

I-90 LAND FOR SALE

NEW PRICE!
\$1,850,000

±1.71 ACRES AVAILABLE

2625 E Seltice Way
Post Falls, ID 83854

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MANAGING BROKER

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[KIEMLEHAGOOD]

HIGH-EXPOSURE COMMERCIAL LAND ON SELTICE WAY / I-90 CORRIDOR AVAILABLE FOR SALE

\$1,850,000

NEW PRICE \$1,850,000

~~Offering Price 1,999,000~~

Lot Size ±1.71 Acres (±74,488 SF)

Zoning I-Industrial

Parcel # P720001024AC

USE PER CITY OF POST FALLS:

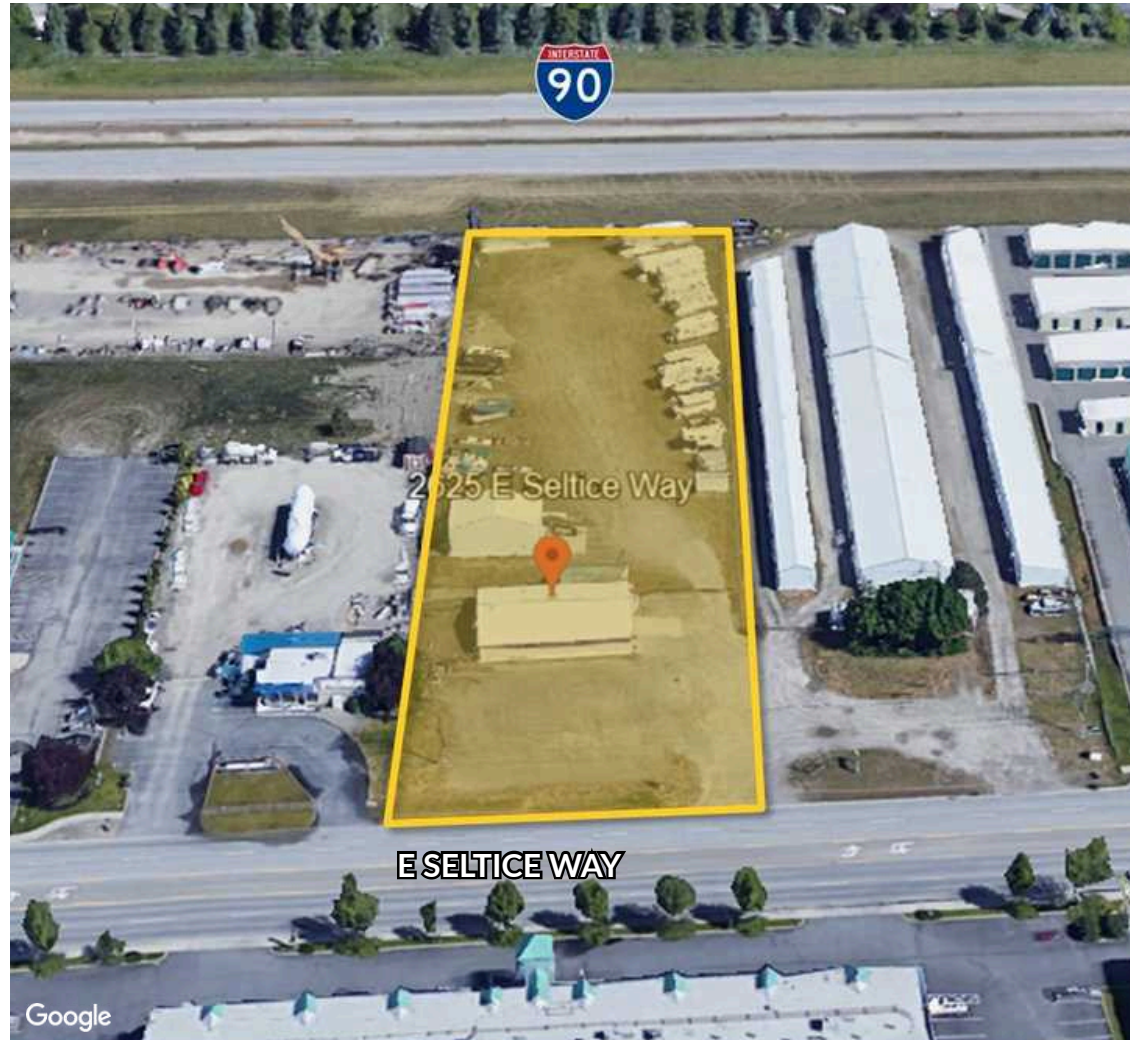
Retail

Office

Light Industrial

POST FALLS DEVELOPMENT OPPORTUNITY

Situated along E. Seltice Way with excellent I-90 visibility, this property offers unmatched exposure in the heart of Post Falls' growth corridor. The newly enhanced I-90/SH-41 interchange provides easy access, while nearby projects like Millworx, a major mixed-use development, are fueling rapid expansion in the area. Surrounded by retail, dining, and residential growth, this site is ideally positioned for commercial development in one of North Idaho's fastest-growing markets.

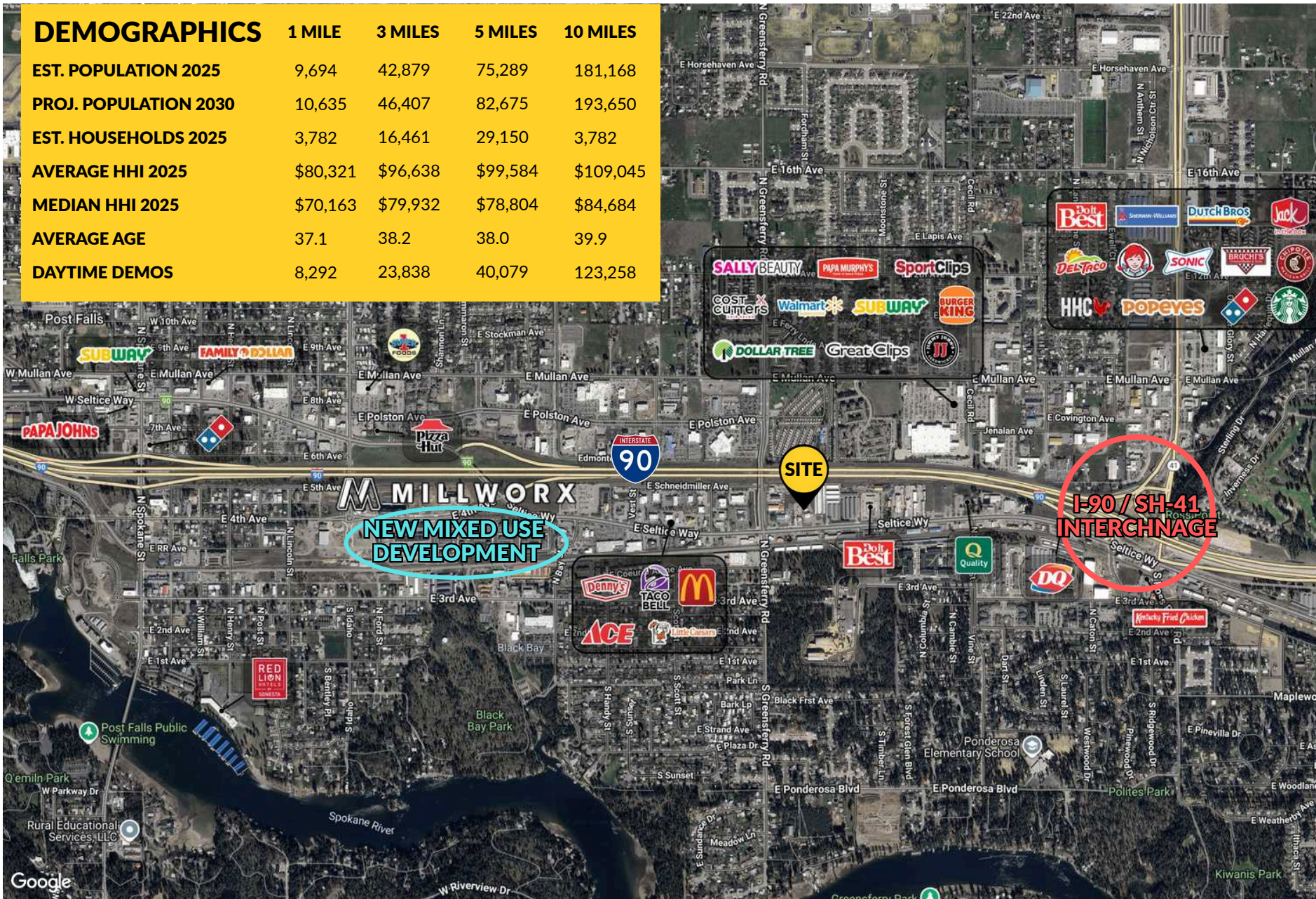


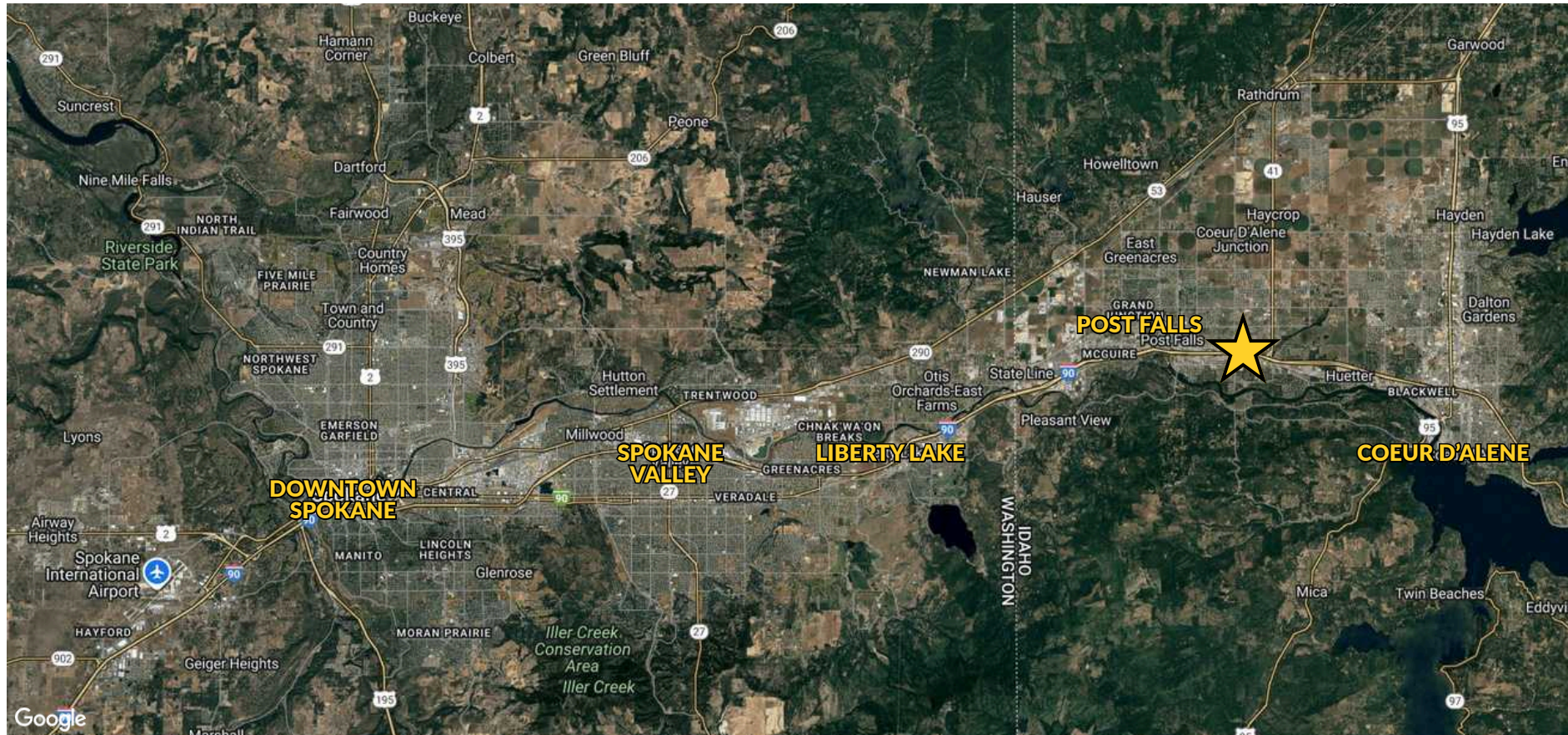
SURROUNDING AREA

2625 E SELTICE WAY | POST FALLS, ID 83854

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
EST. POPULATION 2025	9,694	42,879	75,289	181,168
PROJ. POPULATION 2030	10,635	46,407	82,675	193,650
EST. HOUSEHOLDS 2025	3,782	16,461	29,150	3,782
AVERAGE HHI 2025	\$80,321	\$96,638	\$99,584	\$109,045
MEDIAN HHI 2025	\$70,163	\$79,932	\$78,804	\$84,684
AVERAGE AGE	37.1	38.2	38.0	39.9
DAYTIME DEMOS	8,292	23,838	40,079	123,258





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