



LAND FOR SALE

Tullamore Commercial is located approximately 2 miles North of I-90 and fronting the West side of Highway 41 in Post Falls, Idaho.

This commercial project is surrounded by high density multi-family, single family and planned commercial adding to its strong development opportunities. A variety of grocery, fitness, dining, medical, shopping, schools and city parks are either planned or already positioned in close proximity. This is a unique opportunity to purchase land from ± 1.00 - ± 8.12 acres within the newly revitalized and improved Highway 41 corridor.

COMMERCIAL LAND HIGHWAY 41, POST FALLS, ID

Purchase Price: \$20-\$26 PSF
Lot sizes range from ± 1.00 acres to ± 1.88 acres, and are contiguous up to ± 8.12 acres.

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**KIEMLE
HAGOOD**

Property ID	Lot Size (Acres)	Lot Size (Square Feet)	Purchase Price
Tullamore Ninth Addition			
PL6240020010	±1.881	±81,936.36	\$1,966,475.00
PL6240020020	±1.207	±52,576.92	\$1,156,700.00
PL6240020030	±1.014	±44,169.84	\$883,400.00
PL6240020040	±1.005	±43,777.80	\$875,556.00
PL6240020050	±1.000	±43,560.00	\$871,200.00
PL6240020060	±1.000	±43,560.00	\$871,200.00
PL6240020070	±1.000	±43,560.00	\$958,320.00
PL6240020080	±1.000	±43,560.00	SOLD
PL6240020090	±1.000	±43,560.00	SOLD
Tullamore 3 Acre Parcel			
PK421001002E	±1.340	±58,370.40	\$1,517,630.00
PK421001002D	±1.680	±73,180.80	\$1,609,978.00

Tullamore Commercial
 Highway 41
 Post Falls, ID 83854

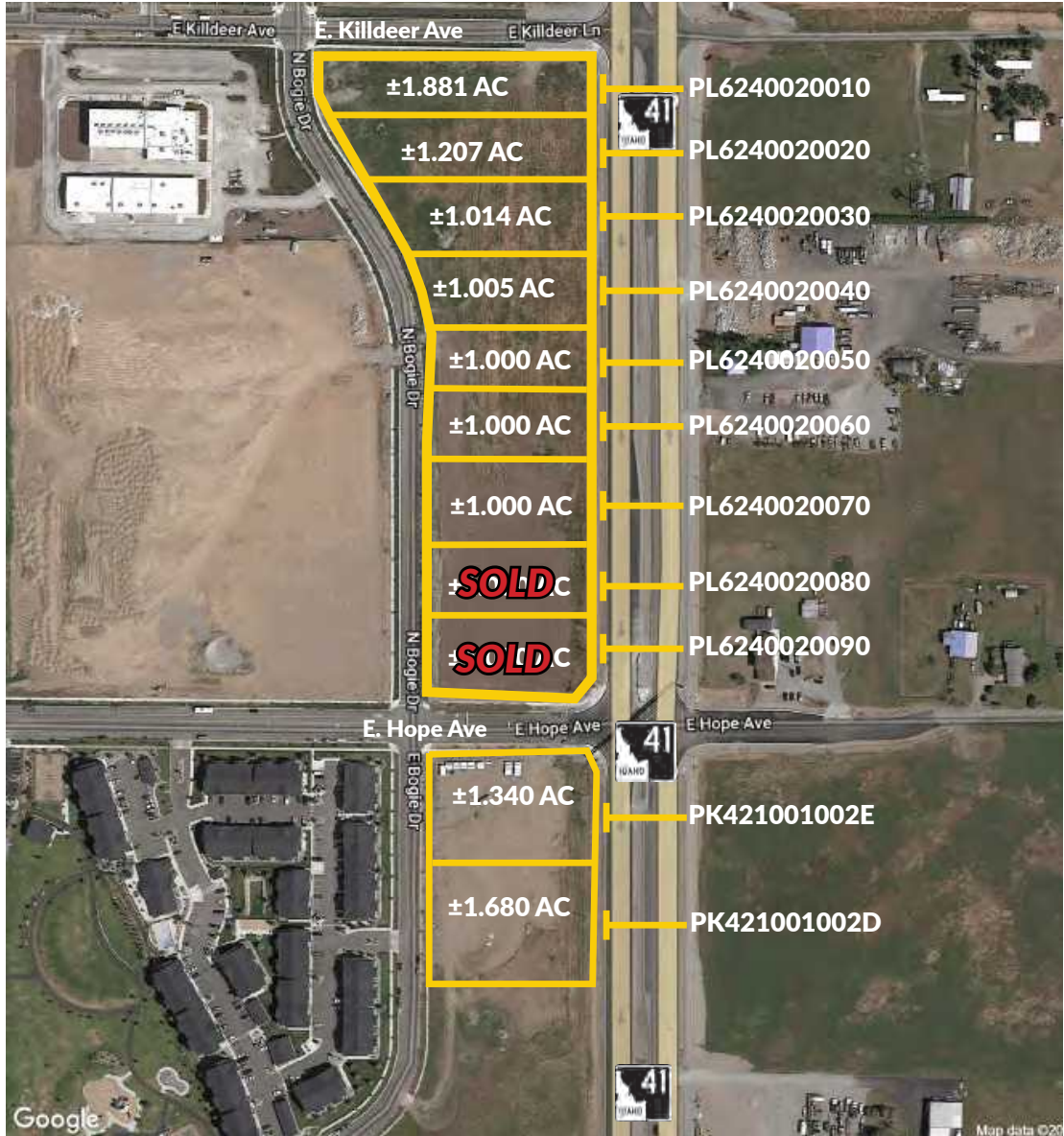
HIGHWAY 41 FRONTAGE LAND

DEMOGRAPHICS



	1MI	3MI	5MI
Est Pop 2023	3,556	41,328	93,999
Projected Pop 2028	3,967	44,491	104,356
Proj Ann Growth (23-28)	2.3%	1.5%	2.2%
Est Daytime Pop	1,852	21,369	52,445
2023 Average HHI	\$85,115	\$82,173	\$87,251
2023 Median HHI	\$91,741	\$71,966	\$71,167

View Location

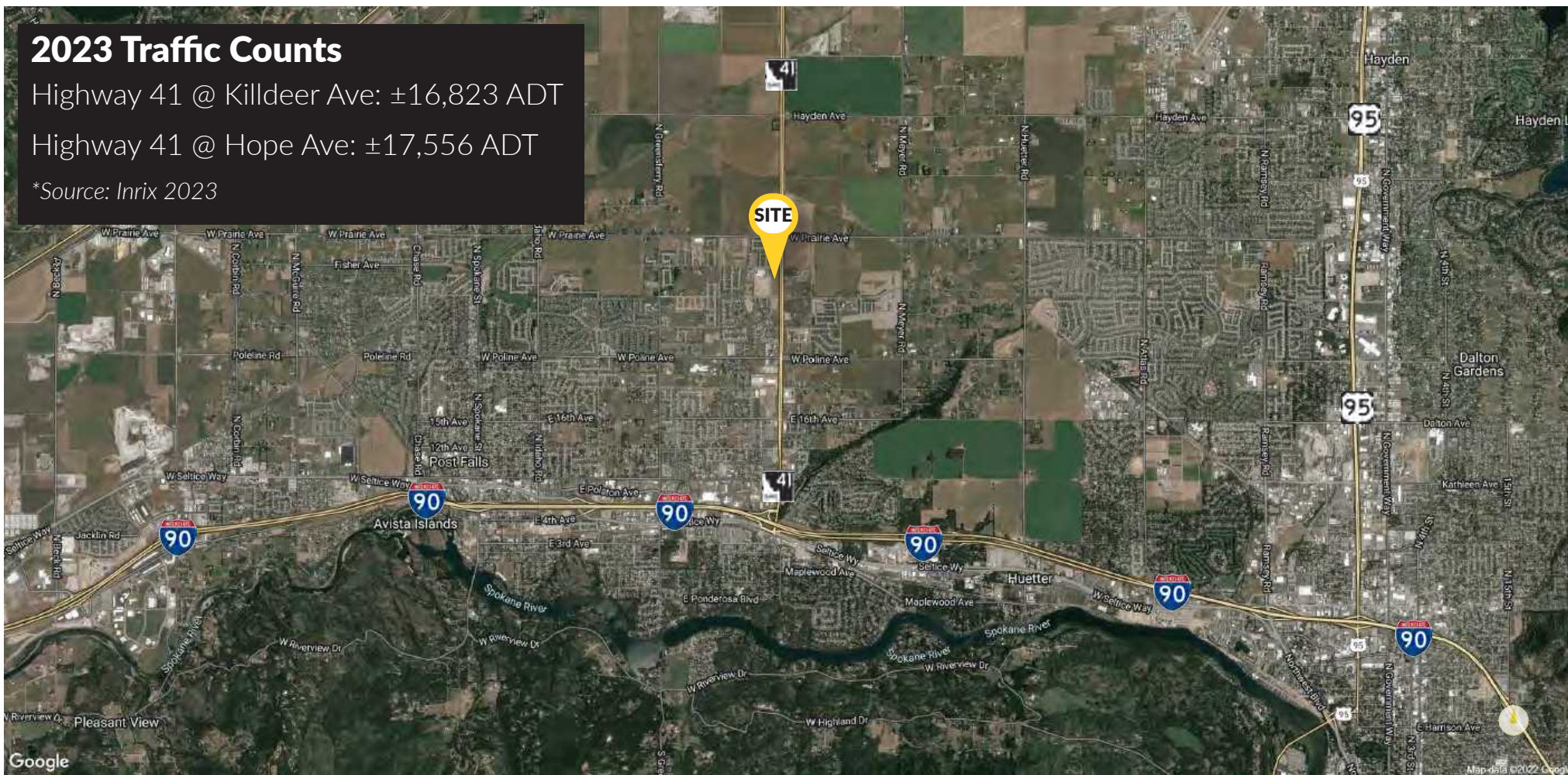


2023 Traffic Counts

Highway 41 @ Killdeer Ave: ±16,823 ADT

Highway 41 @ Hope Ave: ±17,556 ADT

*Source: Inrix 2023



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1579 WEST RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814

OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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REALTOR