

FOR SALE

BIGHORN INDUSTRIAL PARK

PLEASANTVIEW RD | POST FALLS, ID 83854

INDUSTRIAL LOTS



\$695,000

PHASE 3 NOW AVAILABLE

DESIGNATED BUILDER: RYBECK

FULLY IMPROVED LOTS



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BERKSHIRE HATHAWAY | JACKLIN REAL ESTATE



PROPERTY SUMMARY



★ PARK HIGHLIGHTS

AVAILABLE LOTS:	11
LOT SIZE:	±4.5 - 4.8 AC
LARGE PARCEL:	30+ AC
POWER:	3-PHASE AVISTA
NATURAL GAS:	AVISTA
WATER:	DOMESTIC & FIRE FLOW
SEPTIC:	91,250 GAL/YR
INTERNET:	HIGH-SPEED FIBER

- Block 5, Lot 4 is sold and Block 5, Lot 5 is pending
- Block 1, Lot 6 is 30+ acres, priced on request

🏠 PROPERTY DETAILS

PRICE PER LOT:	\$695,000
PRICE PER ACRE:	±\$145K - \$154K
MASTER PARK:	±200 ACRES
ZONING:	INDUSTRIAL
COUNTY:	KOOTENAI
WATER DISTRICT:	PLEASANT VIEW
CC&RS:	RECORDED
BUILDER (REQUIRED):	RYBECK

📋 PROPERTY OVERVIEW

Bighorn Industrial Park is a 200 acre master planned industrial park on Pleasantview Road in west Post Falls, with close access to I-90, Hwy 53, Hwy 41 and US 95. Eleven improved lots remain at \$695,000 each, plus a 30 plus acre parcel priced on request. Every lot carries 3-phase power and natural gas from Avista, high-speed internet, and a private water system that meets domestic and fire-flow standards under IFC Table B105.1. Each site is approved for septic discharge up to 91,250 gallons per year under IDAPA 58.01.023. All lots are sold subject to the buyer entering a construction agreement with Rybeck Construction, the designated builder for the park, prior to closing.

PRICING & AVAILABILITY



LOT #	ACRES	PRICE
Block 1		
Lot 4	4.79	\$695,000
Lot 5	4.71	\$695,000
Lot 6	30 +	CALL
Block 2		
Lot 4	4.78	\$695,000
Block 4		
Lot 4	4.78	\$695,000
Block 5		
Lot 1	4.60	\$695,000
Lot 3	4.59	\$695,000
Lot 4	4.59	SOLD
Lot 5	4.59	PENDING
Lot 6	4.50	\$695,000
Block 6		
Lot 1	4.50	\$695,000
Lot 2	4.50	\$695,000
Block 7		
Lot 1	4.50	\$695,000
Lot 2	4.50	\$695,000



AVAILABILITY

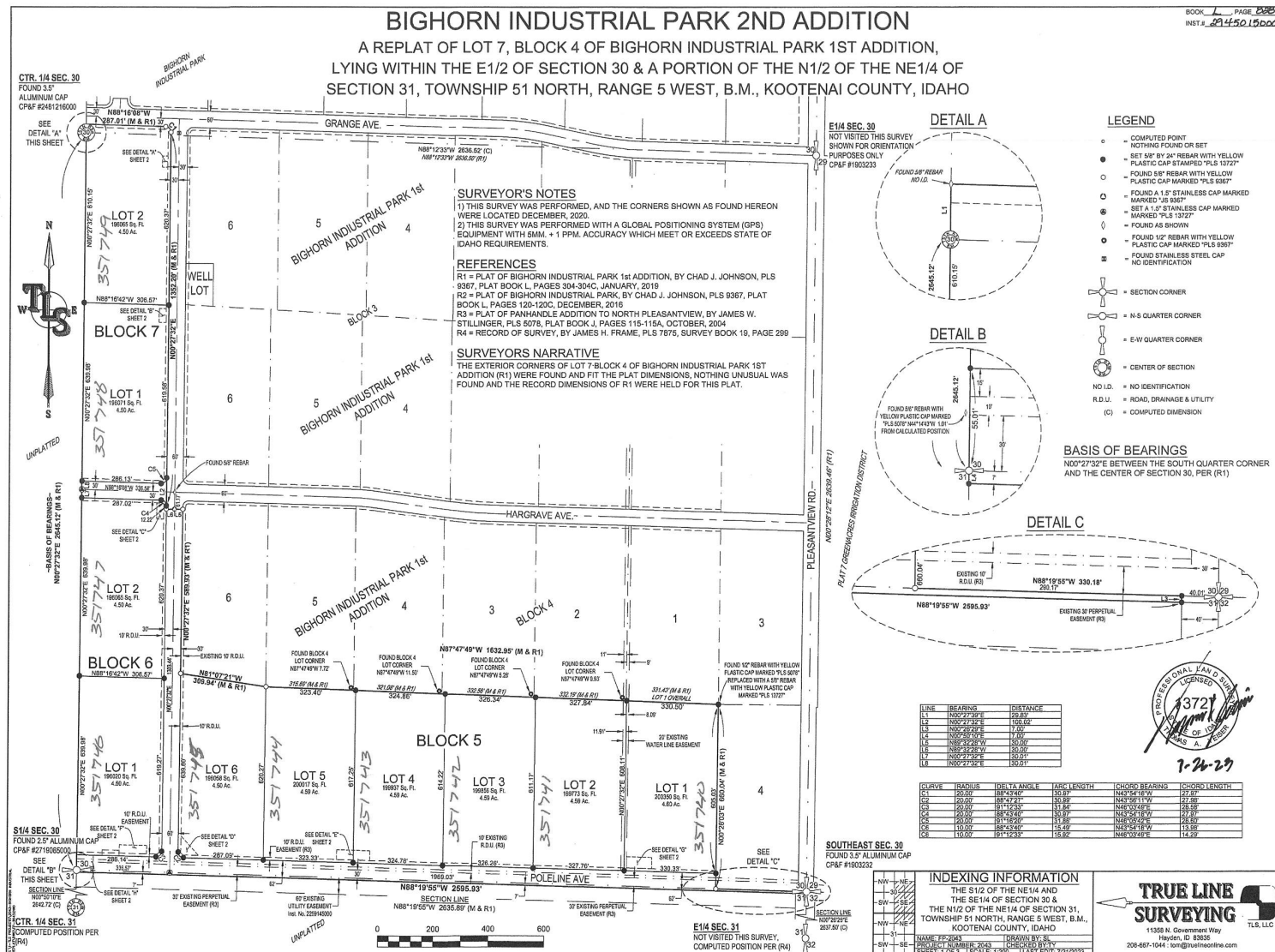
Eleven lots remain at \$695,000 each, ranging from 4.50 to 4.79 acres. Block 1, Lot 6 is a 30 plus acre parcel priced on request. Block 5, Lot 4 is sold and Block 5, Lot 5 is pending. Lots can be combined.

CONSTRUCTION AGREEMENT

All lots are sold subject to the buyer entering a construction agreement with Rybeck Construction, the designated builder for Bighorn Industrial Park. That agreement is signed prior to settlement and closing. Rybeck handles design-build for custom office and warehouse space on any lot.



BIGHORN INDUSTRIAL PARK | POST FALLS, ID





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LOCATION DESCRIPTION

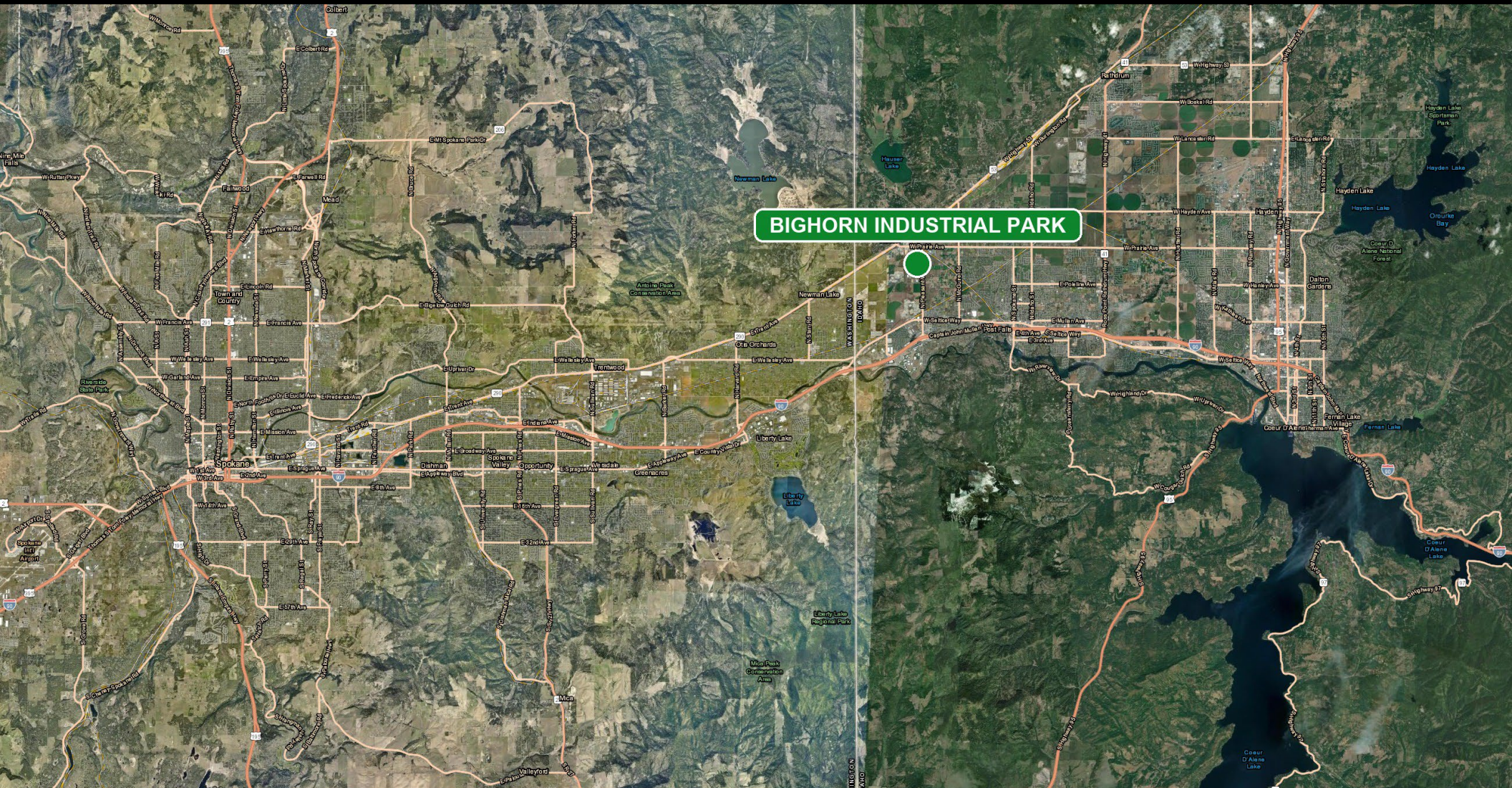
Post Falls sits on the I-90 corridor between Coeur d'Alene and Spokane and is one of Idaho's fastest growing cities, up 18.6 percent since 2020 and ranked 70th nationally. Bighorn Industrial Park sits in west Post Falls near Poleline Avenue and Pleasant View Road, close to I-90, Hwy 53, Hwy 41 and US 95, which makes it work for manufacturing, logistics and warehouse users. The City of Post Falls and CdA EDC help with site selection, permitting and introductions to key economic development contacts, and the regulatory environment here is genuinely business friendly.



LOCATION DETAILS

COUNTY:	KOOTENAI
POPULATION GROWTH:	Post Falls up 18.6% since 2020 and ranked 70th nationally
ACCESSIBILITY:	Close access to I-90, Hwy 53, Hwy 41 and US 95, between Coeur d'Alene and Spokane
INCENTIVES:	3% Idaho investment tax credit and personal property tax exemptions

INLAND NORTHWEST



BIGHORN INDUSTRIAL PARK



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 **COMMERCIAL DIVISION™**

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