

# 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:**

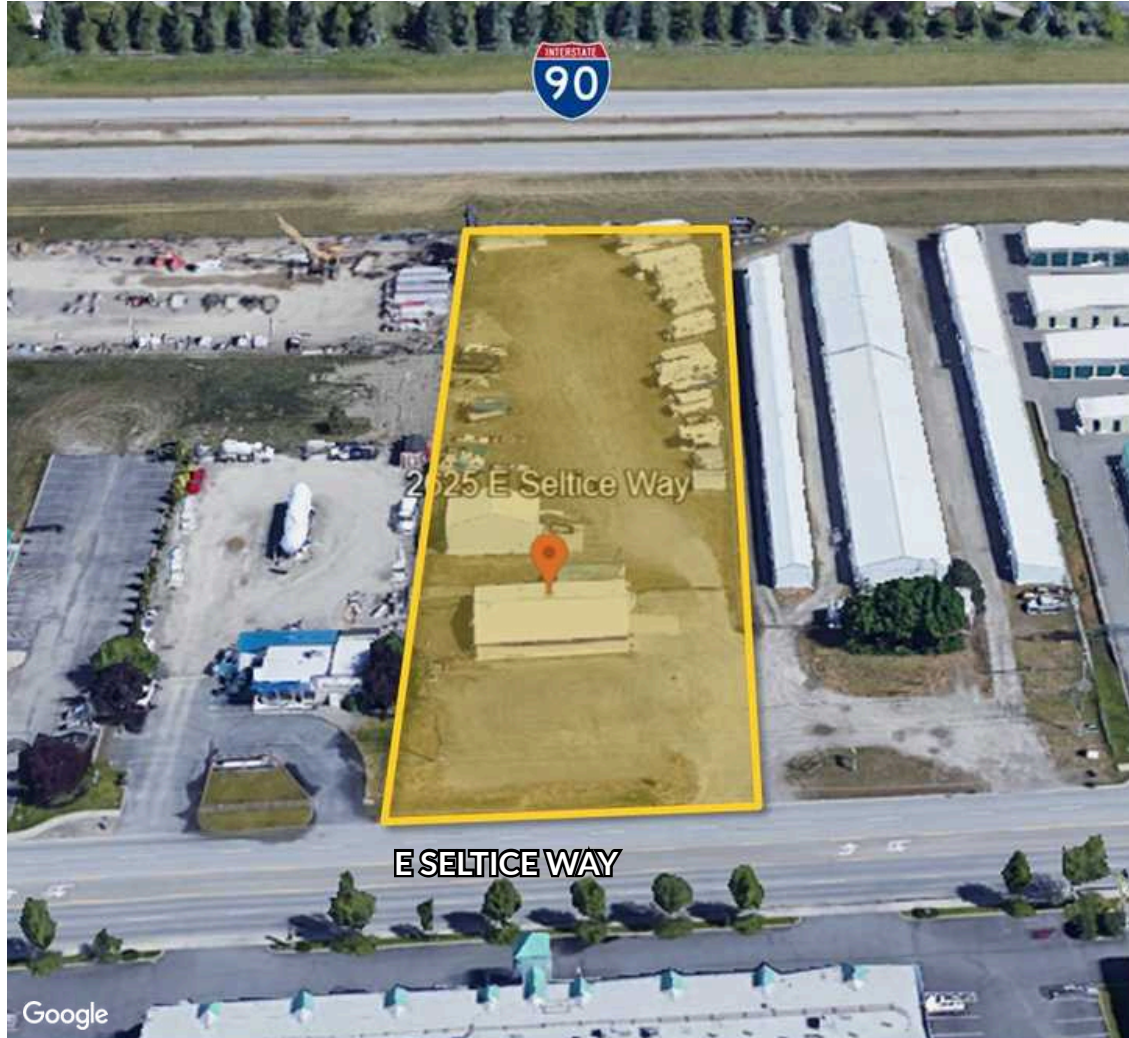
Retail

Office

Light Industrial

**POST FALLS DEVELOPMENT OPPORTUNITY**

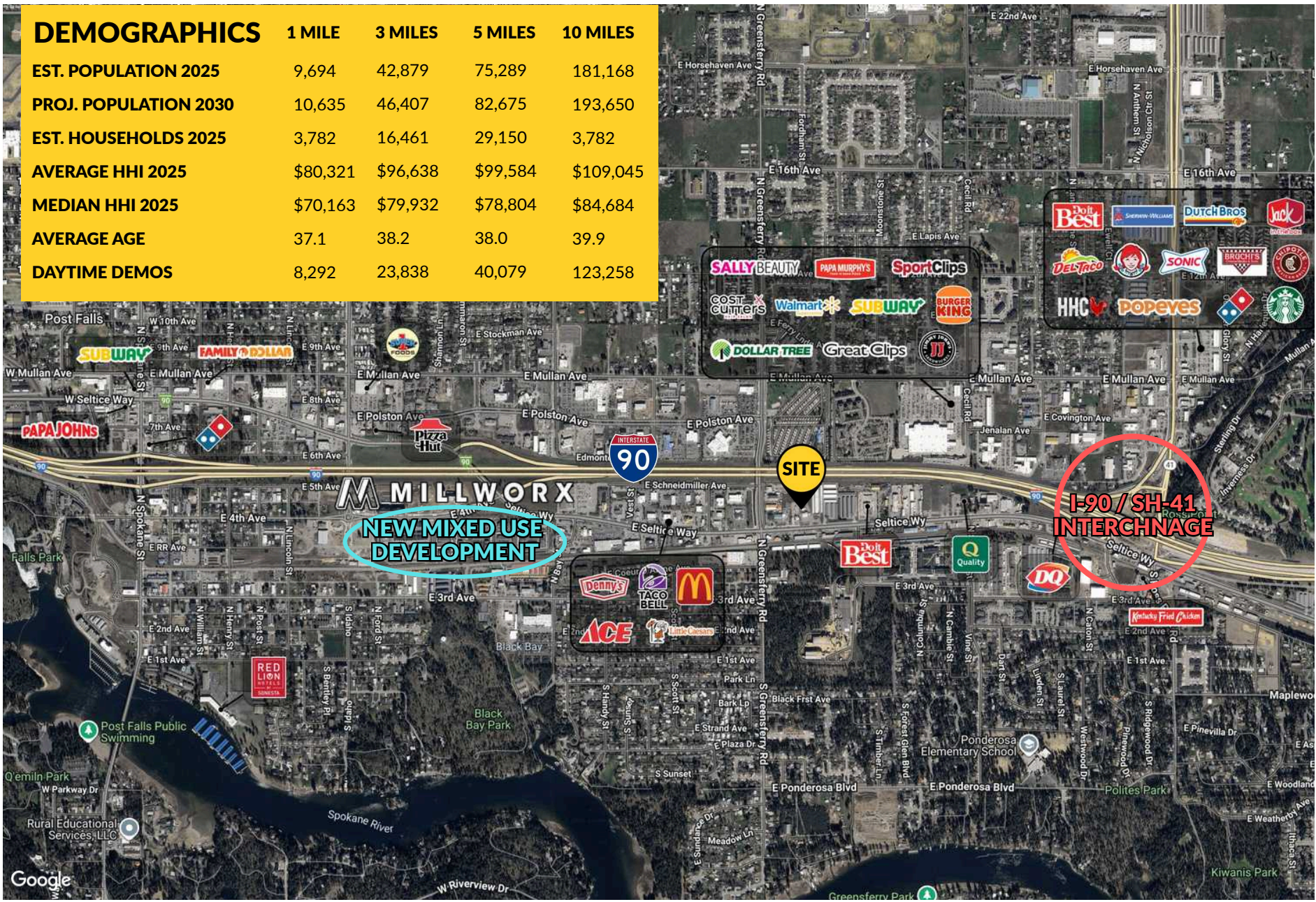
Situated along E. Seltice Way with excellent I-90 visibility, this property offers unmatched exposure in the heart of Post Falls' growth corridor. The newly enhanced I-90/SH-41 interchange provides easy access, while nearby projects like Millworx, a major mixed-use development, are fueling rapid expansion 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



**MILLWORX**  
**NEW MIXED USE DEVELOPMENT**

**SITE**

**I-90 / SH-41 INTERCHANGE**

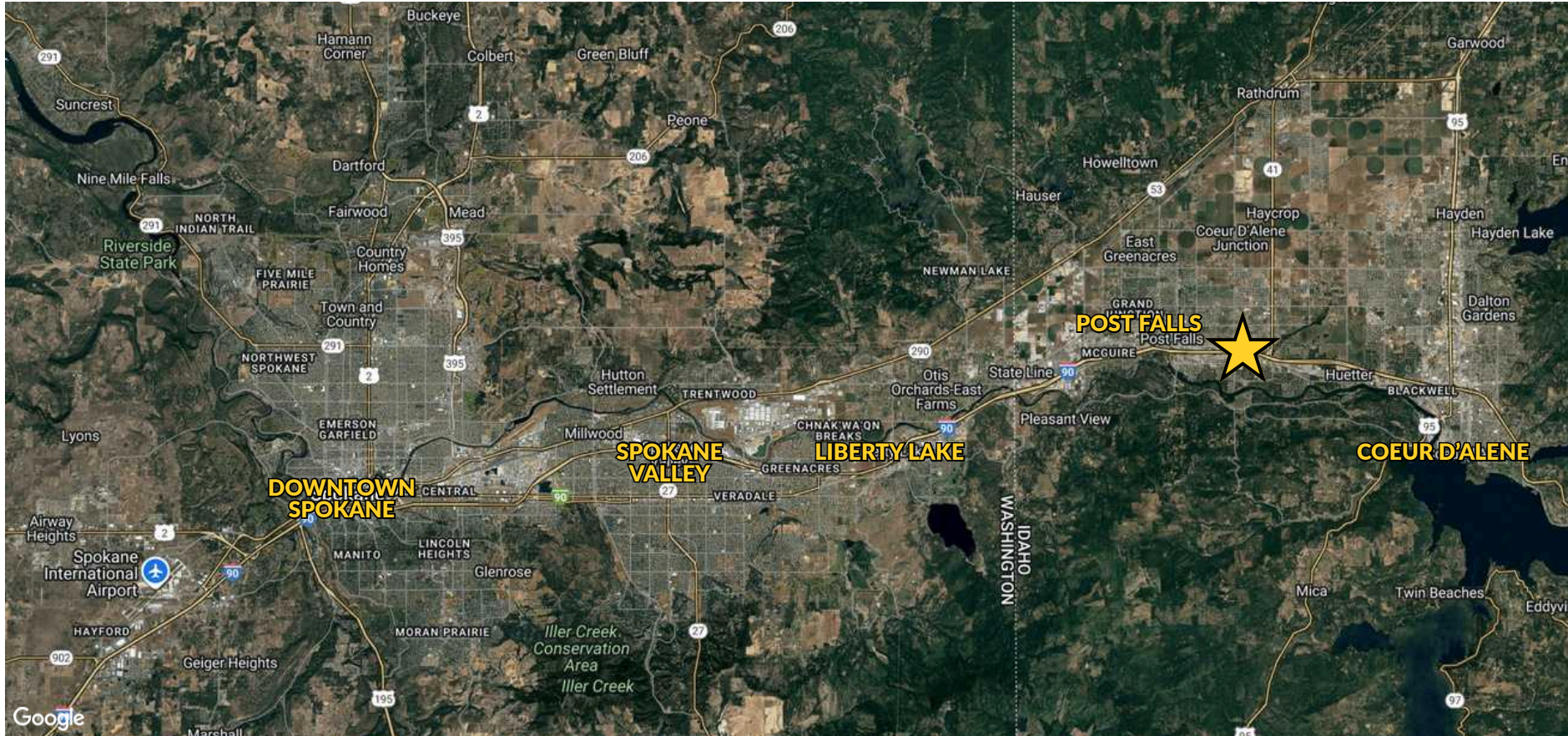
**SALLY BEAUTY** **PAPA MURPHY'S** **SportClips**  
**COST CUTTERS** **Walmart** **SUBWAY** **BURGER KING**  
**DOLLAR TREE** **Great Clips**

**Do it Best** **SHERMAN WILLIAMS** **DUTCH BROS** **Jack**  
**DELTA** **SONIC** **BRUCH'S** **PIZZA HUT**  
**HHC** **POPEYES** **Starbucks**

**Denny's** **TACO BELL** **McDonald's**  
**ACE** **Lime Cakes**

**Do it Best** **Quality** **DO**

**Kellogg's First Kitchen**



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