

MARINE STORAGE & SERVICE DEVELOPMENT OPPORTUNITY

CZDA APPROVED • COEUR D'ALENE CORRIDOR

APPROVED FOR:

- ✓ 7 BUILDINGS (±12,000 SF EACH)
- ✓ MARINE SERVICE SHOP
- ✓ CONCIERGE / SUPPORT SERVICES
- ✓ BOAT & RV STORAGE
- ✓ FLEXIBLE, TIERED DEVELOPMENT PHASING

DEVELOPMENT HIGHLIGHTS

- HIGH DEMAND LAKE COEUR D'ALENE MARKET
- MULTIPLE REVENUE STREAMS STORAGE, SERVICE, CONCIERGE
- TIERED DESIGN MAXIMIZES VIEWS & USABLE SPACE
- SCALABLE & PHASEABLE BUILD AS DEMAND GROWS
- STRONG LONG-TERM INVESTMENT POTENTIAL

CONCEPT RENDERING



SITE SUMMARY

TOTAL PROPERTY	±9.5 ACRES
ZONING	CZDA - COMMERCIAL RESORT
APPROVED BUILDINGS	7 BUILDINGS (±12,000 SF EACH)
MARINE SERVICE SHOP	±12,000 SF
CONCIERGE / SUPPORT	±4,000 SF
OUTDOOR STORAGE	±2.5 ACRES (NO BUILDINGS)
POWER	3-PHASE TO SITE
WATER	WELL (±100 GPM)

LEGEND

- PROPERTY LINES
- BUILDINGS
- PAVEMENT
- GRAVEL / OUTDOOR STORAGE
- LANDSCAPING
- TREES
- RETAINING WALLS

Conceptual

\$5,700,000

Elder Road Boat Storage

Rick McGraw

208.880.8889

rickmcgraw54@gmail.com



Curtis R. Hitchcock

208.866.2825

curtis@knipeland.com



PREMIUM LOCATION
IN HIGH-DEMAND CORRIDOR



CZDA APPROVED
YEARS OF ENTITLEMENT
WORK COMPLETE



MARINE FOCUSED
STORAGE • SERVICE • CONCIERGE



INCOME POTENTIAL
MULTIPLE REVENUE STREAMS



BUILD • STABILIZE •
HOLD OR EXIT



FOR SALE

Elder Road Boat Storage

Lake Coeur d'Alene

Hwy 95 Corridor

Property Summary

- **Sales Price:** \$5,700,000
- **Acreage:** 27.2 acres
- **Zoned:** County-RUR-Rural
- **Property ID #:** 48N05W143700

Property Highlights

- 27.2 Development Parcel is Shovel Ready and CZDA approved entitlements for Commercial Boat and Marine Services
- 110 GPM Well installed and powered at property line
- Property has 1,200' frontage exposure on US-95
- Multiple access points



Rick McGraw | 208.880.8889

rickmcgraw54@gmail.com



Curtis R. Hitchcock | 208.866.2825

curtis@knipeland.com



Elder Road Boat Storage | Offered For \$5,700,000

Lake Coeur d'Alene Hwy 95 Corridor

Rare Developer Opportunity. Shovel-ready CZDA - approved Commercial Boat Storage & Marine Services development opportunity with entitlements in place for up to seven (7) large-scale storage buildings. Positioned along over 1,200+ feet of US-95 frontage in a high-visibility corridor near Lake Coeur d'Alene, this site offers strong access and exposure with a completed right-hand turn lane already in place...a significant infrastructure advantage.

Property Features include a 110 GPM well installed and power at property line, positioning the site for immediate development. This is a rare, fully entitled commercial asset where the heavy lifting has already been completed, saving years of time, engineering, and entitlement risk.

Ideal for Developers and Investors seeking to capitalize on strong demand for boat and RV storage in the Coeur d'Alene market, with solid income potential upon completion.



Rick McGraw | 208.880.8889
rickmcgraw54@gmail.com



Curtis R. Hitchcock | 208.866.2825
curtis@knipeland.com





FOR SALE
Elder Road
Boat Storage
Offered For
\$5,700,000
Lake
Coeur d'Alene
Hwy 95 Corridor

Rick McGraw | 208.880.8889
 rickmcgraw54@gmail.com



COLDWELL BANKER
COMMERCIAL
 TOMLINSON

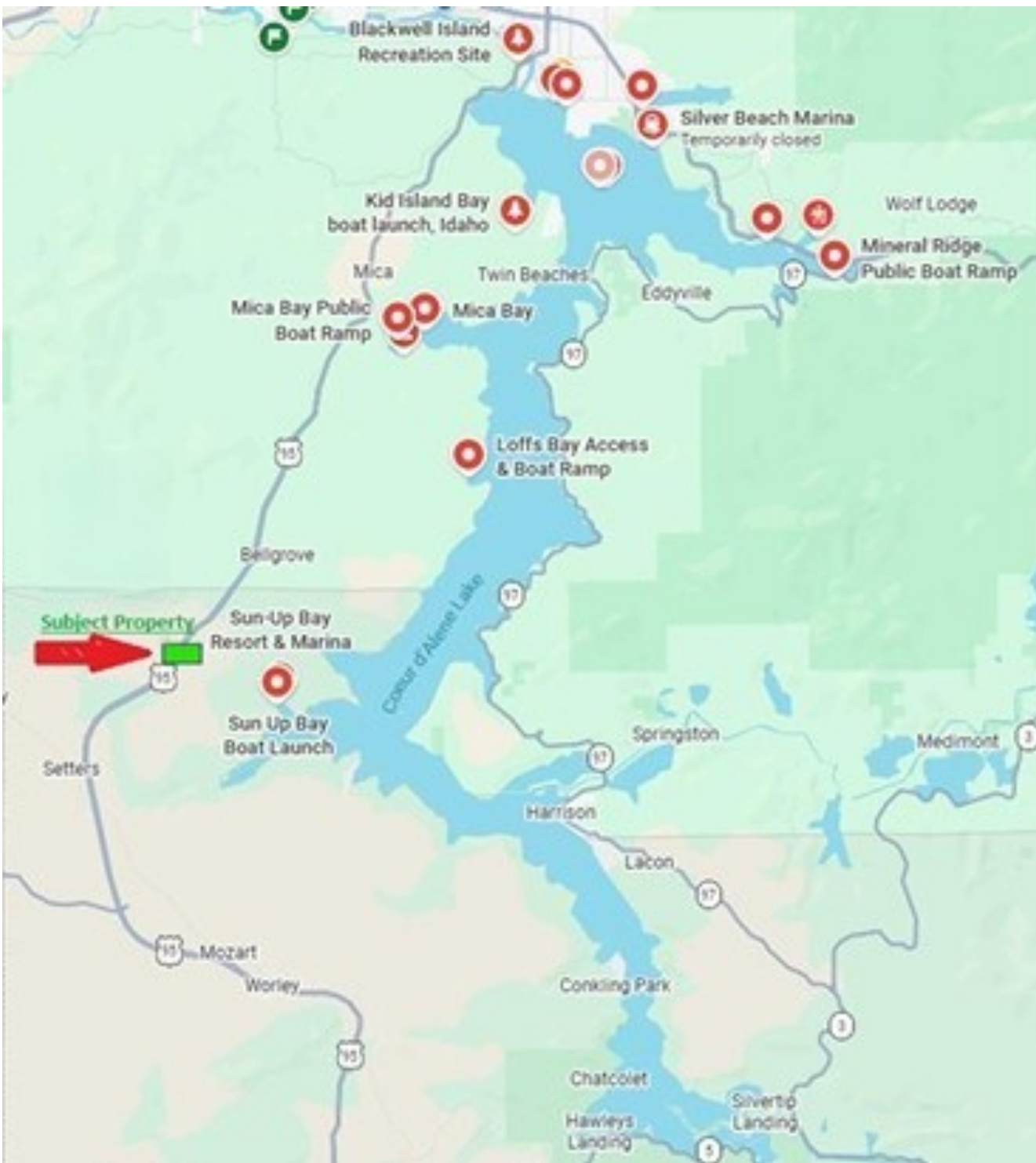


Curtis R. Hitchcock | 208.866.2825
 curtis@knipeland.com

Lake Access & Launch Proximity

Why Buyers & Developers Care

- The Subject location sits near the west-side lake access, with Sun-Up Bay to the south and Mica Bay & Rockford Bay launch points are to the north
- This proximity supports the storage-and-recreation thesis: boats, trailers, RVs, and guests can stage close to the water without paying lakefront access prices.
- Multiple launch options distribute demand and reduce dependence on a single marina or ramp.
- Inland access, easy launch-day logistics, and a scenic resort-style basecamp.



Lake Coeur d'Alene Hwy 95 Corridor



Rick McGraw
208.880.8889
rickmcgraw54@gmail.com



Curtis R. Hitchcock
208.866.2825
curtis@knipeland.com



Coeur d'Alene, Idaho



AREA SUMMARY

- Located in Northern Idaho, Coeur d'Alene is sits on the northern shore of Lake Coeur d'Alene and is surrounded by the rolling hills of the Selkirk Mountains and is wildly regarded as one of the most desirable places to live, work and play in the Pacific Northwest. The city offers a unique balance of natural beauty, culture, and economic opportunity.
- The city's economy is driven by diverse industries, including tourism, healthcare, professional services, and real estate. Kootenai Health, North Idaho College, the Coeur d'Alene Resort are among the top employers.
- With a regional population of over 180,000 and projected steady growth, Coeur d'Alene is among the fastest-growing metros in the U.S. for job creation. The city continues to attract families and entrepreneurs seeking an active lifestyle, and a strong sense of community.

Rick McGraw

208.880.8889



Curtis R. Hitchcock

208.866.2825





Rick McGraw
208.880.8889
rickmcgraw54@gmail.com

Curtis R. Hitchcock
208.866.2825
curtis@knipeland.com

