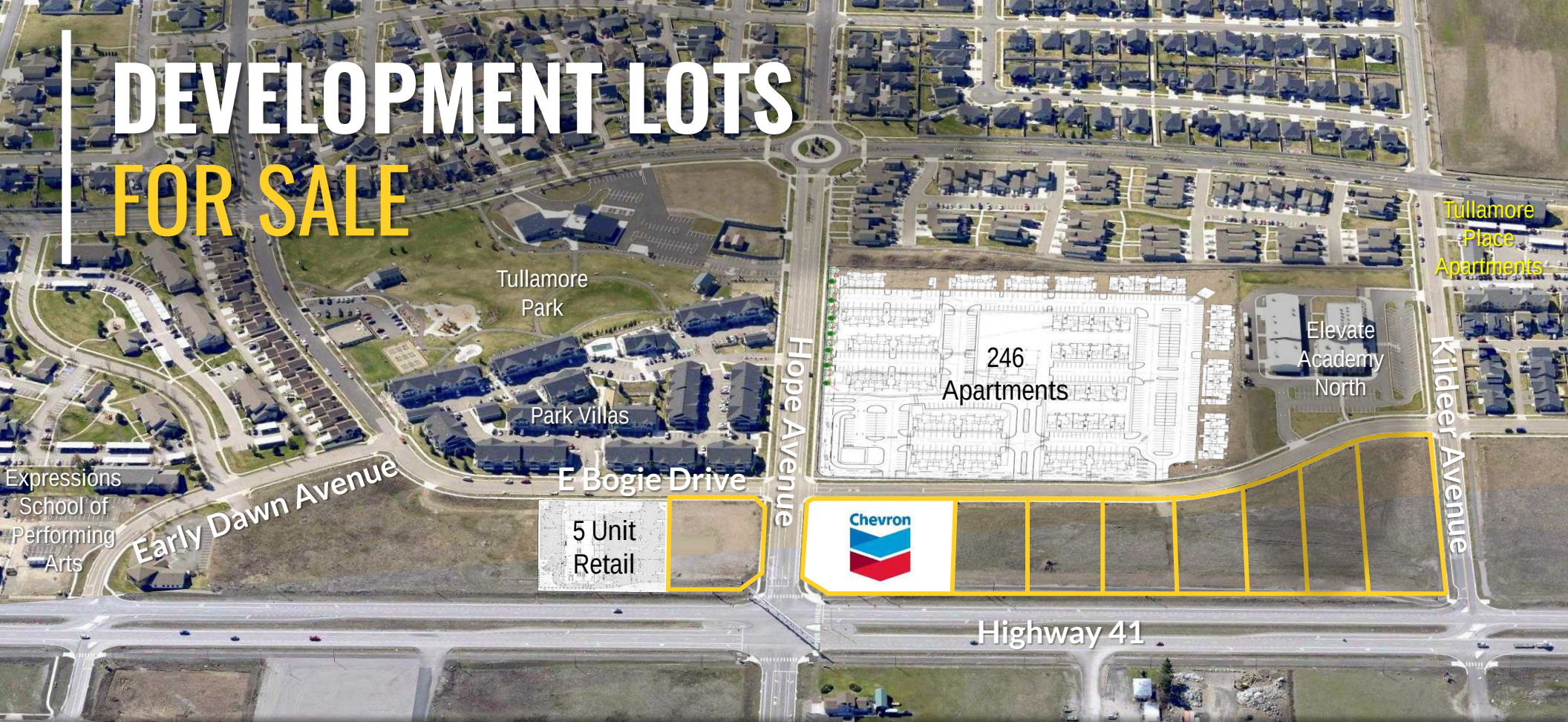


DEVELOPMENT LOTS FOR SALE



Offered at

\$20-\$26 PSF

Water: Ross Point
Sewer: City of PF
Gas: Avista
Electric: KEC

Tullamore Commercial is located approximately 2 miles North of I-90 and fronting the West side of Highway 41 in Post Falls, Idaho.

This commercial project is surrounded by high density multi-family, single family and planned commercial adding to its strong development opportunities. A variety of grocery, fitness, dining, medical, shopping, schools and city parks are either planned or already positioned in close proximity. This property is zoned CCM (Community Commercial Mixed). Traffic counts at 19,500 cars a day. The population is expanding at a faster rate than any other location in Kootenai County. Fully engineered lots with all major utilities to the site. This is a unique opportunity to purchase land from ± 1.00 - ± 8.12 acres within the newly revitalized and improved Highway 41 corridor.



E Bogie Drive
Post Falls, ID 83854



PAT EBERLIN

208.215.1375

pat.eberlin@kiemlehagood.com



CRAIG HUNTER

208.929.2929

hunter@ccim.net

**KIEMLE
HAGOOD**
KIEMLEHAGOOD.COM



Address	Property ID	Lot Acres	Lot Square Feet	Offered At
4440 E Bogie Drive	PL6240020010	1.881 +/-	81,936.36 +/-	\$1,966,475
4398 E Bogie Drive	PL6240020020	1.207 +/-	52,576.92 +/-	\$1,156,700
4350 E Bogie Drive	PL6240020030	1.014 +/-	44,169.84 +/-	\$883,400
4314 E Bogie Drive	PL6240020040	1.005 +/-	43,777.80 +/-	\$875,556
4264 E Bogie Drive	PL6240020050	1 +/-	43,560 +/-	\$871,200
4226 E Bogie Drive	PL6240020060	1 +/-	43,560 +/-	\$871,200
4184 E Bogie Drive	PL6240020070	1 +/-	43,560 +/-	\$958,320
4140 E Bogie Drive	PL6240020080	1 +/-	43,560 +/-	SOLD
4092 E Bogie Drive	PL6240020090	1 +/-	43,560 +/-	SOLD
Tax# 27371 E Bogie Drive	PK421001002E	1.34 +/-	58,370.40 +/-	\$1,517,630



E Bogie Drive
Post Falls, ID 83854



PAT EBERLIN
CRAIG HUNTER

208.215.1375

208.929.2929

pat.eberlin@kiemlehagood.com

hunter@ccim.net

KIEMLE
HAGOOD
KIEMLEHAGOOD.COM

TRAFFIC COUNTS

1-MILE

Distance	Street	Count
0.25	North Highway 41	19500
0.40	Ross Point Rd	14000
0.44	North Charleville Road	750
0.48	N Charleville Rd	720
0.50	W Prairie Ave	9221
0.51	E Poleline Ave	2677
0.52	W Prairie Ave	5400
0.55	E Poleline Ave	5773
0.62	Ross Point Rd	14000
0.69	N Cecil Rd	2507
0.73	W Prairie Ave	10000
0.75	E Poleline Ave	5300
0.77	N Cecil Rd	1859
0.78	E Horsehaven Ave	1023
0.78	E Poleline Ave	4100
0.81	E Horsehaven Ave	327
0.82	N Enterprise St	620
0.90	East Poleline Avenue	6500
0.90	North Cecil Road	510
1.00	East 16th Avenue	1800
1.00	N Meyer Rd	1700
1.00	E 16th Ave	964
1.00	E 16th Ave	1392
1.01	East Hope Avenue	6100
1.01	North Greensferry Road	4100
1.08	E Poleline Ave	6765
1.08	N Cecil Rd	500
1.09	E 16th Ave	1386
1.11	N Greenferry Rd	3185



View Location



PAT EBERLIN
CRAIG HUNTER

208.215.1375

208.929.2929

pat.eberlin@kiemlehagood.com

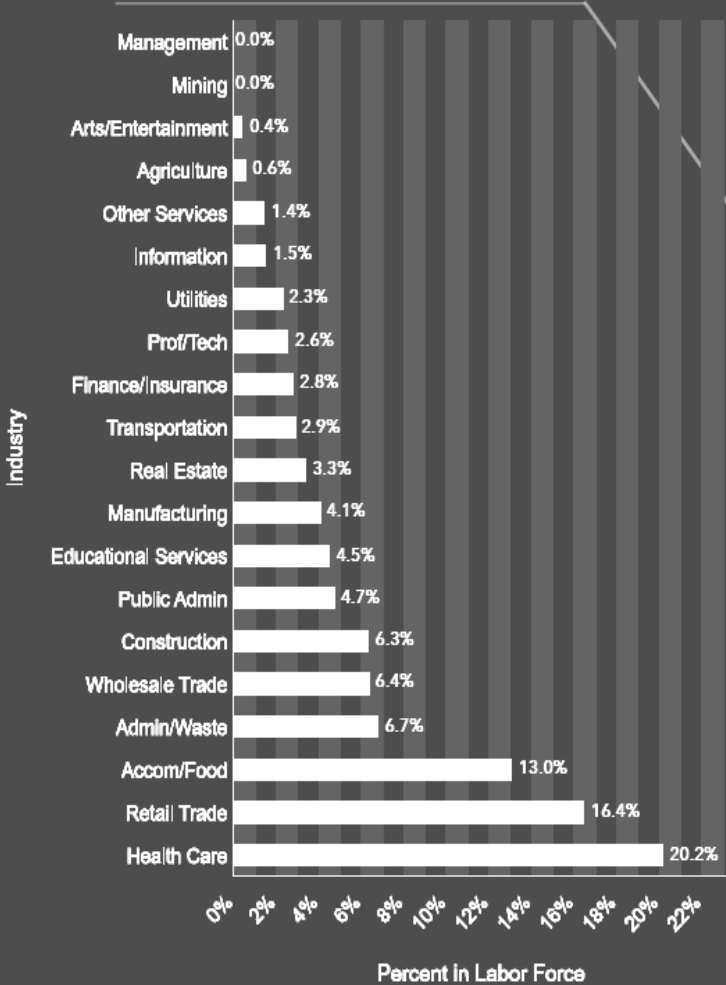
hunter@ccim.net

KIEMLE
HAGOOD
KIEMLEHAGOOD.COM



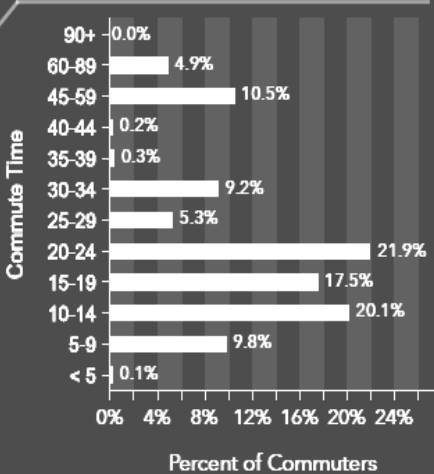
E Hope Ave
Ring: 1 mile radius

Labor Force by Industry



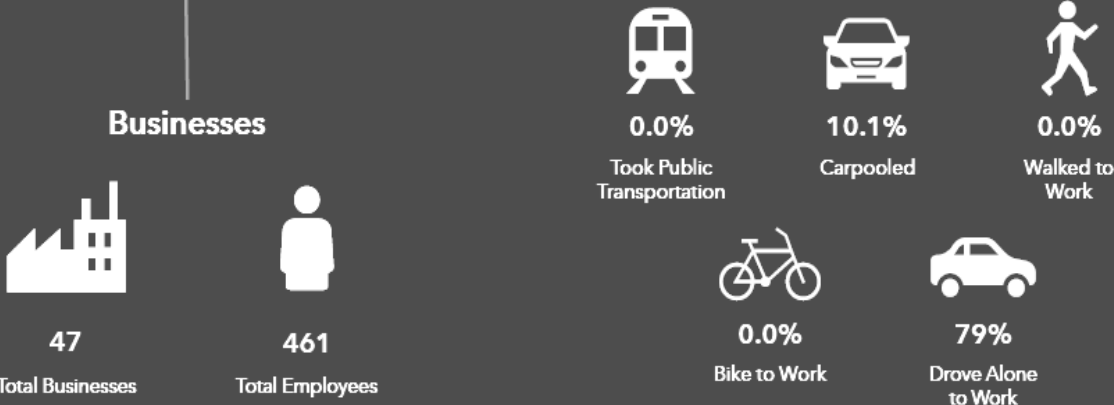
Employment

Commute Time: Minutes



Workforce Overview

Transportation to Work



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

E Hope Ave
Ring: 1 mile radius

4,869	8.76%	2.65	34.4	36.2	\$105,034	\$544,118	\$256,626	27.0%	58.4%	14.6%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



26.1%
Services

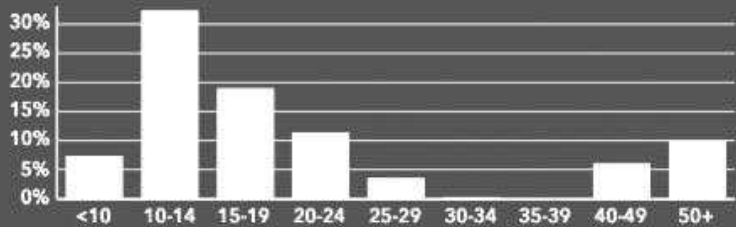


26.5%
Blue Collar



47.4%
White Collar

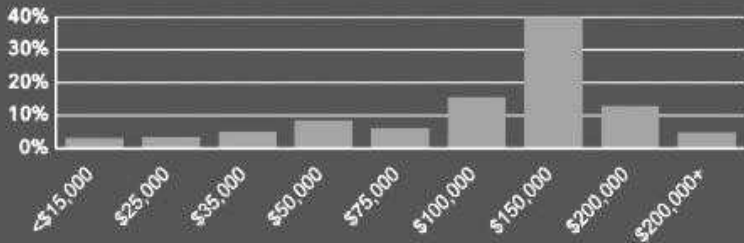
Mortgage as Percent of Salary



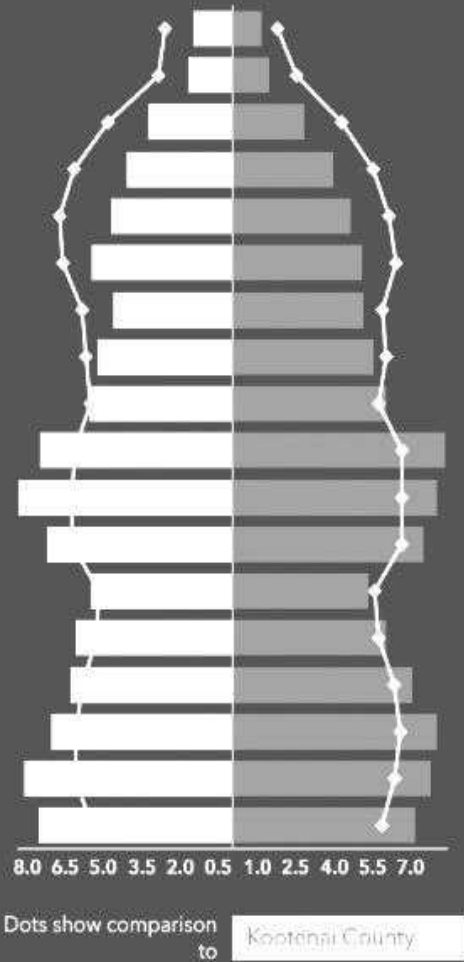
Home Value



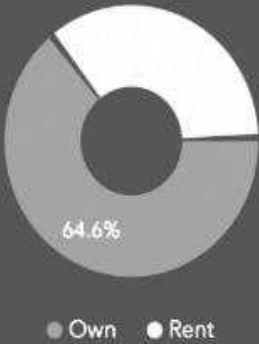
Household Income



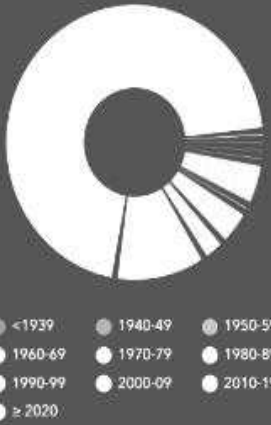
Age Profile: 5 Year Increments



Home Ownership



Housing: Year Built

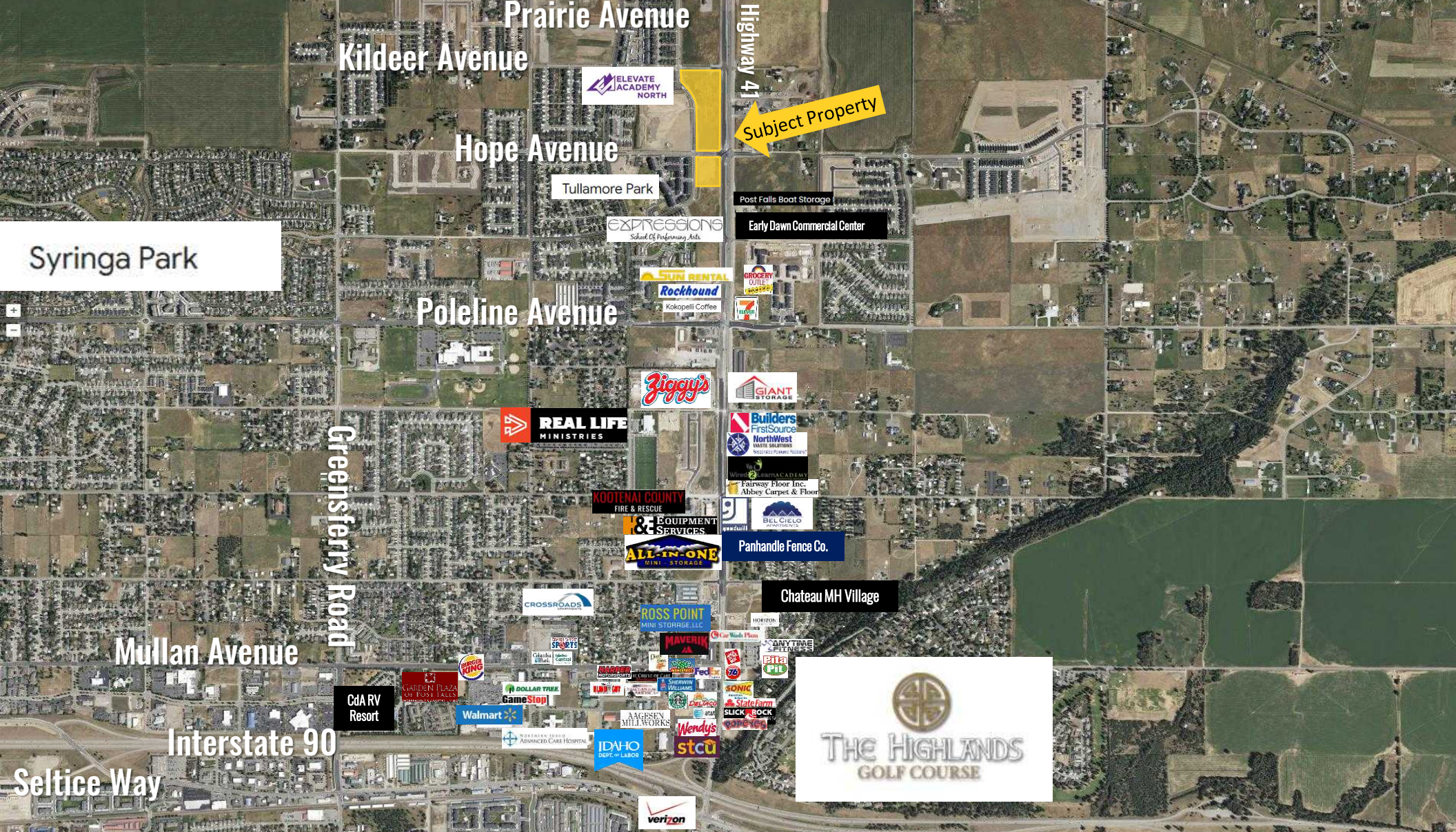


Educational Attainment



Commute Time: Minutes





E Bogie Drive,
Post Falls, ID 83854



PAT EBERLIN

208.215.1375

pat.eberlin@kiemlehagood.com

CRAIG HUNTER

208.929.2929

hunter@ccim.net

OFFICE LOCATIONS

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

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

**KIEMLE
HAGOOD**

1579 W Riverstone Drive #102
Coeur d'Alene, ID 83814

