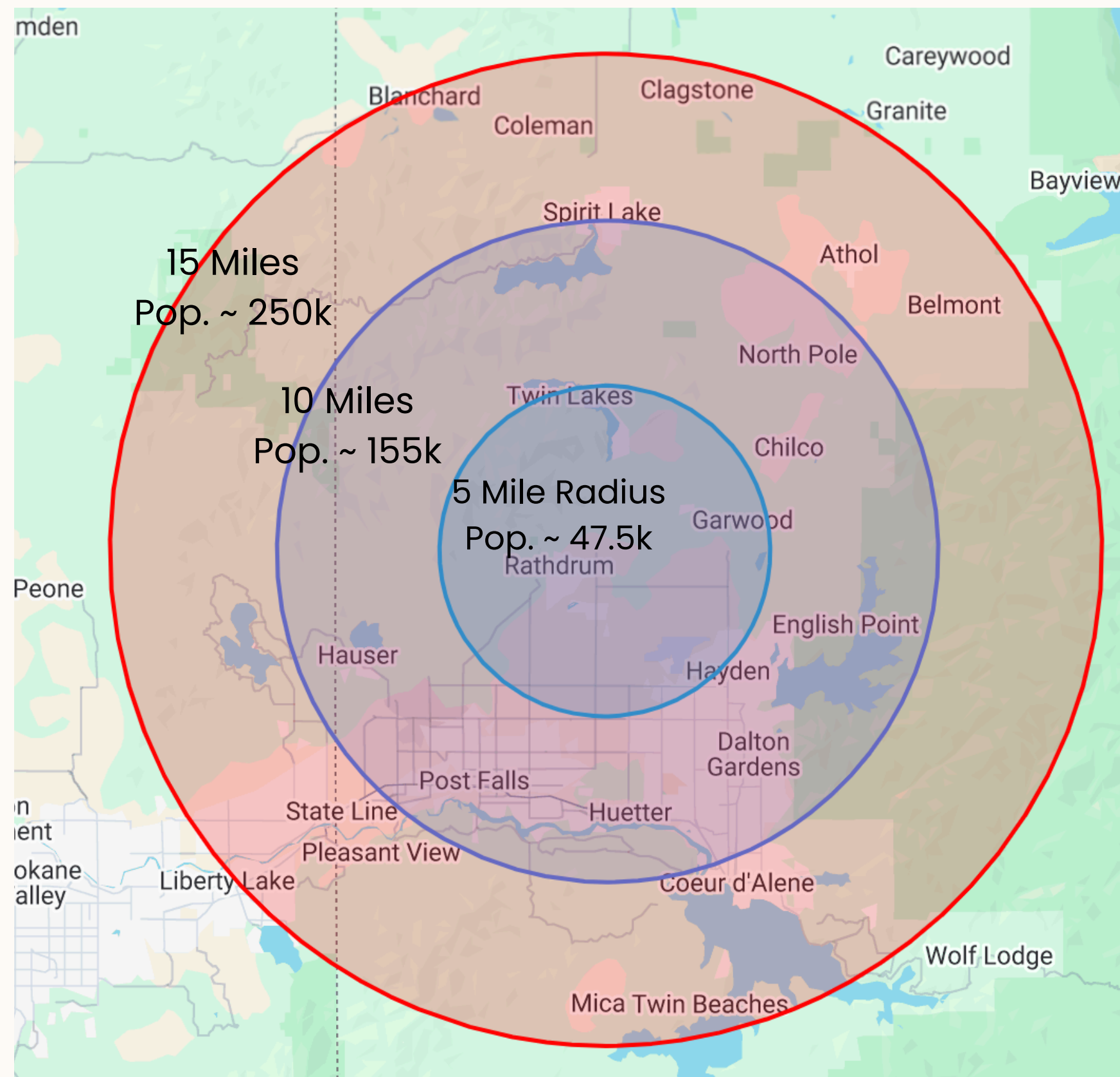
Median household incomes range from the low-\$70,000s to upper-\$70,000s, with a high concentration of owner-occupied households, working professionals, and dual-income families. This is a stable and growing North Idaho suburban market. Strong commuter flow and discretionary spending.

Primary Trade Area – 5 mile Radius

- Median Household Income \$79k
- Households \$100k+ ~ 30%
- Owner-Occupied Houseing ~ 69%
- Median Age ~ 39–40
- Avg Household Size ~ 2.55

Broader Area Notes

Provides the regional depth required for scaled restaurant concepts, hotels, entertainment, and destination-oriented uses, reinforcing long-term viability.



**COLDWELL BANKER
COMMERCIAL**

SCHNEIDMILLER
REALTY



Robert Jacobs II

208-691-0520
rj@cbidaho.com



Mike Green

208-691-2126
mike@mikegreenrealtor.com



**COLDWELL BANKER
COMMERCIAL**

SCHNEIDMILLER
REALTY



Robert Jacobs II

208-691-0520
rj@cbidaho.com



Mike Green

208-691-2126
mike@mikegreenrealtor.com

356 RESIDNETIAL NEIGHBORS

WESTWOOD PINES APARTMENTS
192 doors
under construction

HADLEY MEADOWS
54 single family homes
completed

WESTWOOD PINES
110 single family homes
under construction



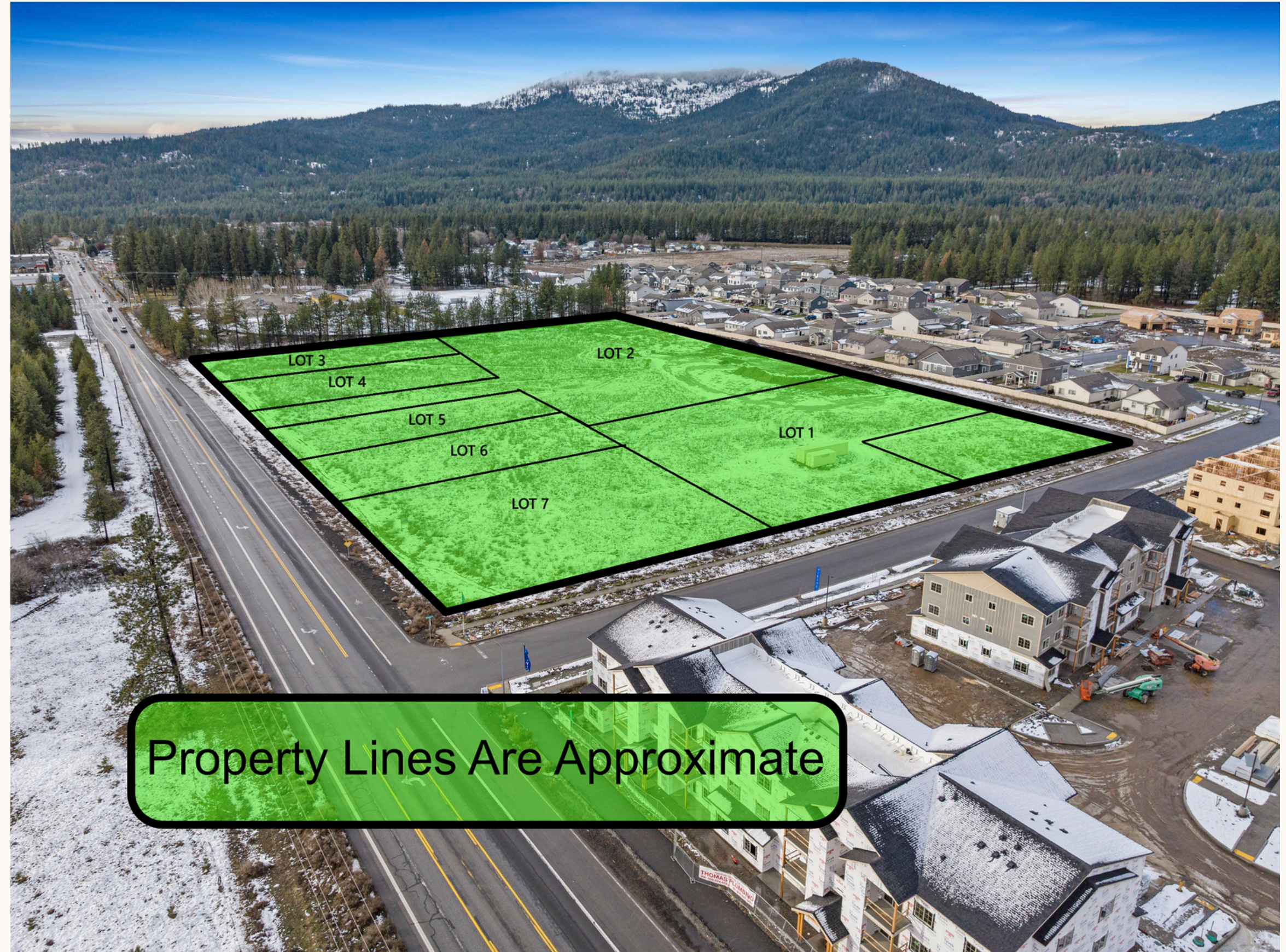
Robert Jacobs II

208-691-0520
rj@cbidaho.com



Mike Green

208-691-2126
mike@mikegreenrealtor.com



**COLDWELL BANKER
COMMERCIAL**

**SCHNEIDMILLER
REALTY**



Robert Jacobs II

208-691-0520
rj@cbidaho.com

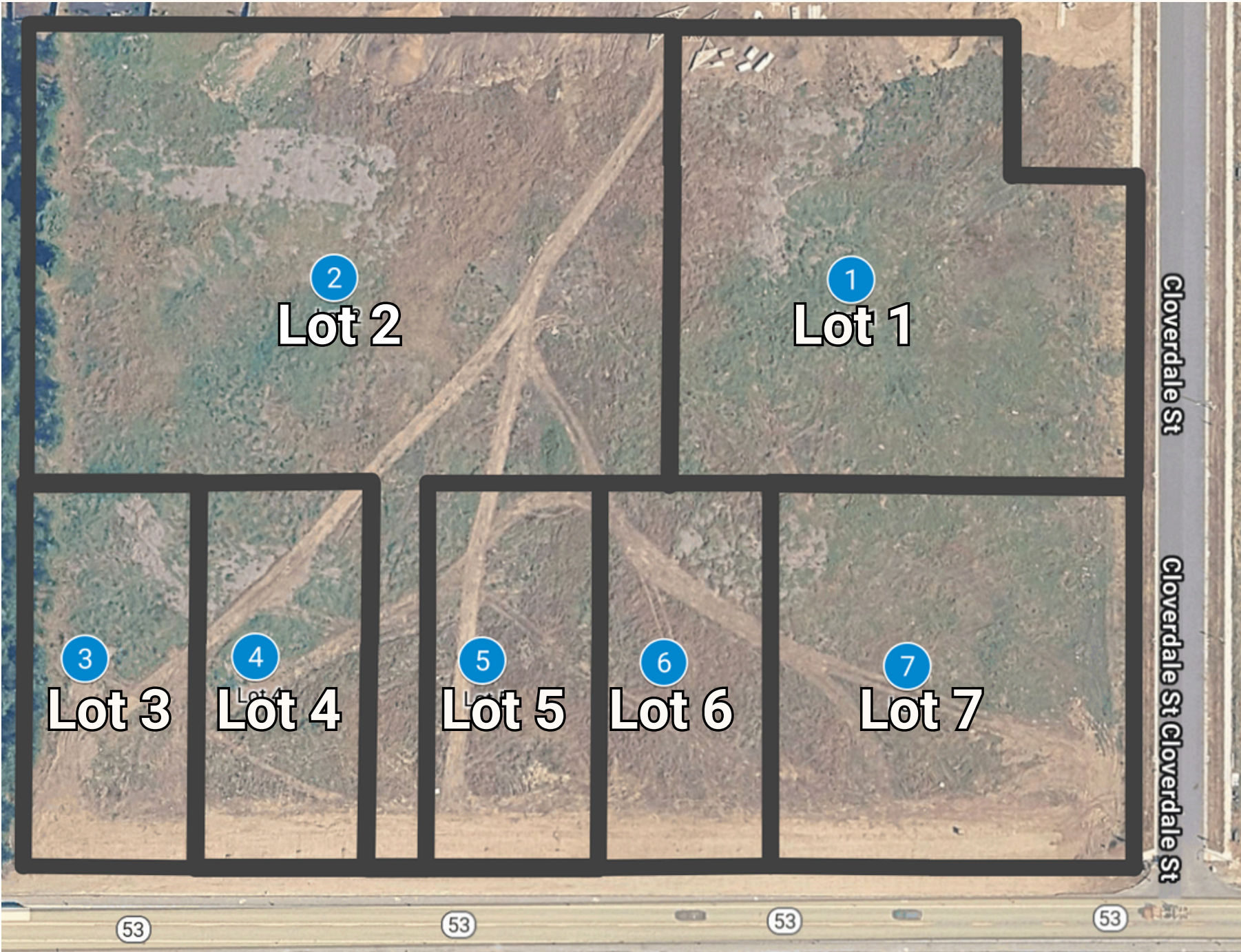


Mike Green

208-691-2126
mike@mikegreenrealtor.com

WESTWOOD COMMERCIAL SUBDIVISION PRICING SCHEDULE

Lot	Status	Lot Acres	Hwy 53 Frontage	Cloverdale Frontage	Listing Price	Price / SqFt
Lot 1	Available	2.21	-	198 ft	\$1,011,401	\$ 10.50
Lot 2	Available	3.60	-	-	\$1,647,884	\$ 10.50
Lot 3	Available	0.74	120 ft	-	\$ 389,103	\$ 12.00
Lot 4	PENDING	0.74	120 ft	-	\$ 389,028	\$ 12.00
Lot 5	PENDING	0.74	120 ft	-	\$ 388,792	\$ 12.00
Lot 6	Available	0.74	120 ft	-	\$ 421,210	\$ 13.00
Lot 7	Available	1.61	258 ft	250 ft	\$ 945,288	\$ 13.50



COLDWELL BANKER
COMMERCIAL

SCHNEIDMILLER
REALTY



Robert Jacobs II

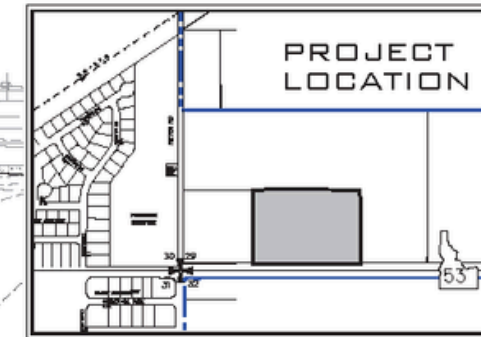
208-691-0520
rj@cbidaho.com



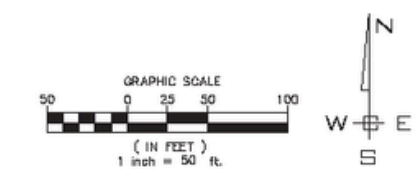
Mike Green

208-691-2126
mike@mikegreenrealtor.com

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



SITE DATA TABLE	
GENERAL DESIGN DATA	
PARCEL NUMBERS	RL658002024D
EXISTING ZONING	G-2
LANDUSE	VACANT
PROJECT AREA (ac)	10.58
NUMBER OF LOTS	7
MAXIMUM LOT AREA (AC)	3.60
MINIMUM LOT AREA (AC)	1.57
DOMESTIC WATER	CITY OF RATHORUM
SANITARY SEWER DISPOSAL	CITY OF RATHORUM
FIRE DEPARTMENT	NORTHERN LAKES FIRE DIST
DATUM	NAD-83
ELECTRIC PROVIDER	AVISTA
GAS PROVIDER	AVISTA
OTHER PURVEYORS	TO BE DETERMINED

[illegible]

THIS PRELIMINARY PLAT WAS
PREPARED BY:
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99216
PHONE: 893-2617
CONTACT: RAY KIMBALL, P.E.

OWNER
VIKING CONSTRUCTION, INC.
2605 W HAYDEN AVE
HAYDEN, ID 83835
PHONE: 208-819-1900
CONTACT: JEHKIAH CORNETT

WATER AND SEWER SERVICE SHALL BE PROVIDED BY THE CITY OF RATHRUM. STORMWATER SHALL BE TREATED AND DISPOSED OF VIA SWALES AND DRYWELLS AS REQUIRED BY THE CITY OF RATHRUM. GAS, ELECTRICITY, AND COMMUNICATIONS WILL BE PROVIDED.

**JEHIAH CORNETT, LAND DEVELOPMENT DIRECTOR,
VIKING CONSTRUCTION**

NAVD-88
PIPE CAP SET INTO TOP OF METAL PIPE
DRIVEN INTO THE GROUND, DESIGNATION
19 1914, PID SVD382, NAVD 88
ELEVATION=2257.56

A	1/14/85	RDK	ORIGINAL PREPARATION

© 2000 NIA

REVIEWED: ADK



JOB NUMBER:

JOB NUMBER:

25-3962



COLDWELL BANKER COMMERCIAL

**SCHNEIDMILLER
REALTY**



rj@cbidahoc.com



mike@mikegreenrealtor.com

Rathdrum City C-2 Zoning Uses Permitted Outright

General Sales or Services:

Churches/Places of Worship

Retail Stores

Lumberyard/Building Materials Store

Grocery Store/Supermarket

Convenience Store (with or without fuel)

Specialty Food/Health Store

Automotive Repair Services

Car Wash (Automatic or Self-service)

Automobile or Marine Service Center

Bank/Savings Institution

Beauty/Barber Shops

Car Rental Agency

Tractor/Heavy Truck/Trailer Dealership

Recreational or Consumer Goods Rental

Accommodations and Group Living:

Hotels, motels or motor inns

Professional, Scientific and Technical Services:

General Office Buildings

Full Service Restaurant

Drive-in Restaurant

Fast Food Restaurant

Bar/Tavern/Lounge



Robert Jacobs II

208-691-0520
rj@cbidaho.com



Mike Green

208-691-2126
mike@mikegreenrealtor.com

Rathdrum City C-2 Zoning Conditional Use Permitted

Nursing Homes
Residential Care Facilities
Outdoor vendor Spaces/Farmers Markets or Stands
Destination Shopping Center
Automobile/Light Truck/RV Dealership
Motorcycle/ATV Dealer
Boat/Marine Craft Dealer
Discount Store
Food Courts*



**COLDWELL BANKER
COMMERCIAL**

SCHNEIDMILLER
REALTY



Robert Jacobs II

208-691-0520
rj@cbidaho.com



Mike Green

208-691-2126
mike@mikegreenrealtor.com

HWY53LAND.COM



Mike Green

208-691-2126

mike@mikegreenrealtor.com



Robert Jacobs II

208-691-0520

rj@cbidaho.com



**COLDWELL BANKER
COMMERCIAL**

**SCHNEIDMILLER
REALTY**