

FOR SALE



APPLEWAY & BARKER COMMERCIAL LAND

321 N Barker Road | Greenacres, WA 99016



**KIEMLE
HAGOOD**

OFFERING PRICE | \$3,485,794

(\$26.07 /SF)

LOT SIZE | ±3.07 Acres

ZONING | CMU

PARCEL NO. | 55184.0802, 55184.0803,
55184.0804, 55184.0806,
55184.0808, 55184.0812

ANTHONY "TONY" VILLELLI

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TOM VILLELLI

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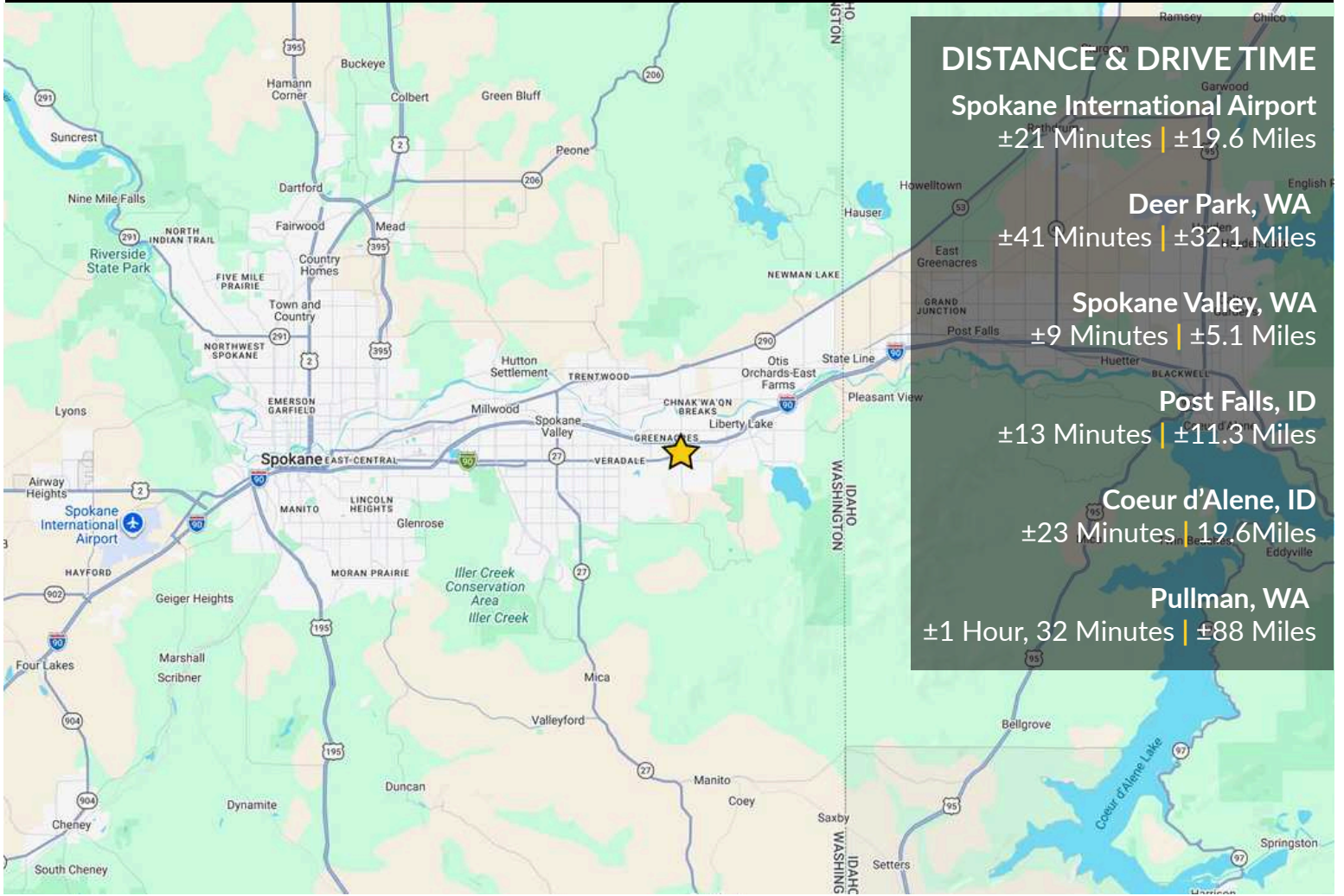
Excellent commercial development opportunity consisting of six contiguous parcels totaling ±3.07 acres, strategically located along the high-traffic corridors of Appleway and Barker. This prime corner-area location offers outstanding visibility and access, making it ideal for a wide range of commercial or mixed-use developments. Zoned CMU (Commercial Mixed Use), the property allows for flexible development options in a growing and highly desirable area. Perfect for investors or users seeking strong exposure in an established commercial market.



DEMOGRAPHICS	1 MI	3 MI	5 MI
Est Pop 2025	8,807	47,795	107,344
Projected Pop 2030	9,806	50,957	111,265
Median Age	39.4	38.9	38.7
Adj. Daytime Demos	4,985	33,680	71,179
Average HHI	\$105,924	\$119,591	\$113,797
Median HHI	\$87,811	\$93,178	\$90,110







DISTANCE & DRIVE TIME

Spokane International Airport
±21 Minutes | ±19.6 Miles

Deer Park, WA
±41 Minutes | ±32.1 Miles

Spokane Valley, WA
±9 Minutes | ±5.1 Miles

Post Falls, ID
±13 Minutes | ±11.3 Miles

Coeur d'Alene, ID
±23 Minutes | ±19.6 Miles

Pullman, WA
±1 Hour, 32 Minutes | ±88 Miles

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VIEW LOCATION

321 N Barker Road | Greenacres, WA 99016

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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814