



# 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  $\pm 1.00$  -  $\pm 8.12$  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  $\pm 1.00$  acres to  $\pm 1.88$  acres, and are contiguous up to  $\pm 8.12$  acres.

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**KIEMLE  
HAGOOD**

Property ID	Lot Size (Acres)	Lot Size (Square Feet)	Purchase Price
<b>Tullamore Ninth Addition</b>			
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	<b>SOLD</b>
PL6240020090	±1.000	±43,560.00	<b>SOLD</b>
<b>Tullamore 3 Acre Parcel</b>			
PK421001002E	±1.340	±58,370.40	\$1,517,630.00
PK421001002D	±1.680	±73,180.80	\$1,609,978.00

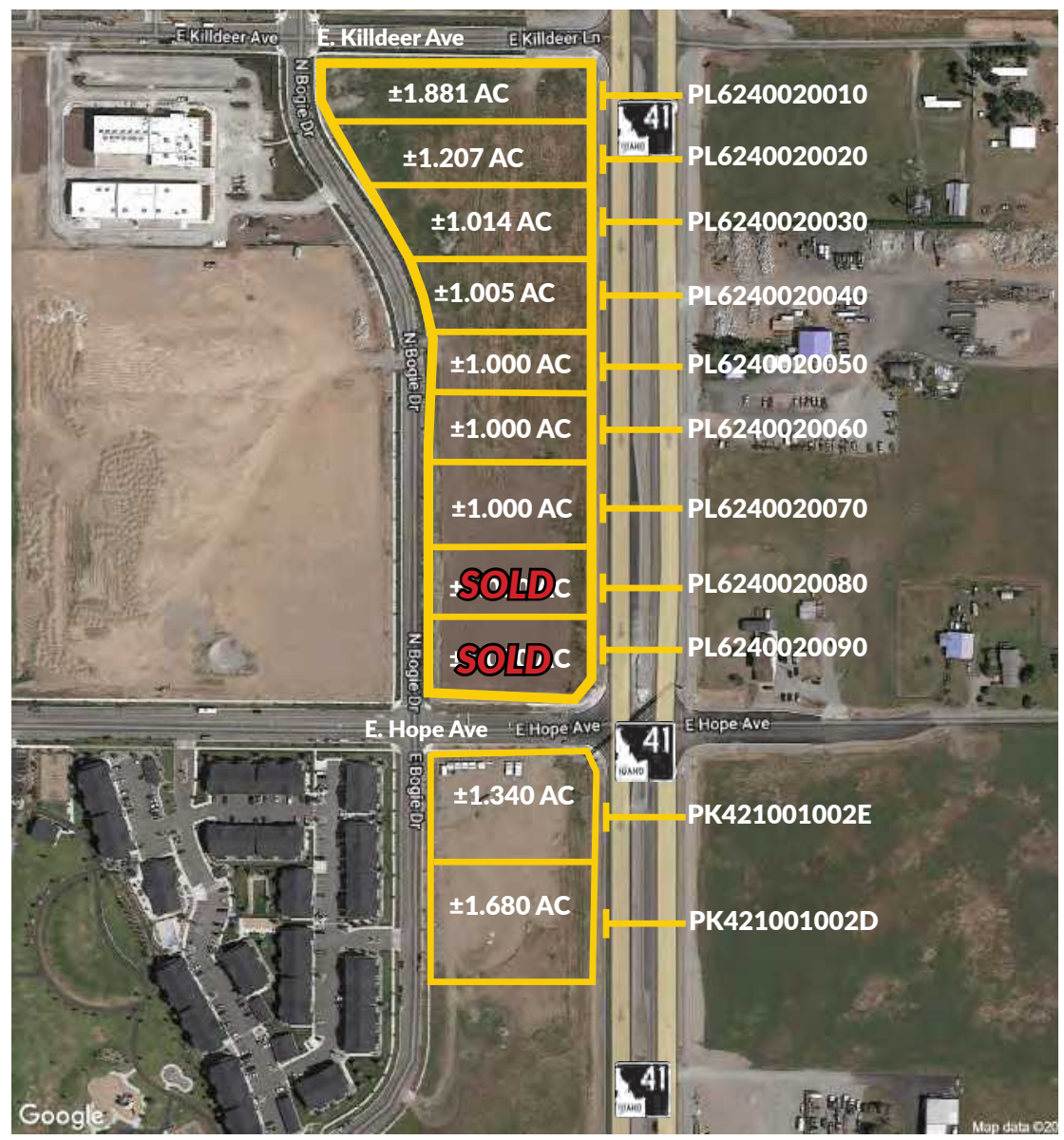
**Tullamore Commercial**  
 Highway 41  
 Post Falls, ID 83854

## 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** 

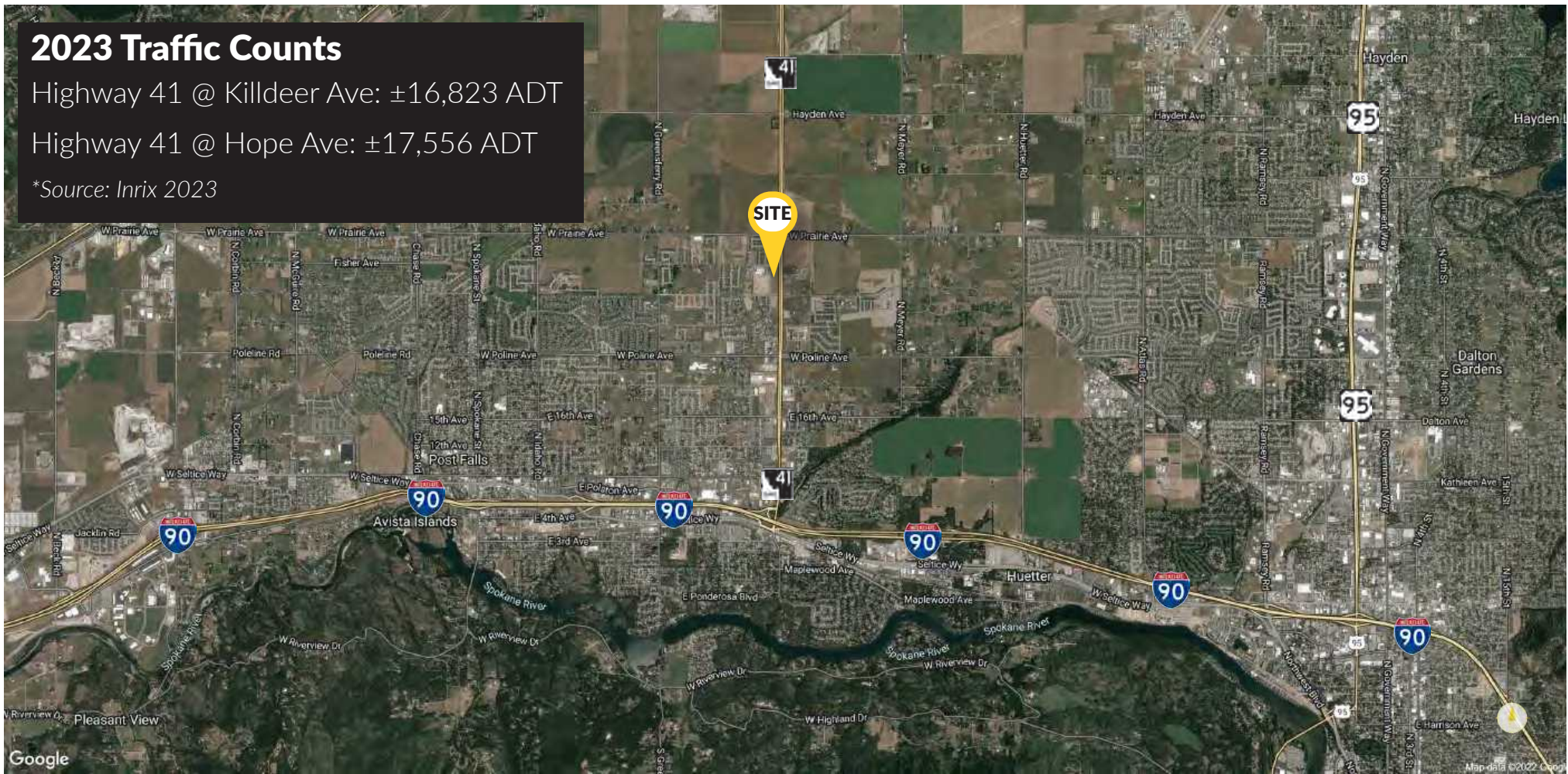


# 2023 Traffic Counts

Highway 41 @ Killdeer Ave: ±16,823 ADT

Highway 41 @ Hope Ave: ±17,556 ADT

\*Source: Inrix 2023



## Tullamore Commercial

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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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