

Available for Sale, Lease  
or Build-to-Suit  
**Sagle Center**



**Hwy 95 & Sagle Road**  
Sagle, ID

**Property Features:**

- Highway 95 Frontage!
- Total Lot Size: 20.83 Acres ±
- Great Restaurant, Grocery Store & Motel Location
- Owner will Ground Lease or Build-to-Suit
- Just a Few Minutes to Downtown Sandpoint
- Traffic Counts (ADT):  
Hwy 95: 10,000+
- Demographics:  
Population  
Within 1 Mile: 318  
Within 3 Miles: 3,181

For More Information, Contact:

**Chris Bell, SIOR**  
509.622.3538  
cbell@naiblack.com

**Sales Price:**

**Frontage Lots: \$6.50/SF**  
**Unplatted Parcels: \$2.50/SF**  
**Entire 20.83 Acre ± Site: \$2,770,198.20**

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**Utilities**

- Water:** Exterior Lots from Hwy 95 & Sagle Have Access
- Sewer:** On-Site Septic
- Natural Gas:** Hwy 95 & Sagle Road (Avista)
- Power:** Available to the Exterior Lots

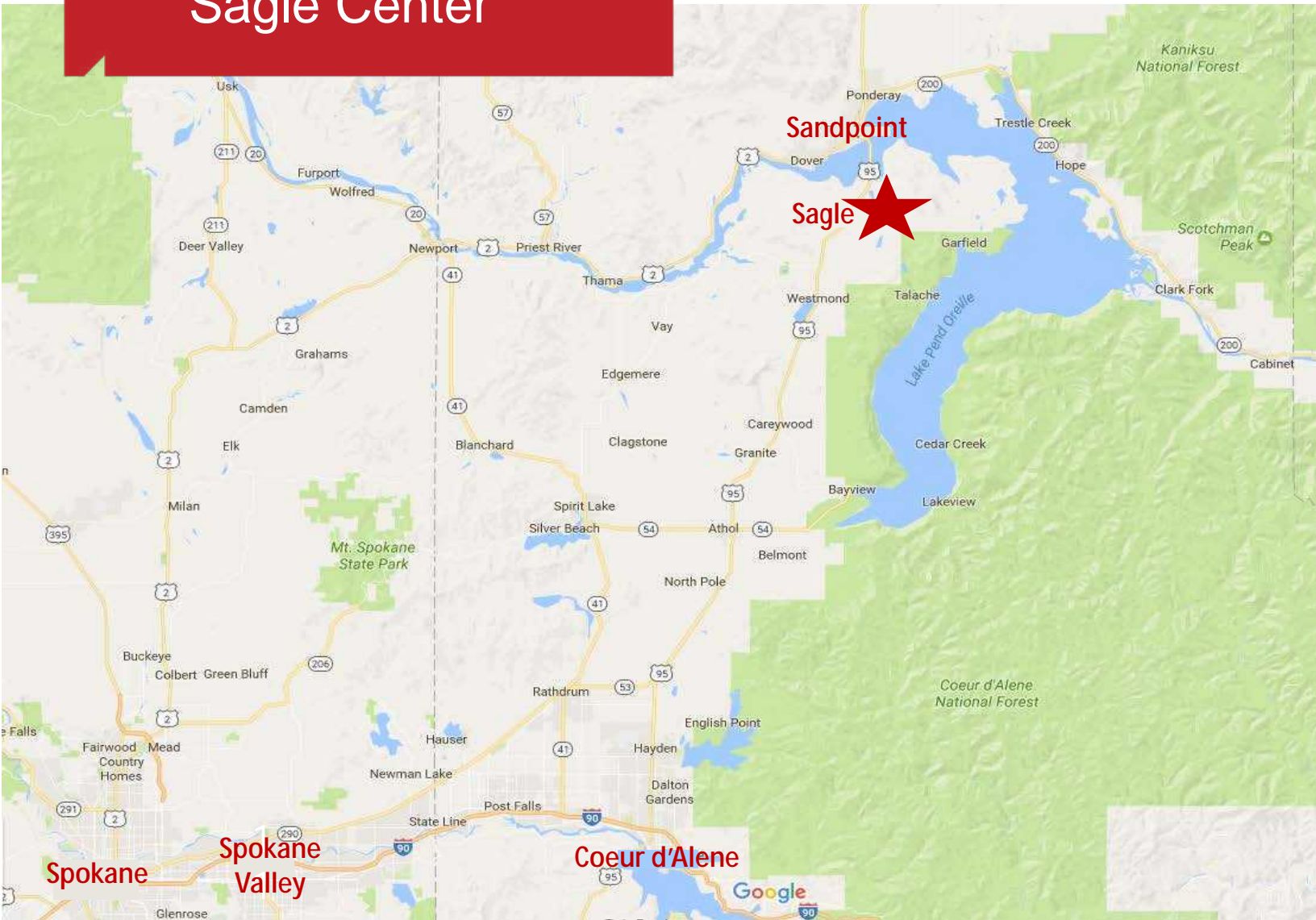
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