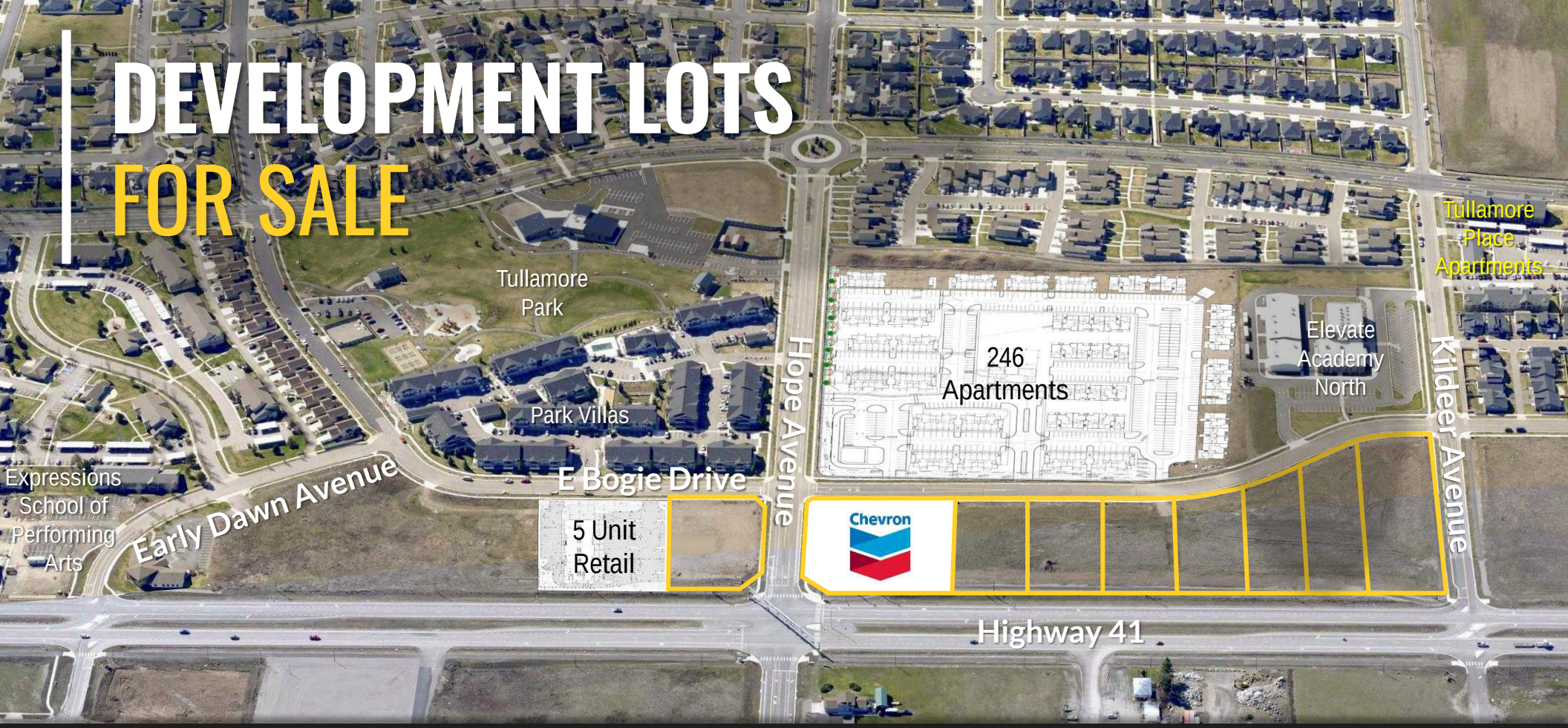
DEVELOPMENT LOTS
FOR SALE



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

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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

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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

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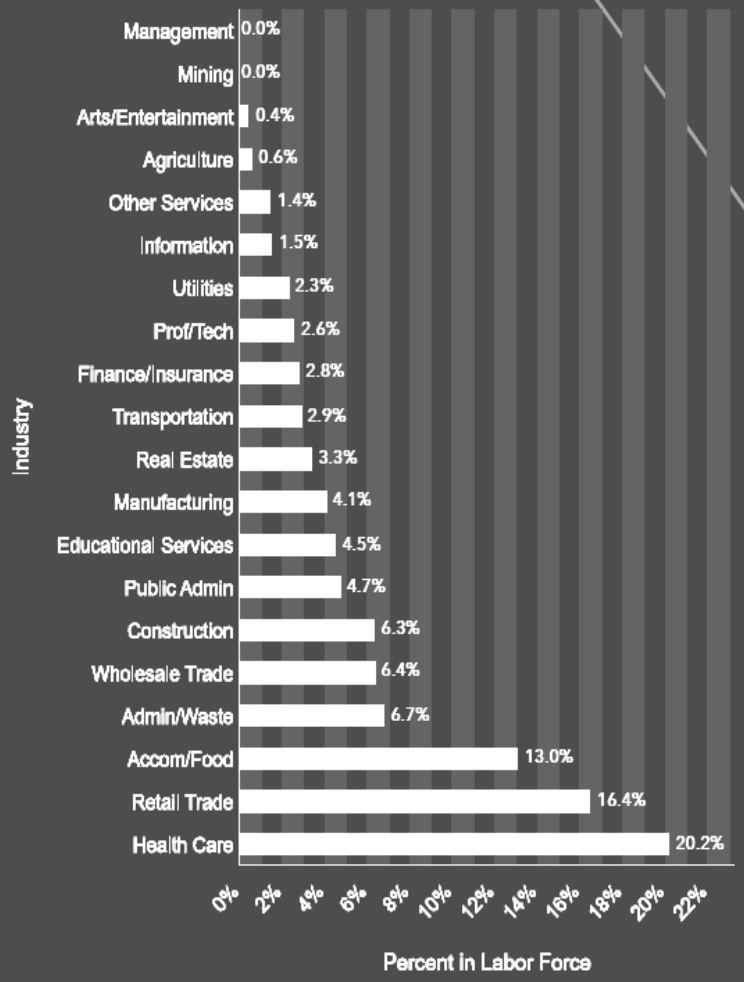
ECONOMIC DEVELOPMENT PROFILE

1-MILE

E Hope Ave
Ring: 1 mile radius

Labor Force by Industry

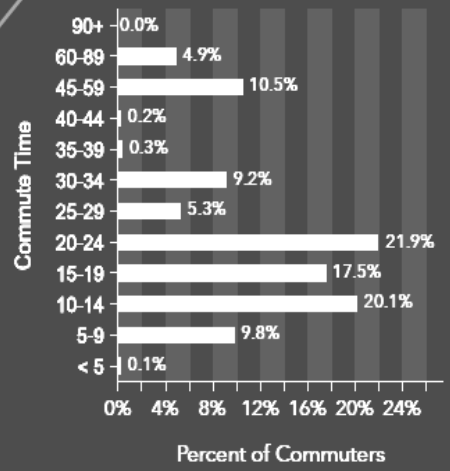


Employment

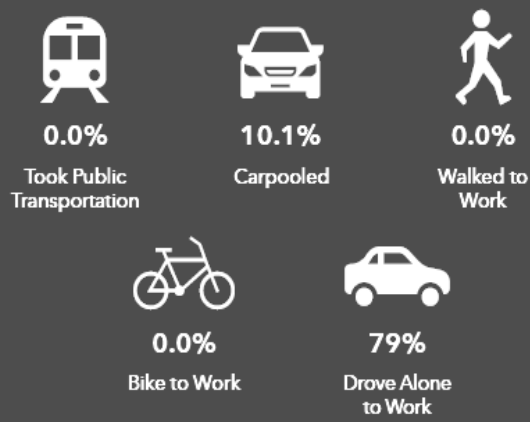
WorkforceOverview

Businesses

Commute Time: Minutes



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).

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COMMUNITY SUMMARY

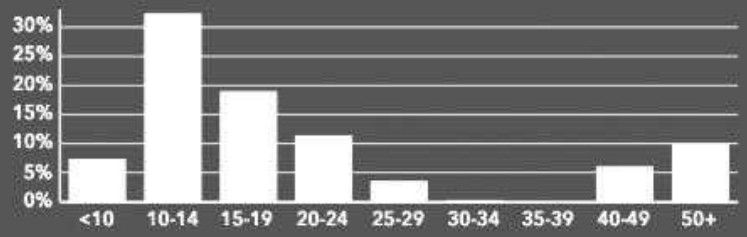
1-MILE

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+

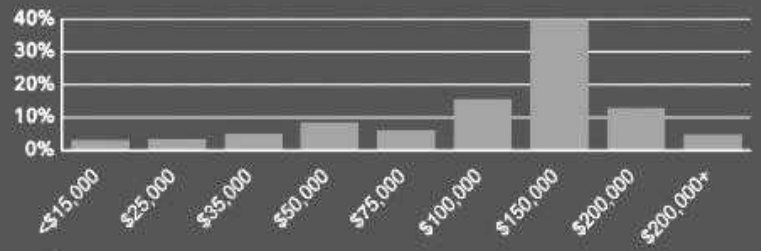
26.1%	26.5%	47.4%
Services	Blue Collar	White Collar

Mortgage as Percent of Salary

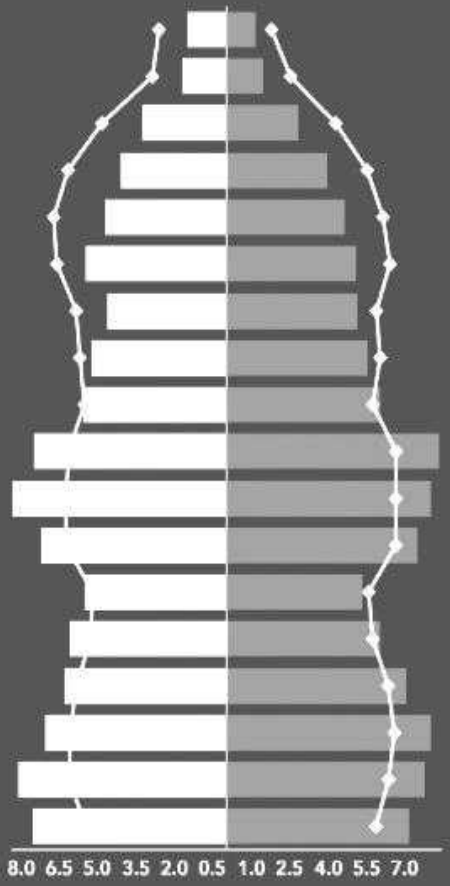


Home Value

Household Income

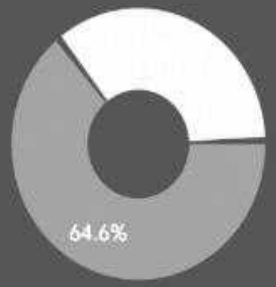


Age Profile: 5 Year Increments

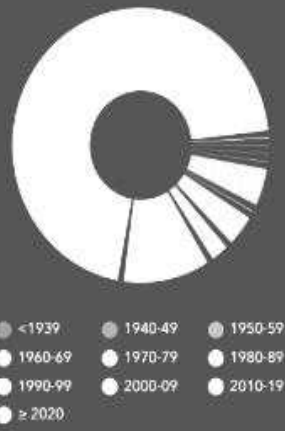


Dots show comparison to Kootenai County

Home Ownership



Housing: Year Built



Educational Attainment

Commute Time: Minutes

esri THE SCIENCE OF WHERE

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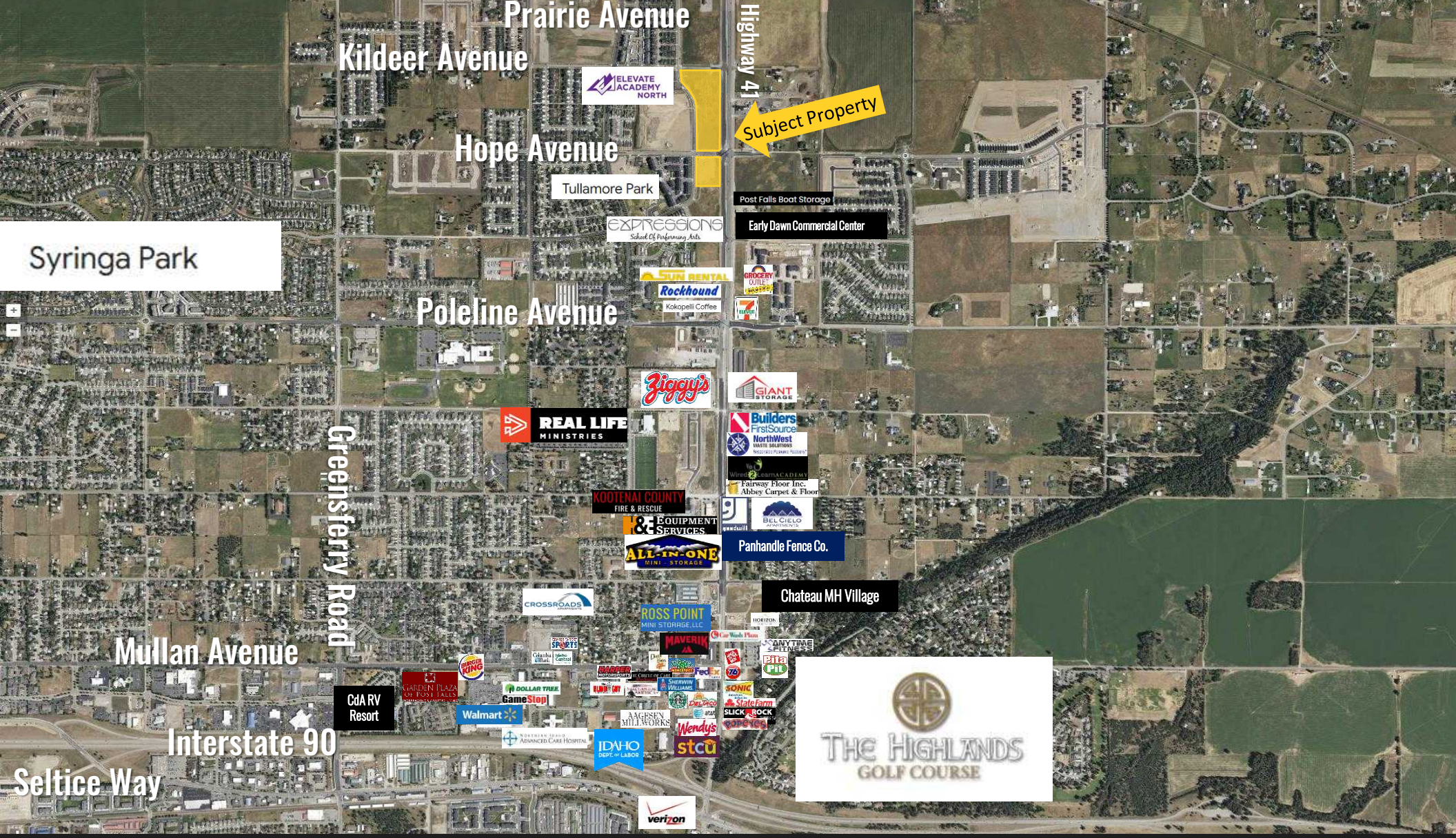

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OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

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