

Westwood Pines Commercial Pads

Commercial Pads
Coming Soon



Mike Green

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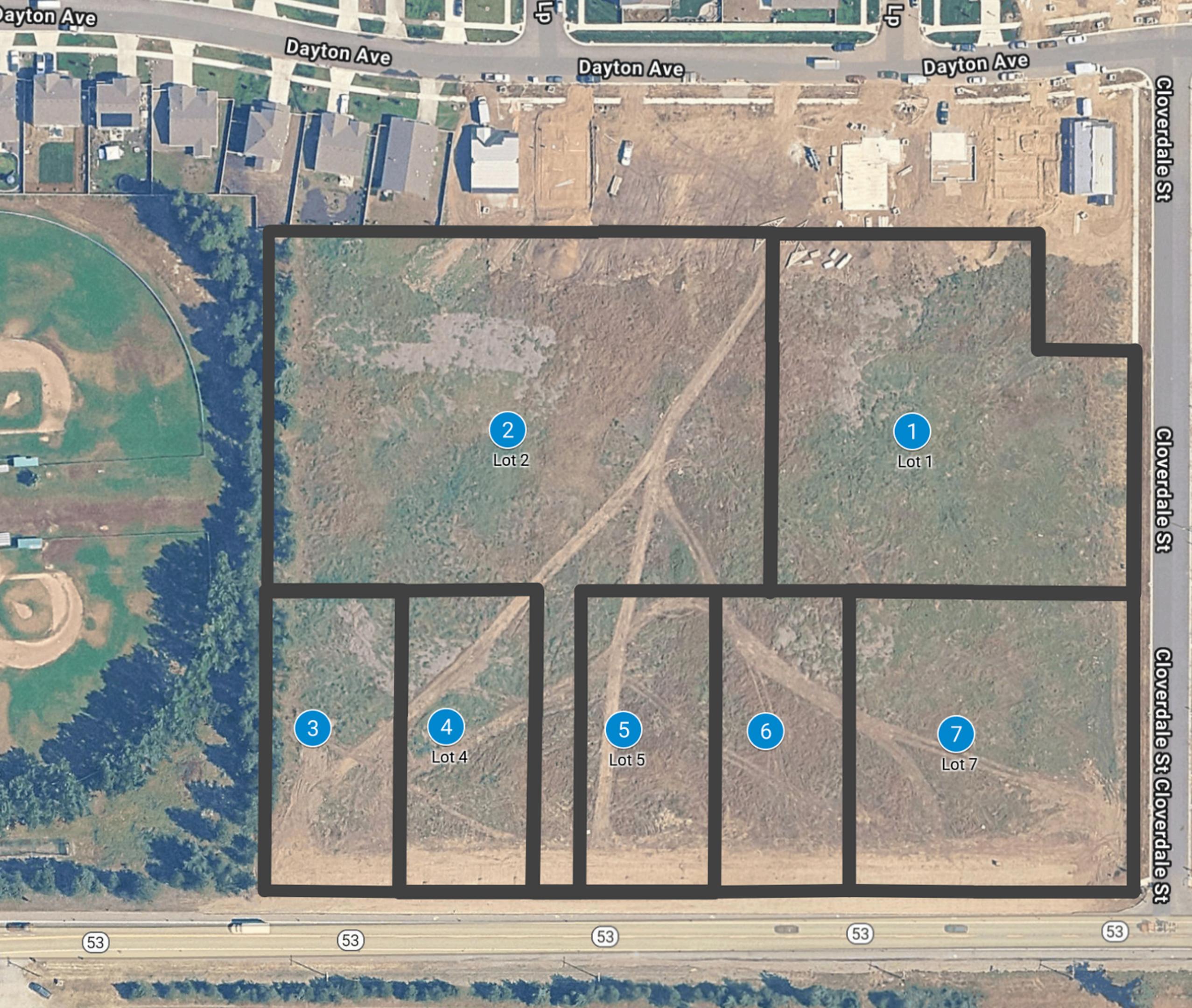
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Trade Areas

Source: Esri Business Analyst, 2024–2025.

Profile

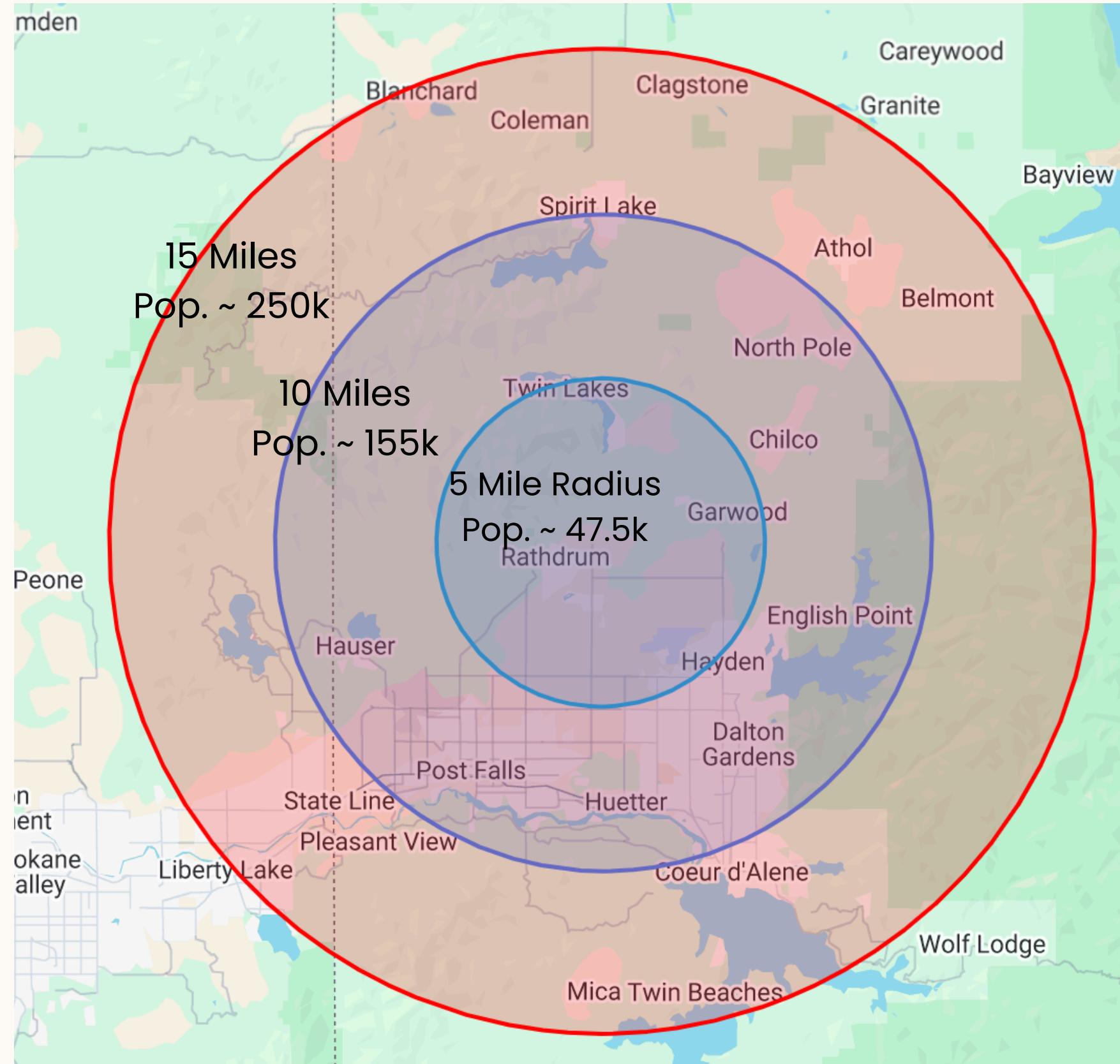
Median household incomes range from the low-\$70,000s to upper-\$70,000s, with a high concentration of owner-occupied households, working professionals, and dual-income families. This is a stable and growing North Idaho suburban market. Strong commuter flow and discretionary spending.

Primary Trade Area – 5 mile Radius

- Median Household Income \$79k
- Households \$100k+ ~ 30%
- Owner-Occupied Housing ~ 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.



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356 RESIDENTIAL NEIGHBORS

WESTWOOD PINES APARTMENTS

192 doors

under construction

HADLEY MEADOWS

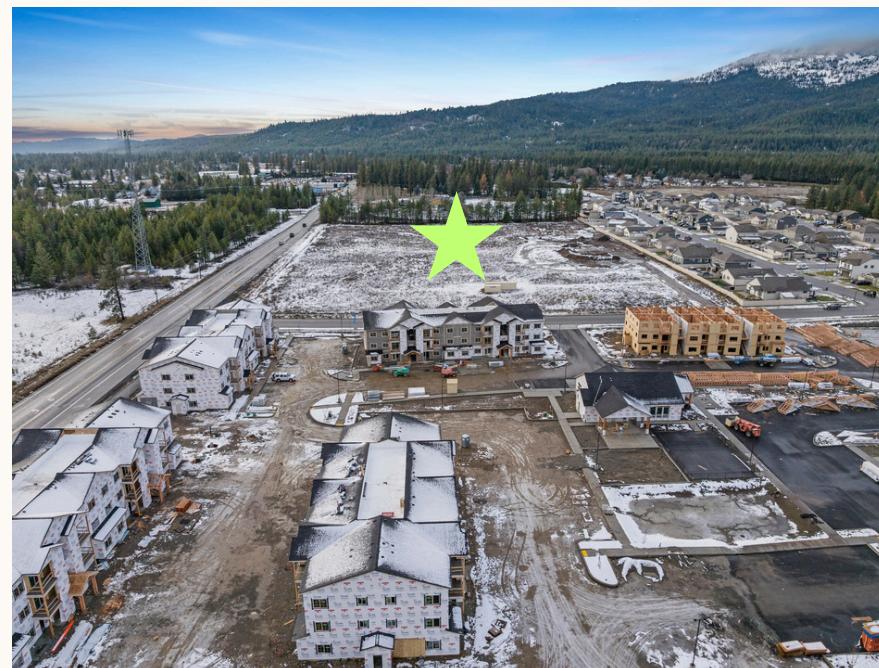
54 single family homes

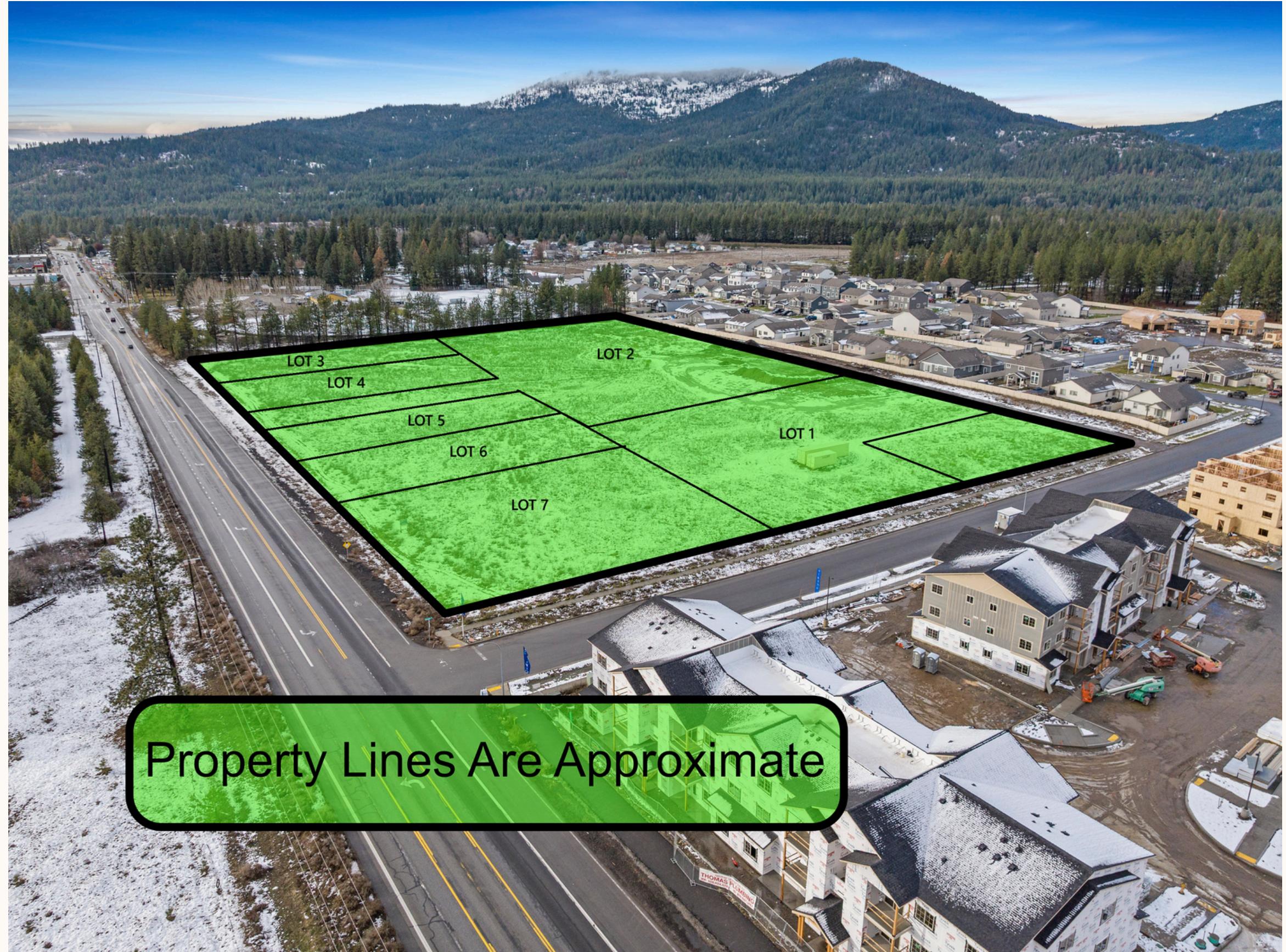
completed

WESTWOOD PINES

110 single family homes homes

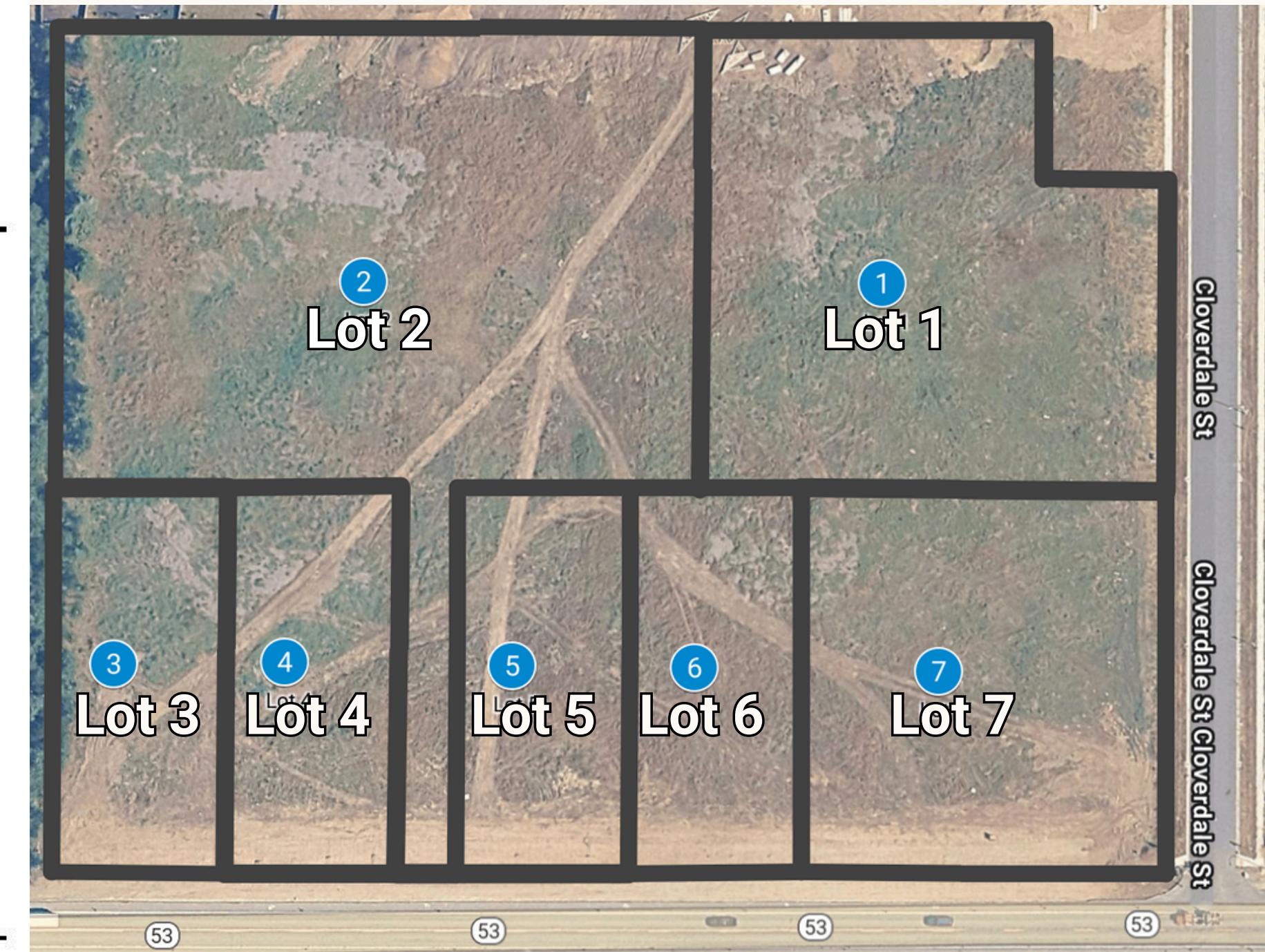
under construction



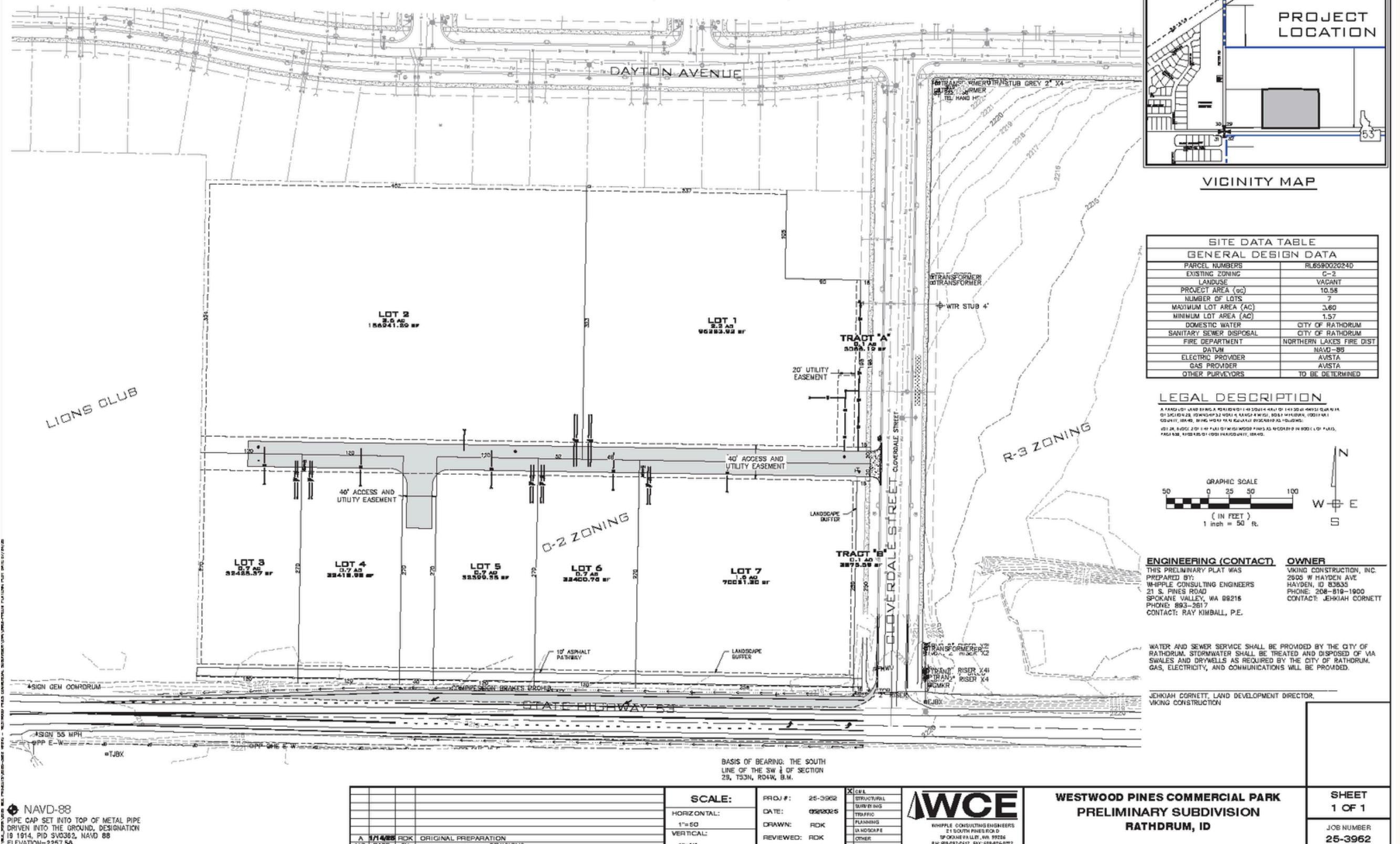


WESTWOOD COMMERCIAL SUBDIVISION PRICING SCHEDULE

Lot	Status	Acres	Lot	Hwy 53	Cloverdale	Price / SqFt
			Frontage	Frontage	Listing Price	
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



WESTWOOD PINES COMMERCIAL PARK
PRELIMINARY SUBDIVISION PLAN
LOCATED IN A PORTION OF
SEC 29, TWN 52N, RNG 04W
CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO



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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



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*



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