



OFFERING MEMORANDUM

Seltice Way Investment

1631 E Seltice Way, Post Falls, ID 83854

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An aerial photograph of a commercial building with a white roof and blue accents. The building has a sign for "5in1 Fitness" on its side. A parking lot with several cars is in the foreground. In the background, there are other commercial buildings, including one with a yellow sign, and a residential area with trees showing autumn colors. A black text box is overlaid on the right side of the image.

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

This 5,970 SF commercial industrial building, located on Seltice Way in Post Falls, Idaho, sits on 0.86 acres and is leased with a NNN (Triple Net) renewable lease, providing stable cash flow and minimal landlord responsibilities. With a CAP rate of nearly 6% and an estimated 11% internal rate of return (IRR) over the next five years, this property offers strong investment potential.

Key Investment Highlights

- Lease: NNN lease with renewal options, ensuring predictable income.
- CAP Rate: Nearly 6%, reflecting robust demand for industrial space.
- IRR Potential: 11% projected IRR in 5 years, driven by consistent rental income and potential appreciation.
- Location: Prime Post Falls site with direct access to I-90, close to major transportation routes and amenities.
- Land Size: 0.86 acres, offering room for operational needs and future development.

Market Overview

Post Falls is experiencing rapid growth, fueled by its strategic location along the I-90 corridor, which connects to key regional markets like Spokane and Coeur d'Alene. This growth has driven demand for industrial properties, making it a strong area for investment.

This property offers a secure income stream and upside potential in a fast-growing, accessible location. With a near 6% CAP rate and an expected 11% IRR over 5 years, this is an attractive opportunity for investors seeking stability and long-term growth.



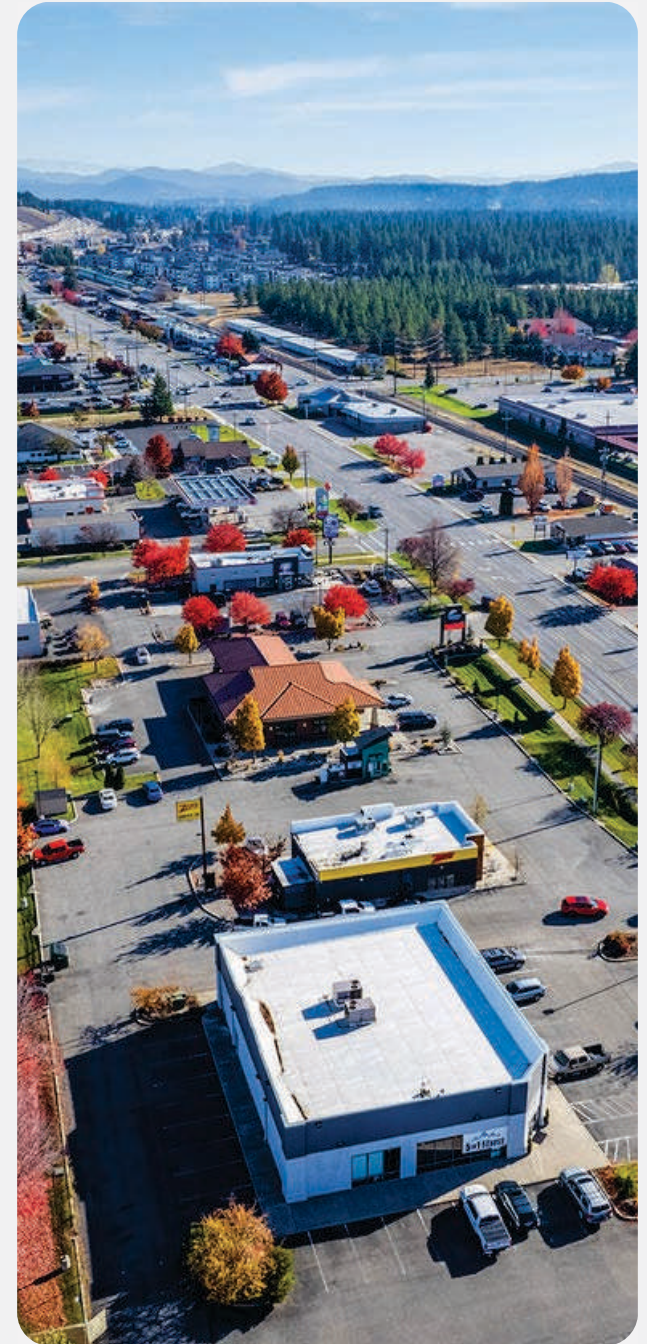
ACRES
0.86



APPROX. SF:
5,970



ZONING
INDUSTRIAL





INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS

Thriving Business Community

The property is situated within close proximity to a variety of well-established businesses and retail centers, offering an excellent location for any investor looking to join the area's expanding commercial landscape. Some notable nearby businesses include:

- Walmart – A large retail store offering groceries, electronics, and various household items.
- Applebee's – A popular American casual dining restaurant.
- Home Depot – A home improvement store for tools, appliances, and building materials.
- Starbucks – A well-known coffee shop chain.
- Les Schwab Tire Centers – A trusted automotive service provider for tires and other car maintenance.

Post Falls – A City on the Rise

In addition to its booming business environment, Post Falls is undergoing substantial residential growth, with new neighborhoods, townhomes, and apartments springing up across the city. This residential boom is directly contributing to the demand for more services, retail options, and employment opportunities. The city's close proximity to Coeur d'Alene, coupled with its affordable cost of living, is attracting families, professionals, and retirees alike.

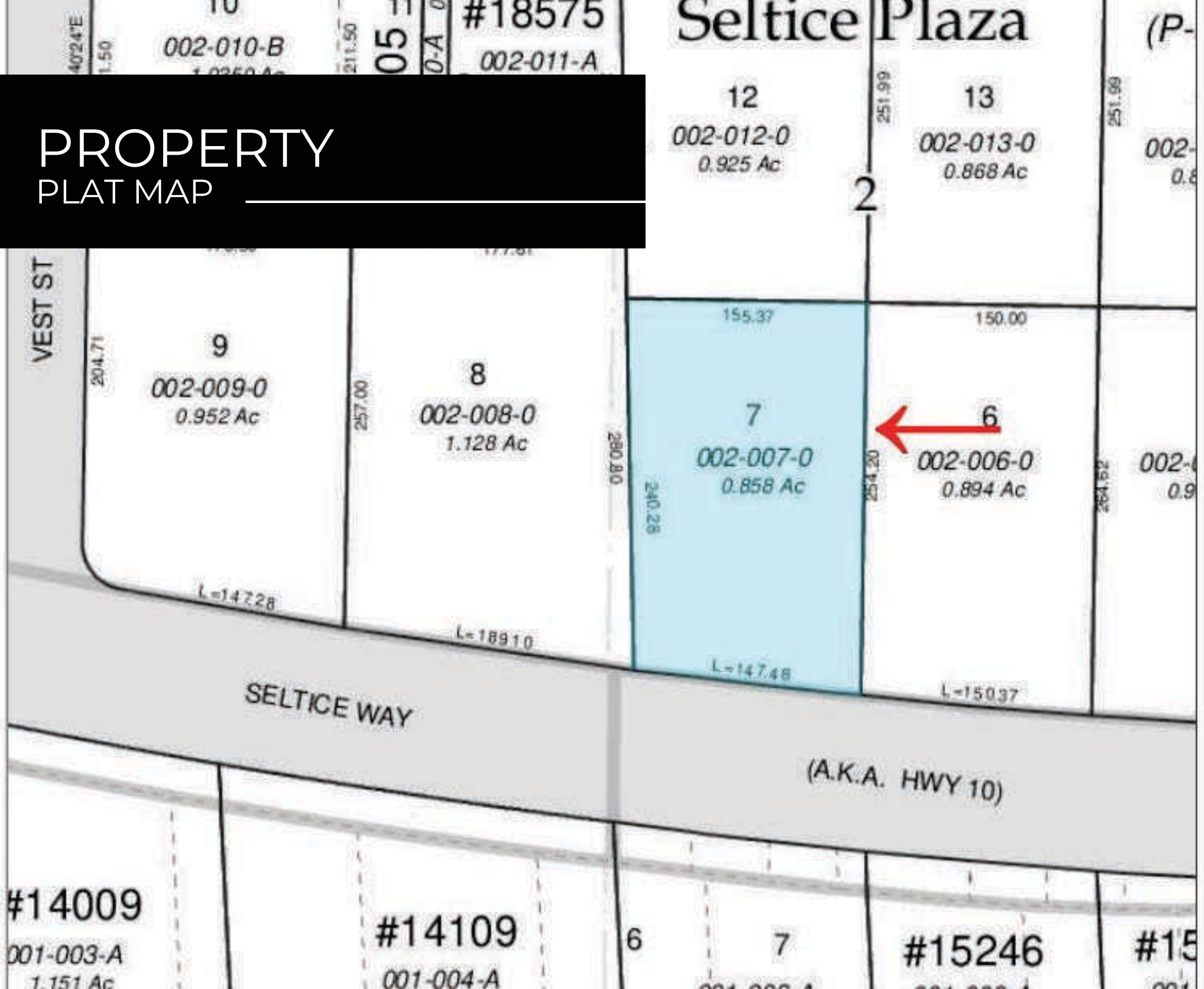
This property offers the rare combination of high-visibility, established infrastructure, and a rapidly expanding market, making it an ideal site for your next commercial investment. With Post Falls' continued growth, the opportunity to capitalize on this land has never been better. Don't miss out on your chance to secure a prime piece of real estate in one of Idaho's fastest-growing cities!

PROPERTY SUMMARY

ADDRESS:	1631 E Seltice Way, Post Falls, ID 83854
PARCEL:	P83500020070
LOT SIZE:	37,461 SF
LOT ACRES:	0.86 Acres
COUNTY:	Kootenai
MARKET:	Investor
ZONING:	Industrial
PRICE:	\$1,300,000
PRICE PER SF:	\$217.75

PROPERTY
PLAT MAP

Seltice Plaza





PROPERTY
PHOTOS





- ## AREA AMENITIES
- 1 Spokane International Airport
 - 2 Riverbend Commerce Park
 - 3 Coeur d'Alene Resort
 - 4 North Idaho College
 - 5 Kootenai Health
 - 6 Post Falls Public Library
 - 7 Parks and Recreation Facilities
 - 8 Downtown Post Falls
 - 9 Interstate 90 (I-90)
 - 10 Spokane Valley Mall

AREA OVERVIEW



GROWTH

Post Falls, Idaho, is experiencing notable growth, driven by its appealing quality of life and strategic location near Spokane, Washington. The city's affordable cost of living and vibrant community atmosphere have attracted both new residents and businesses. This has led to an expansion in residential and commercial developments, including new schools, parks, and shopping centers.

As Post Falls continues to grow, it is becoming a hub for industry and technology, supported by local investments in infrastructure. The city successfully blends rapid development with its small-town charm, making it an attractive place for businesses and individuals seeking a dynamic yet welcoming environment.



WHAT'S COMING

Post Falls is experiencing vibrant growth with several key developments on the horizon. The Riverbend Commerce Park is attracting new industries, boosting local employment and economic activity. The city is also expanding its retail and dining options, enhancing amenities for residents.

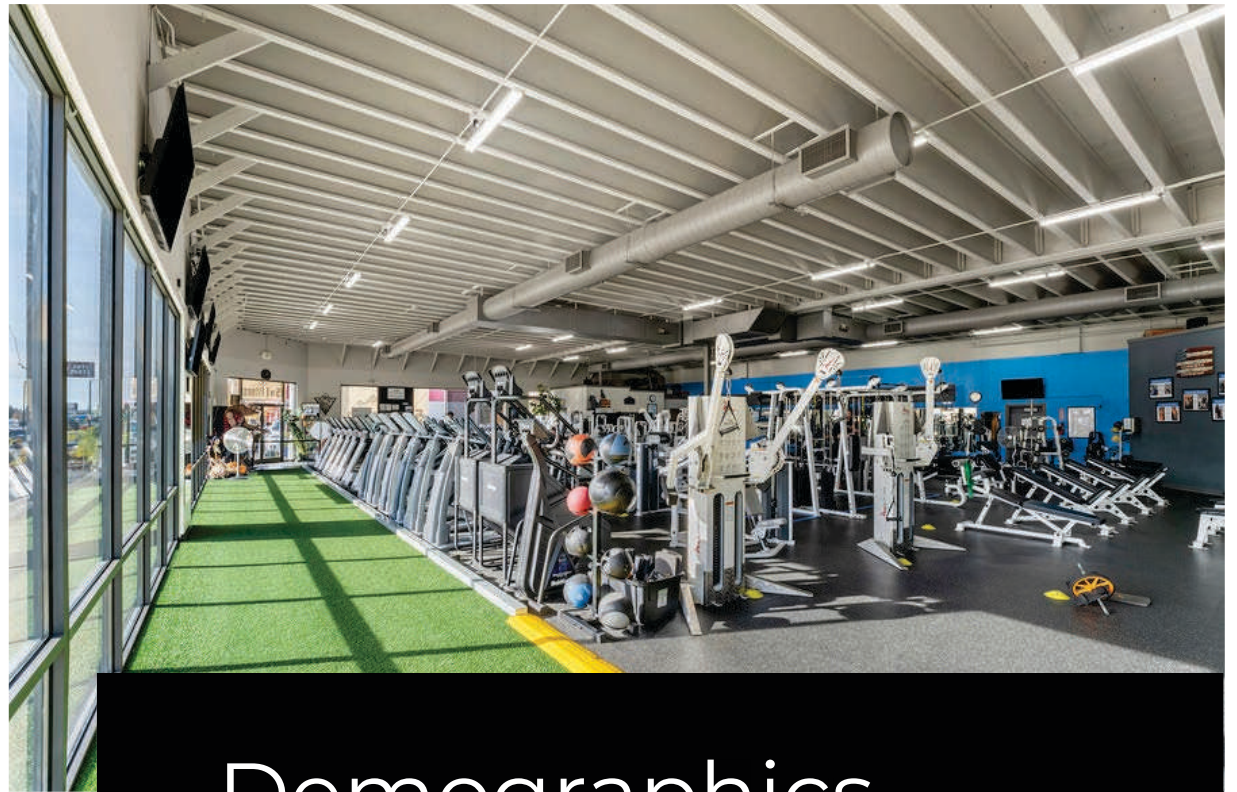
On the residential front, new housing projects are underway, including modern apartments and single-family homes, to accommodate the growing population. Infrastructure improvements, such as road expansions, are also in progress to support this growth while preserving the city's small-town charm.



STRATEGIC LOCATION

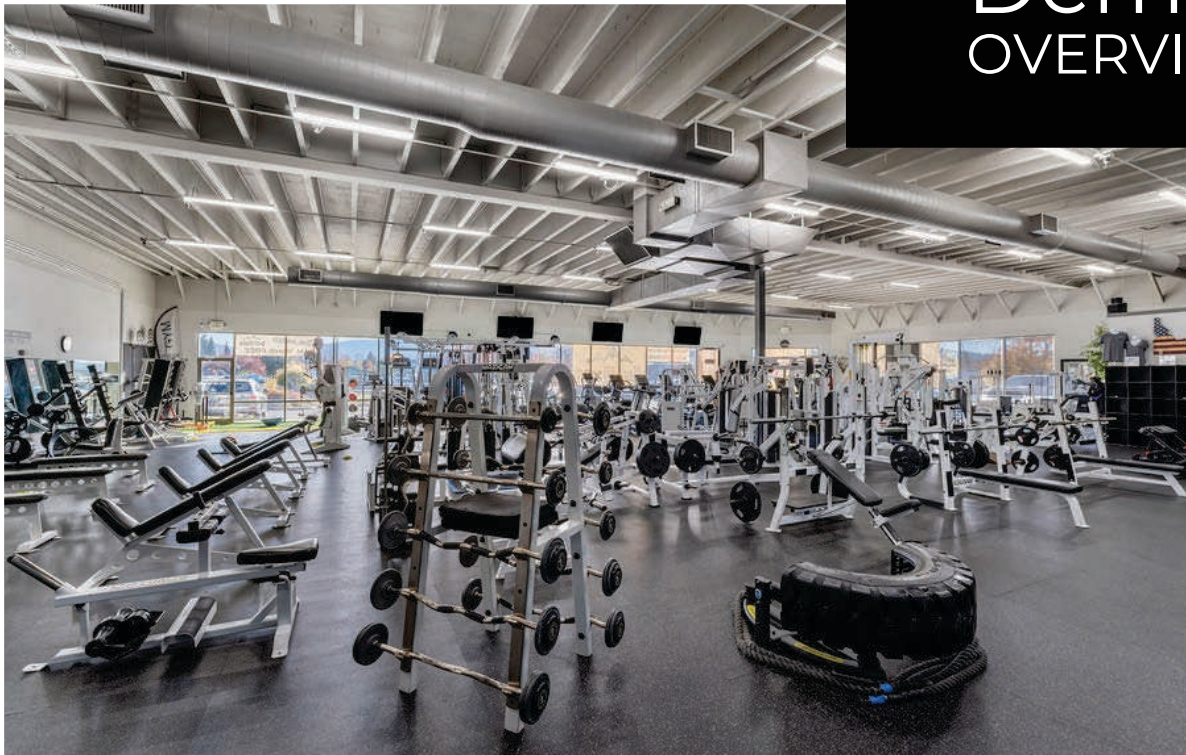
Post Falls, Idaho, boasts a strategic location that enhances its appeal as a business and residential hub. Situated approximately 30 miles east of Spokane, Washington, the city offers convenient access to the Spokane International Airport, which is just a short drive away. This proximity to a major airport facilitates easy travel and logistics for both residents and businesses, linking Post Falls to national and international destinations.

Additionally, Post Falls is directly connected to Interstate 90 (I-90), which runs through the city. This major highway provides seamless transportation east to Missoula, Montana, and west to Seattle, Washington. The ease of access to I-90 supports regional connectivity, making Post Falls a key location for commerce and travel within the Pacific Northwest.



Demographics

OVERVIEW



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	6K - 8K	15k - 20k	25K - 30K
Households	2.2K - 2.8K	5.5k - 7.5k	9K - 12K
Families	1.5k - 2k	3.5k - 4.5k	6K - 8K
Median Age	35 - 40	35-40	36-42
Median Household Income	\$55K-\$65K	\$55K - \$60K	\$60K - \$70K
Mean Household Income	\$70K-\$80K	\$70K - \$80K	\$75K - \$85K



38,000
TOTAL POPULATION



16K-18K
TOTAL EMPLOYEES



\$60K-\$65K
MEDIAN HH INCOME



\$32K-\$34K
PER CAPITA INCOME





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