

COMMERCIAL LAND FOR SALE OR LEASE

6547 W POINTE PKWY, POST FALLS, ID



Jared Smith

Vice President

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Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

PARCEL OVERVIEW

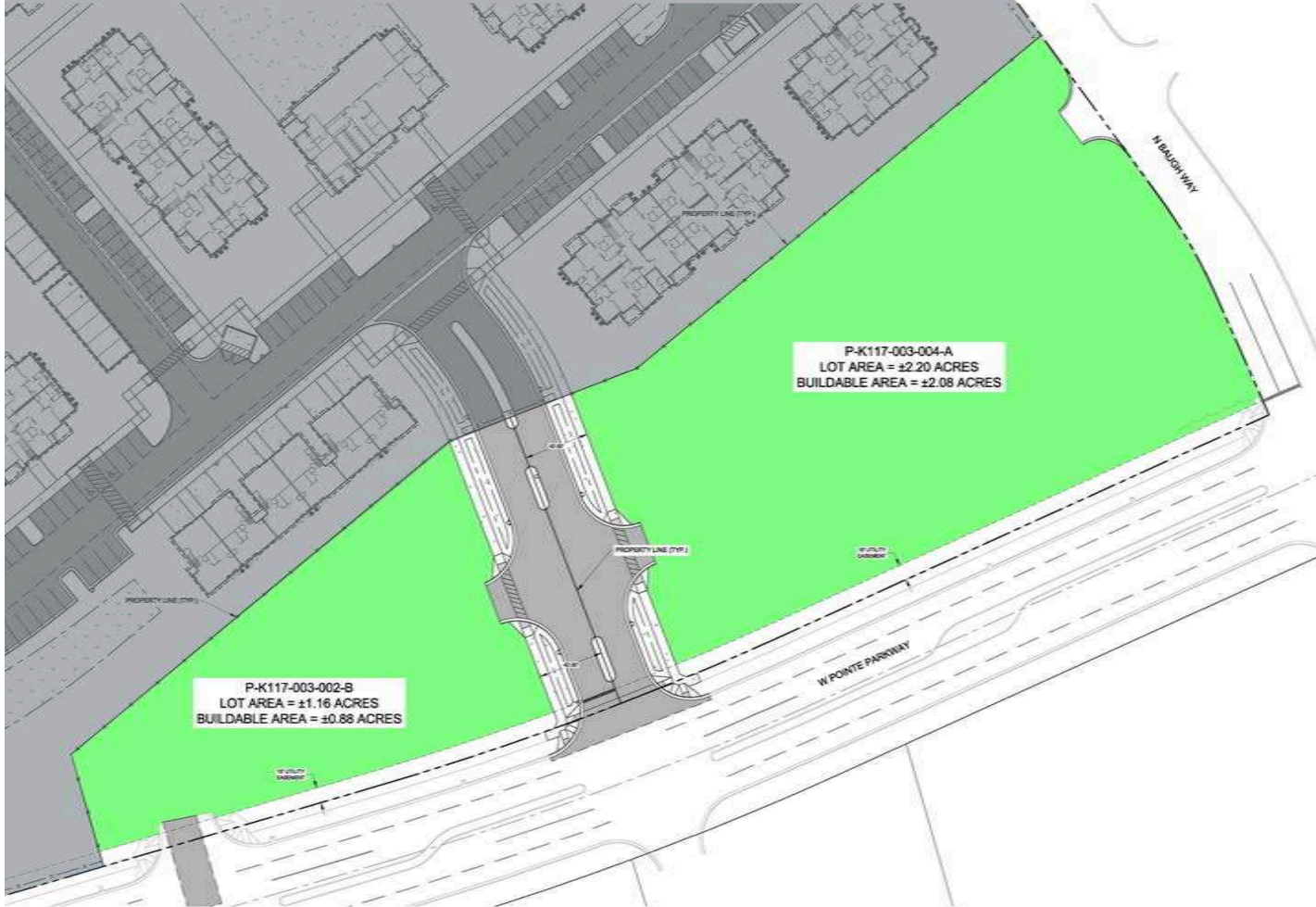
Parcel: PK117003002B - ±1.16 AC

Buildable Area	Sale Price	Rent
±0.88 AC	\$20.00/SF	\$2.00/SF

Parcel: PK117003004A - ±2.20 AC

Buildable Area	Sale Price	Rent
±2.08 AC	\$20.00/SF	\$2.00/SF

- Zoning: Community Commercial Mixed (CCM)
- Adjacent to a newly entitled 270-unit market-rate multifamily development
- Less than a mile to I-90
- 20 minutes to Downtown Coeur d'Alene
- 25 minutes to Downtown Spokane
- Within 27 miles of Spokane International Airport (GEG)

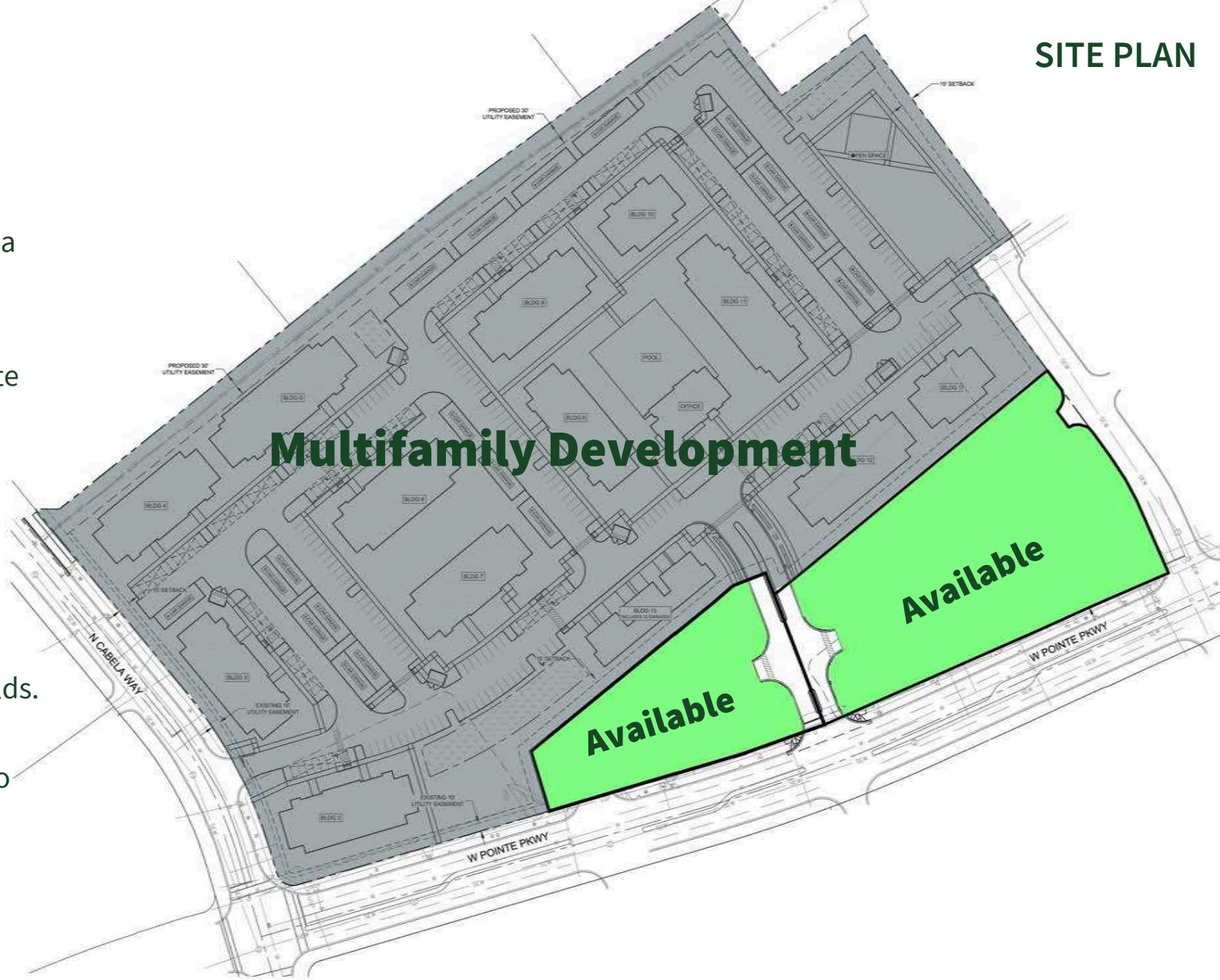


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MULTIFAMILY DEVELOPMENT

Prime land parcels adjacent to a new upscale residential development. The neighboring project features 270 market-rate units in 13 well-designed buildings, complete with individual garages and a community pool. This location offers businesses an ideal opportunity to serve a built-in customer base of 270 households. Perfect for retail, services, or commercial ventures looking to meet the needs of this growing community.



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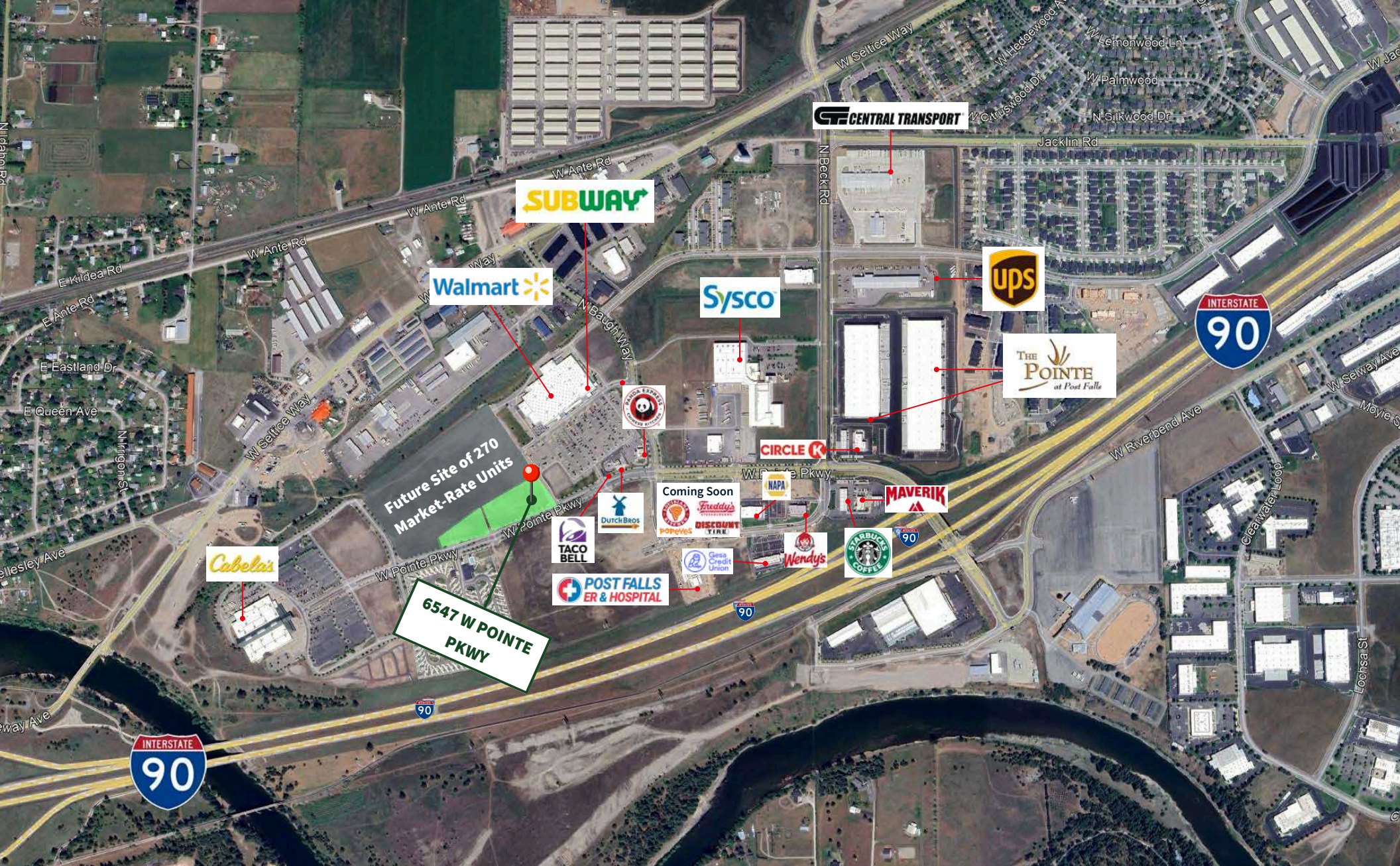
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