

# FOR SALE



## RiverView at Stateline

WASHINGTON/IDAHO STATE LINE LAND

**Pat Eberlin | Idaho Lots**

208.215.1375 or [pat.eberlin@kiemlehagood.com](mailto:pat.eberlin@kiemlehagood.com)

**Mary Kienbaum | Washington Lots**

208.770.2589 or [mary.kienbaum@kiemlehagood.com](mailto:mary.kienbaum@kiemlehagood.com)

**KIEMLE  
HAGOOD**

208.770.2590  
1579 W. Riverstone Dr., Suite 102  
Coeur d'Alene, ID 83814



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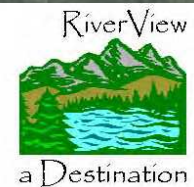
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# RiverView

## *a Destination*



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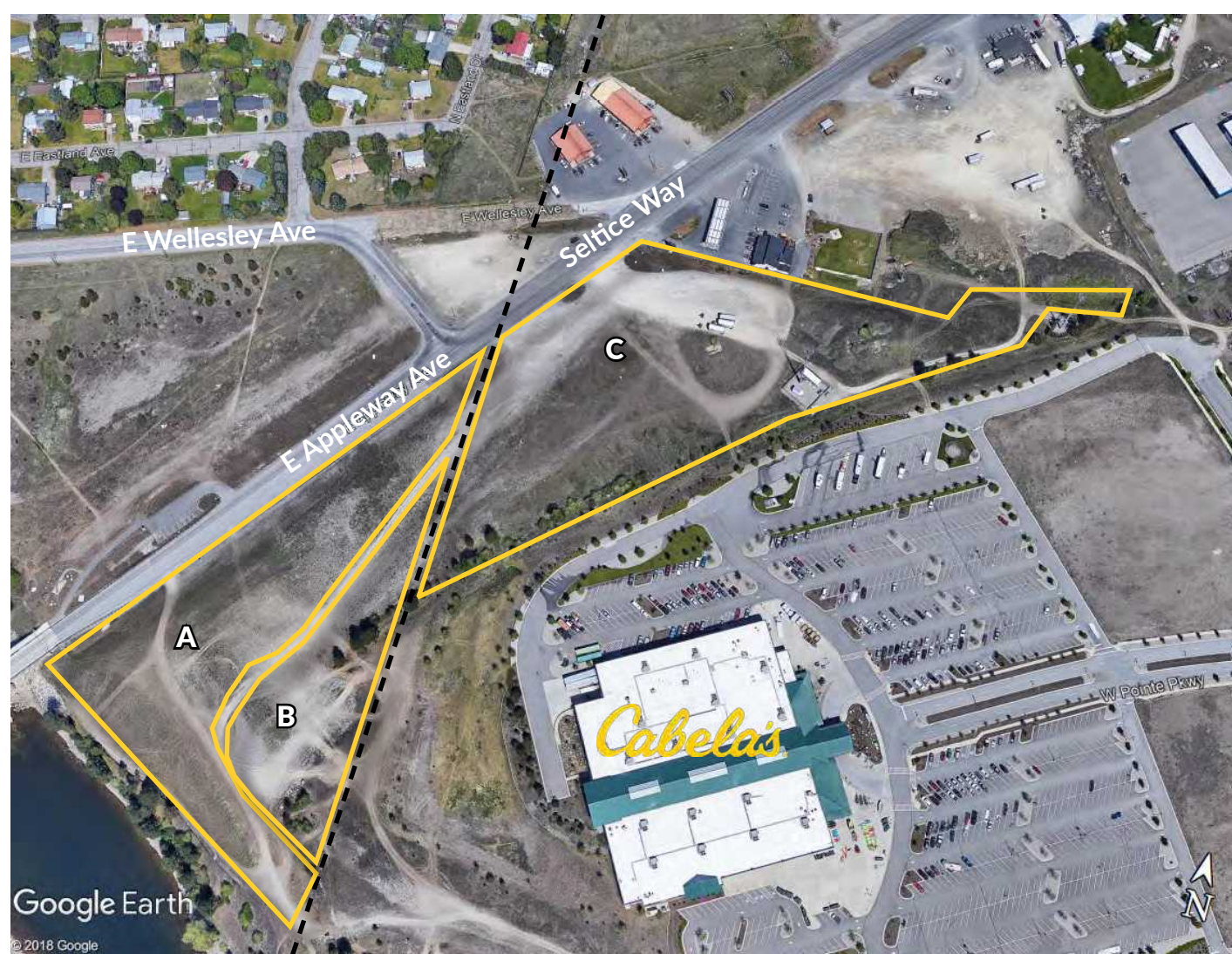


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Three undeveloped parcels of land along the Idaho/Washington border. Directly adjacent to Cabela's, one parcel is located on the Idaho side and two parcels are located on the Washington side.

- Easy Access from I-90
- River Frontage
- Hotel: 128 Room Approved
- Restaurant
- C Store
- RV Park: Approval Pending
- Traffic Counts:
 

Apple Way	±9,810 ADT
Seltice Way	±26,997 ADT
I-90 EB & WB	±195,259 ADT

Lot #	Acres	Sq. Ft.	Price/SF
A	4.05	176,418	\$10.25
B	1.35	58,806	\$10.25
C	7.52	327,571	\$10.25

**\*\*Lot outlines are approximate**

## Your Pacific Northwest Real Estate Specialists

Landlord Representation • Tenant Representation • Investment Sales • Property Development • Seller Representation • Buyer Representation

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