

# Brand new Commercial Development



## Property Overview:

Nearly 12 acres of commercial property on the very cusp of growth for Post Falls. Sitting on the edge of Post Falls Downtown District this property also fronts I-90 for some fantastic exposure. City of Post Falls will be installing a much needed new round-a-bout at the intersection of 4th Avenue and Seltice Way which will have a massive impact on the traffic this area receives. Directly across the street sits 330 brand new apartments, and the Mill Site is in the process of a massive re-development which will include hundreds of single family residences, parks, commercial spaces, and much more.

UPDATE: Only 3 acres left. See page 3



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## Specifics at a glance

- Post Falls, Idaho
- CCS Zoning
- Opportunity Zone
- Urban Renewal
- Large active projects active and complete around the site
- Additional street and infrastructure improvements pending

\$15.50 per square foot



## What makes this area unique?

- Located inside of an Opportunity Zone.
- Located inside of an Urban Renewal Zone.
- Directly across the street from a brand new 330 unit apartment project.
- Entire Mill Site across the street has been purchased by a developer and re-development is underway for hundreds of single family residential units and additional commercial space.
- High capacity sewer will be servicing this parcel for the first time ever..
- City of Post Falls has committed to establishing a roundabout at the intersection of 4th Avenue and Seltice. This will open up west bound traffic on 4th Avenue for the first time in over a decade.
- CCS is the most intense Commercial Zoning district offered by the City of Post Falls.
- Eastern end of the City of Post Falls focused "downtown district"



Multiple lot configurations available

Call for more info



# Area Overview

I-90  
52,000 Vehicles Per Day

Seltice Bridge  
14,500  
Vehicles Per Day



Millsite Redevelopment  
Currently Underway



Woodland Meadows Apartments  
330 Units