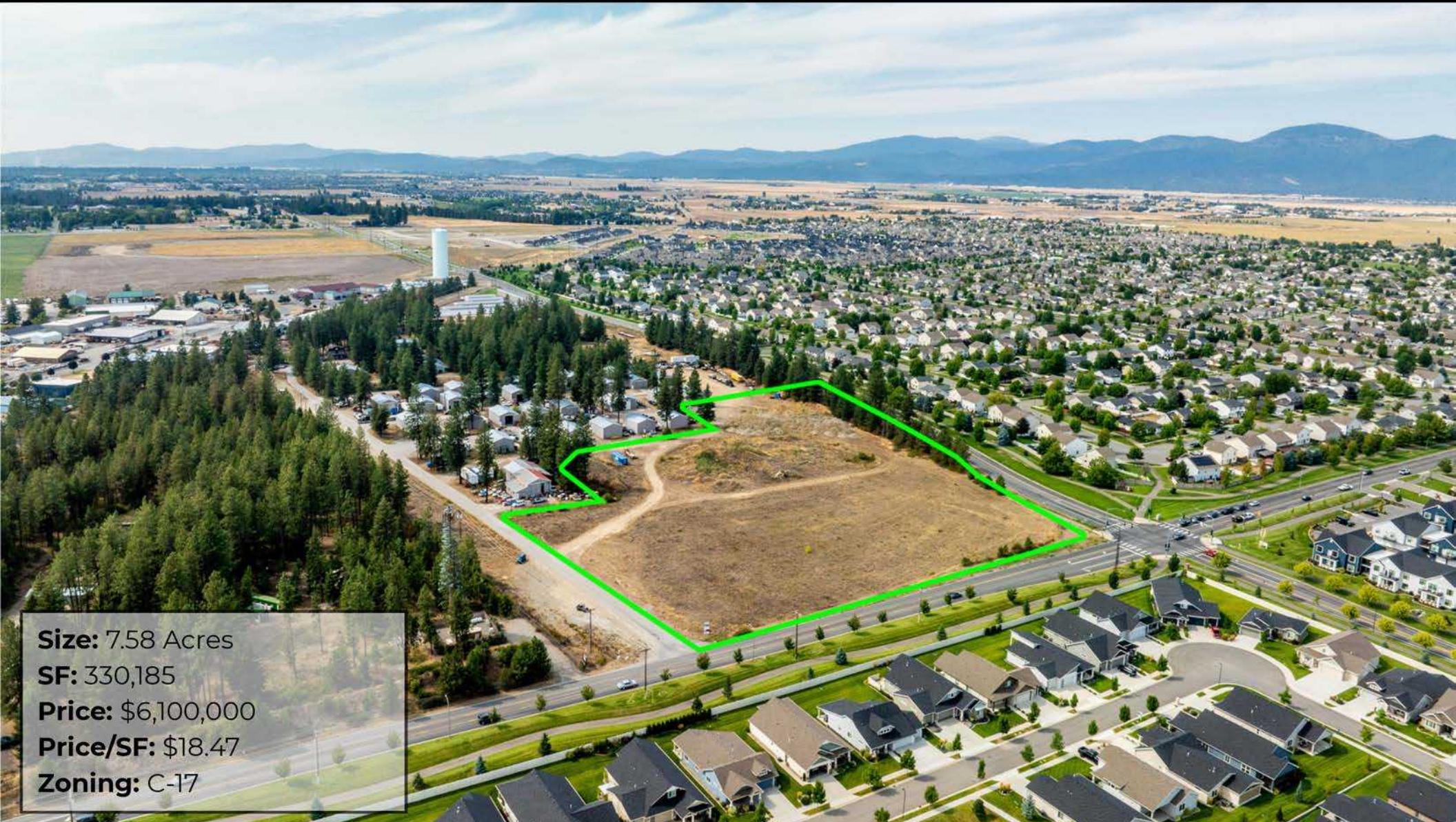


# 7.58 ACRE DEVELOPMENT SITE FOR SALE

NNA Hanley Ave, Coeur d' Alene, ID



**Donnie Murrell**

208-758-7539

[donnie@7foldrealty.com](mailto:donnie@7foldrealty.com)

BERKSHIRE  
HATHAWAY | JACKLIN  
REAL ESTATE

# THE OPPORTUNITY

## PROPERTY HIGHLIGHTS

- Rare 7.58 acre parcel in central Coeur d'Alene
- C-17 zoning – city's most flexible designation, allowing high-density multifamily, commercial, office, and mixed-use development.
- Prime, strategic development site with exceptional visibility and connectivity
- Ideal for high-density multifamily development (up to 17 units per acre). Density could be increased to R-34 through the special use permit process.
- Adjacent to West Hanley Ave and North Atlas Rd for excellent access
- Surrounded by established residential neighborhoods, schools, and parks
- 7+ miles of paved trails and 90+ acres of parks & open space nearby
- Minutes to McEuen Park, the Kroc Center, Riverstone, CDA Resort, and the beach
- Under 8 minutes to I-90 and US-95; less than 30 minutes to downtown Spokane
- Strong growth corridor in one of Idaho's fastest-growing markets

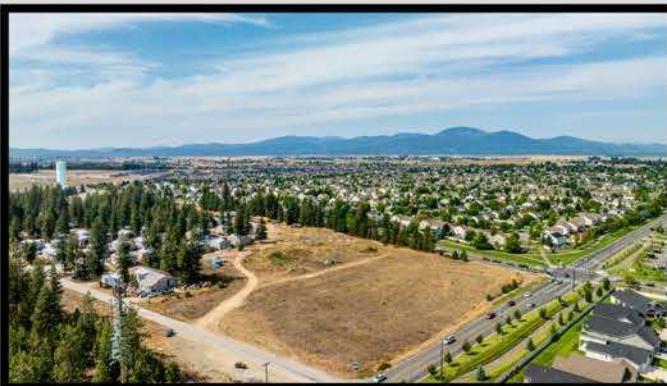
## PROPERTY INFORMATION

- Parcel No: C00000330050
- AIN: 248988
- Zoning - C-17
- Utilities: Water, Sewer, Electric & Gas available.
- Property will be serviced by the City of Coeur d' Alene
- Phase 1 completed in 2023
- Link to City of Coeur d' Alene Zoning Information

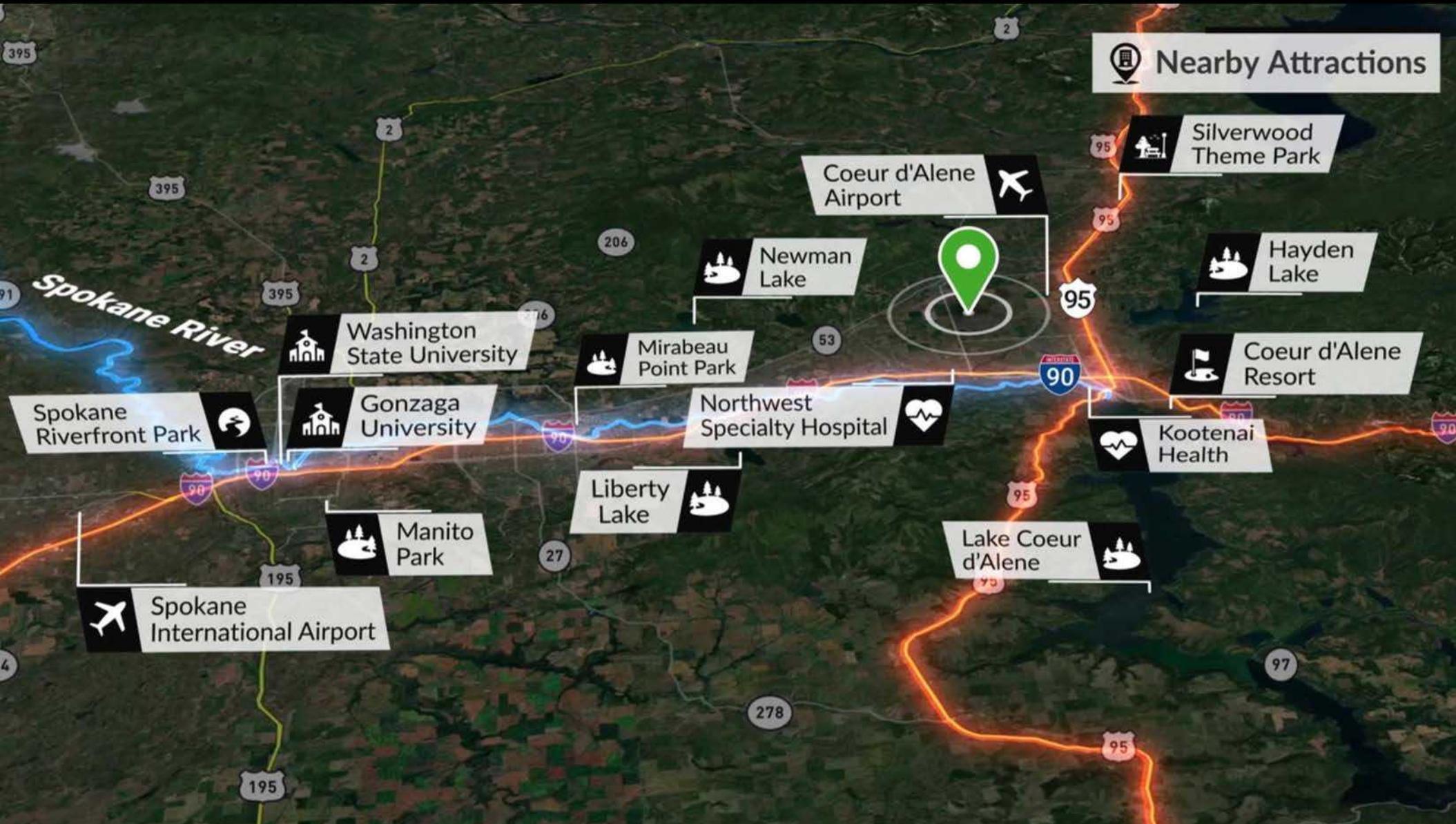
# AREA SCHOOLS, NEIGHBORHOODS & BUSINESSES



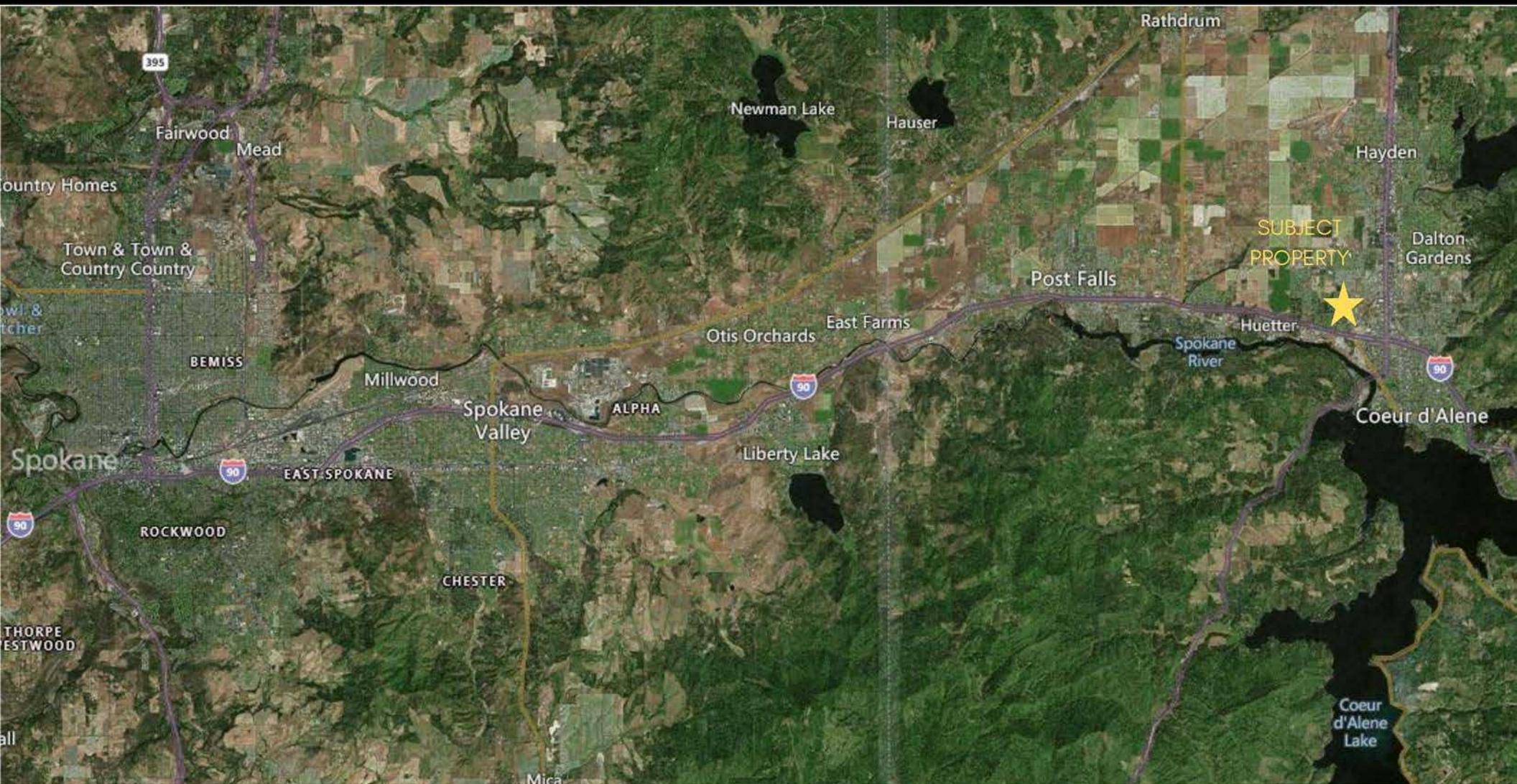
# PICTURES



# NEARBY ATTRACTIONS



# INLAND NORTHWEST



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