

Westwood Pines Commercial Pads

Commercial Pads
Coming Soon



Mike Green

208-691-2126
mike@mikegreenrealtor.com



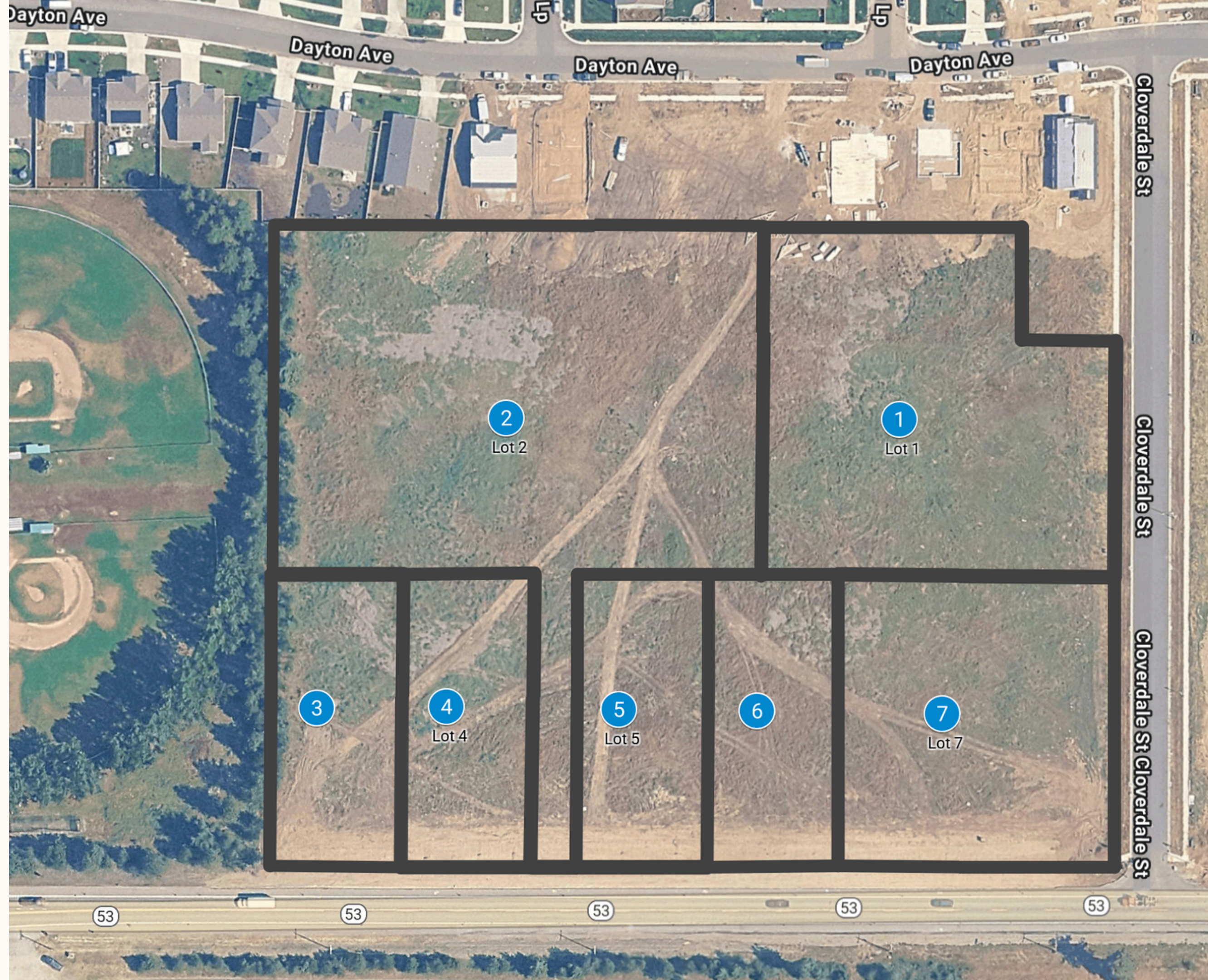
Robert Jacobs II

208-691-0520
rj@cbidaho.com



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Trade Areas

Source: Esri Business Analyst, 2024–2025.

Profile

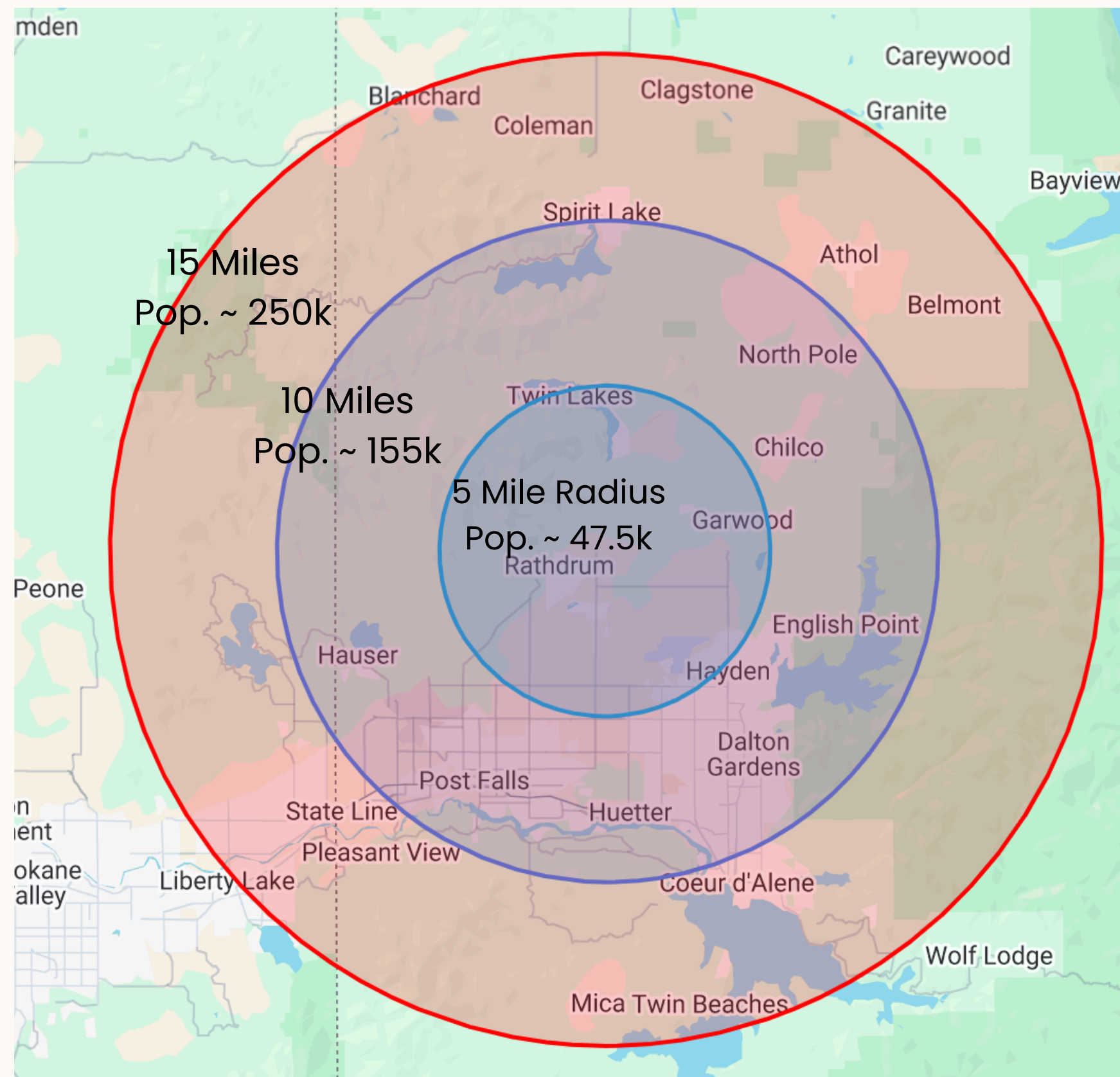
Median household incomes range from the low-\$70,000s to upper-\$70,000s, with a high concentration of owner-occupied households, working professionals, and dual-income families. This is a stable and growing North Idaho suburban market. Strong commuter flow and discretionary spending.

Primary Trade Area – 5 mile Radius

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



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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



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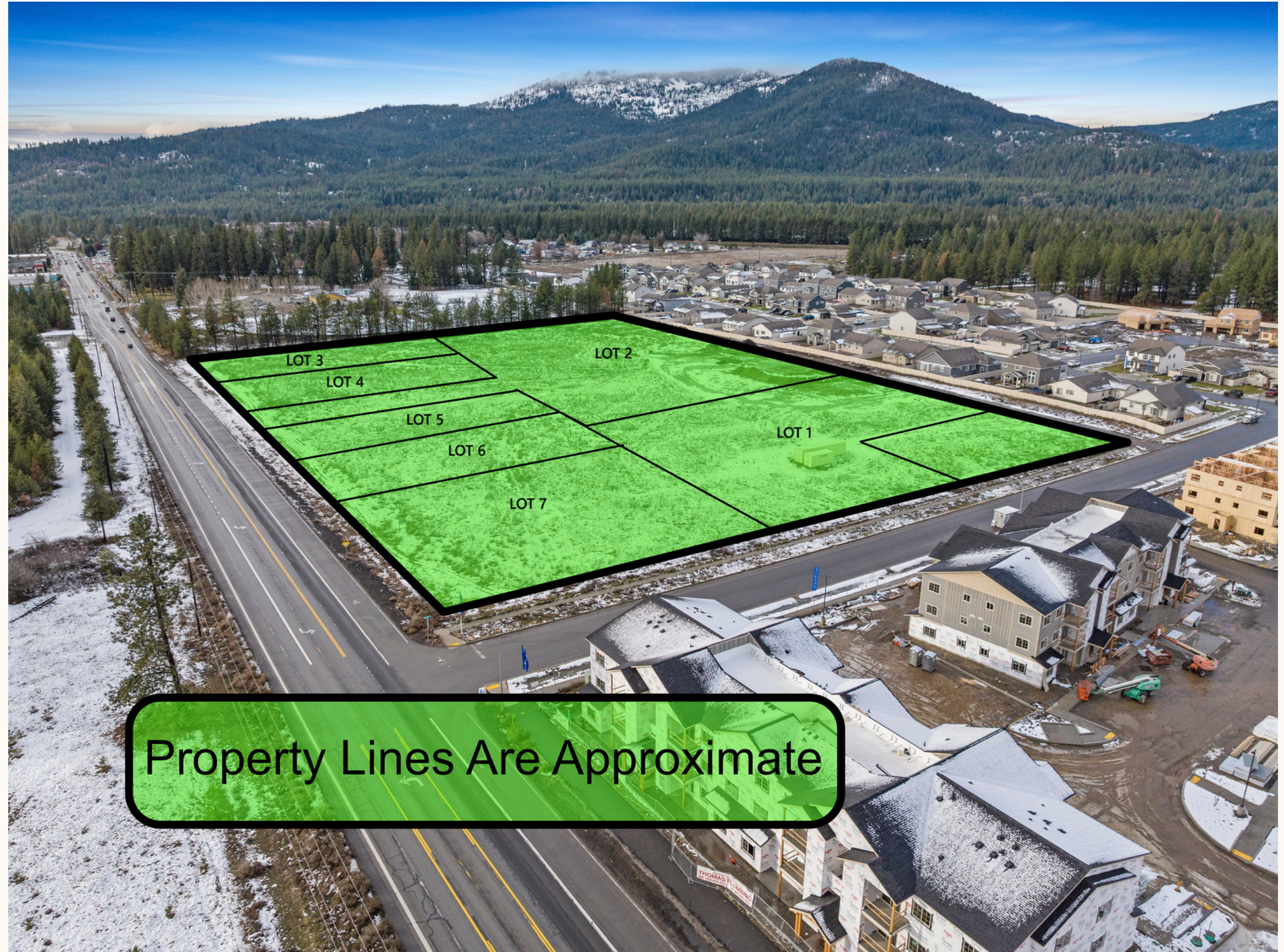
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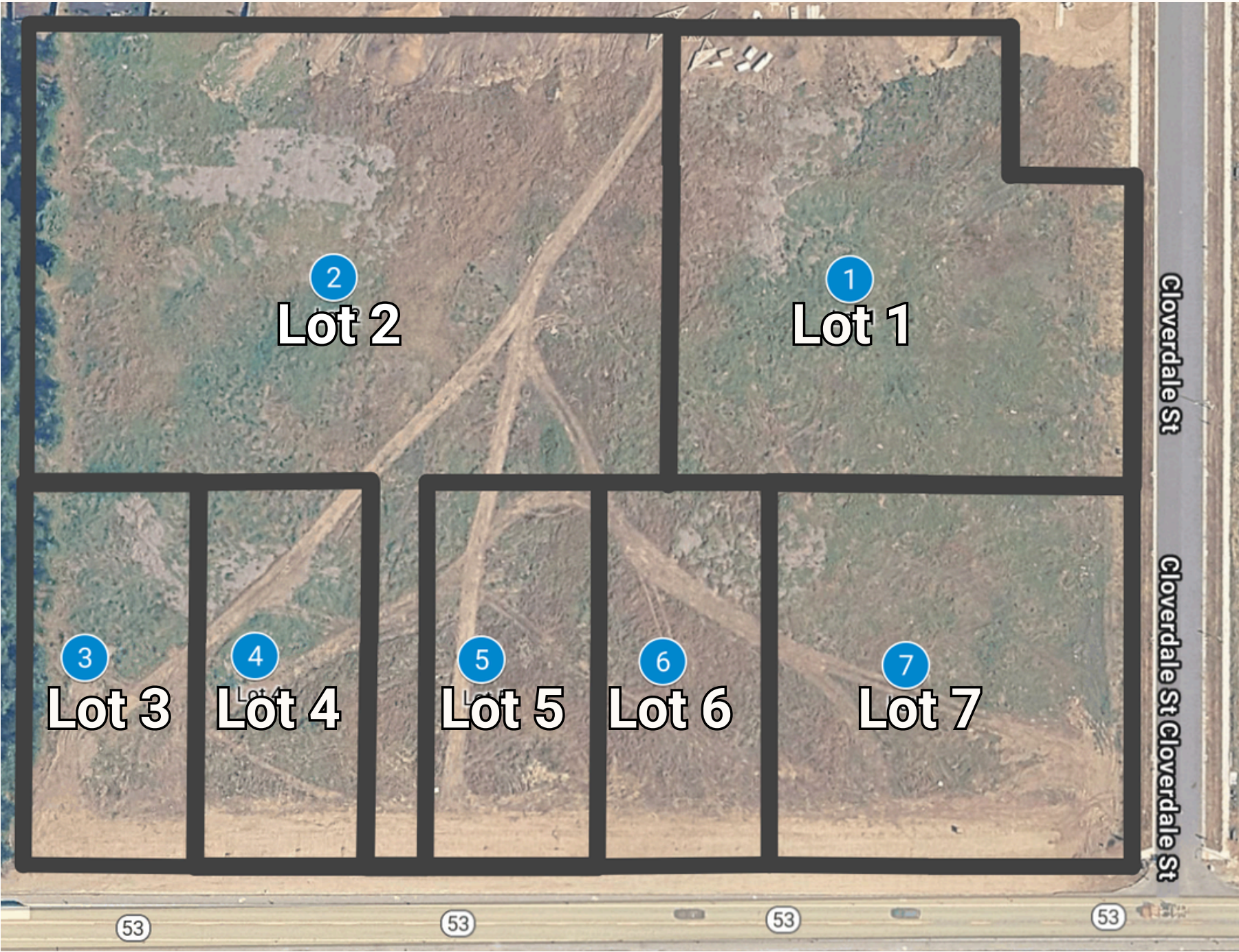


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WESTWOOD COMMERCIAL SUBDIVISION PRICING SCHEDULE

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	40 ft	-	\$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	PENDING	0.74	120 ft	-	\$ 421,210	\$ 13.00
Lot 7	PENDING	1.61	258 ft	250 ft	\$ 945,288	\$ 13.50



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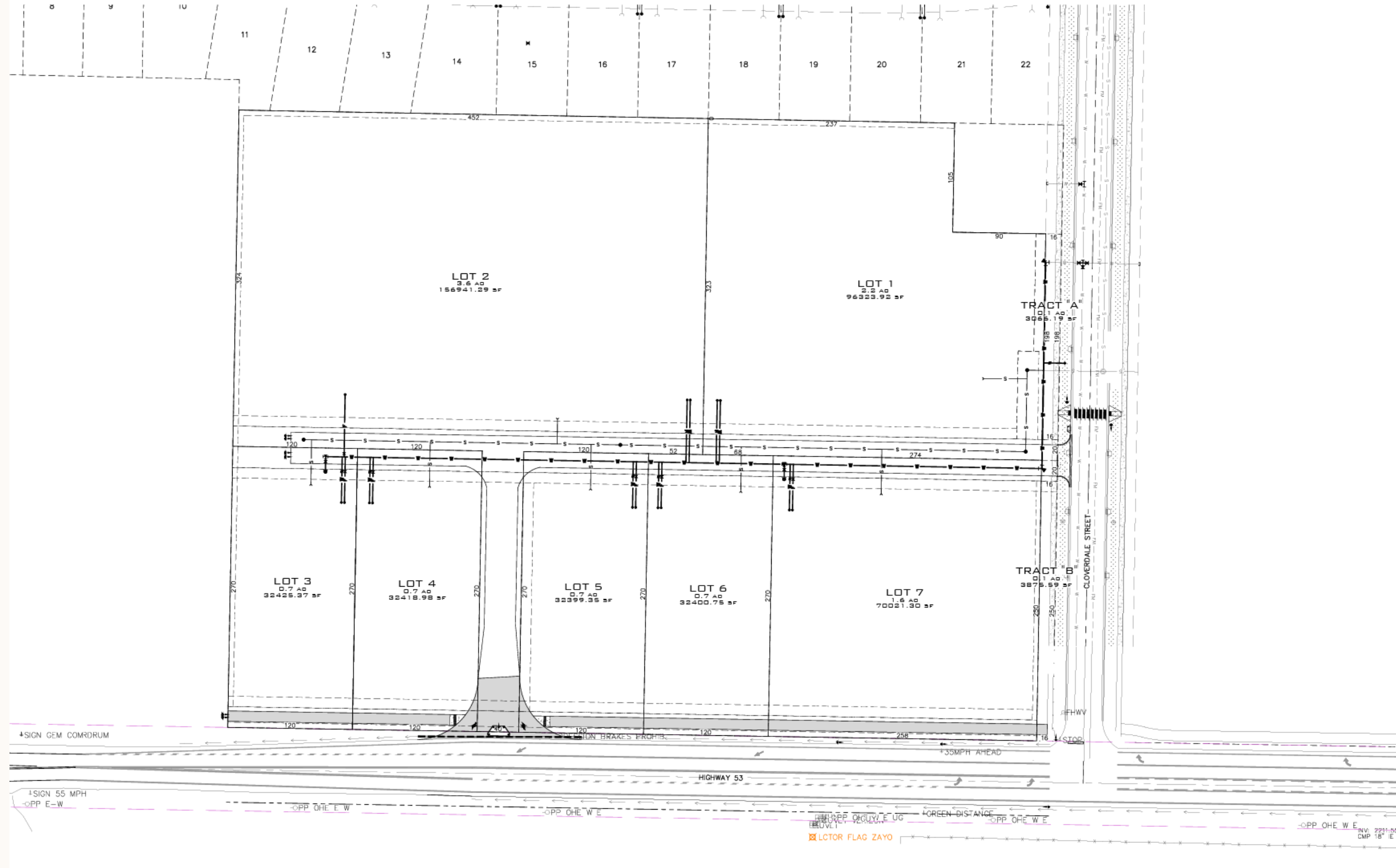
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SW¹/₄, SEC.29, T.52N., R.04W., B.M.



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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



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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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HWY53LAND.COM



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