

FOR SALE

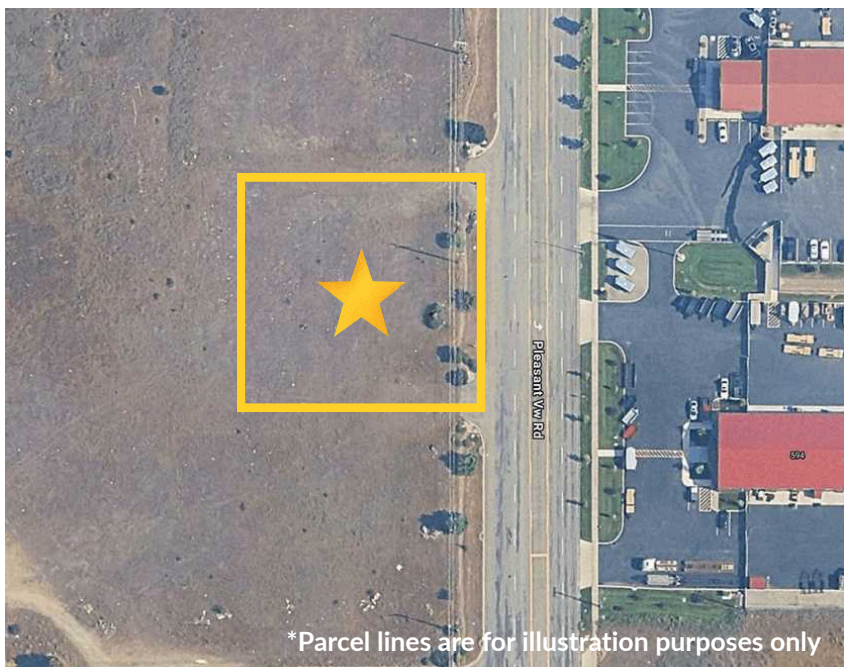


±0.68 Acres

W Jacklin Rd

W Jacklin Rd

*Parcel lines are for illustration purposes only



Pleasant View Rd

*Parcel lines are for illustration purposes only

COMMERCIAL LAND

Pleasant View Road
Post Falls, ID 83854

OFFERING PRICE | \$22.00 PSF
LAND SIZE | ±0.68 AC (±29,501 SF)
PARCEL NO. | P2222001001A

- The property is well located near Love's Travel Stop and McDonalds
- High traffic location
- Easy access to/from Interstate 90

CHAD CARPER

509.991.2222

chad.carper@kiemlehagood.com

**KIEMLE
HAGOOD**

Positioned on ±0.68 acres in a well-located commercial corridor, this property offers excellent visibility and strong accessibility in a high-traffic location. With convenient access to and from Interstate 90, the site is ideally suited for a variety of retail, office, or service-oriented development opportunities. Surrounded by established businesses and consistent daily traffic, this property provides a strong opportunity for users or investors seeking a strategic and highly accessible location.



DEMOGRAPHICS

	1 MI	3 MI	5 MI
Est. Population 2026	4,894	22,407	58,851
Proj. Population 2031	5,712	24,398	63,659
Est. Households 2026	2,021	8,706	22,730
Average Household Income	\$99,132	\$111,301	\$117,287
Median Household Income	\$77,993	\$92,248	\$98,099



TRAFFIC - Average Daily Traffic

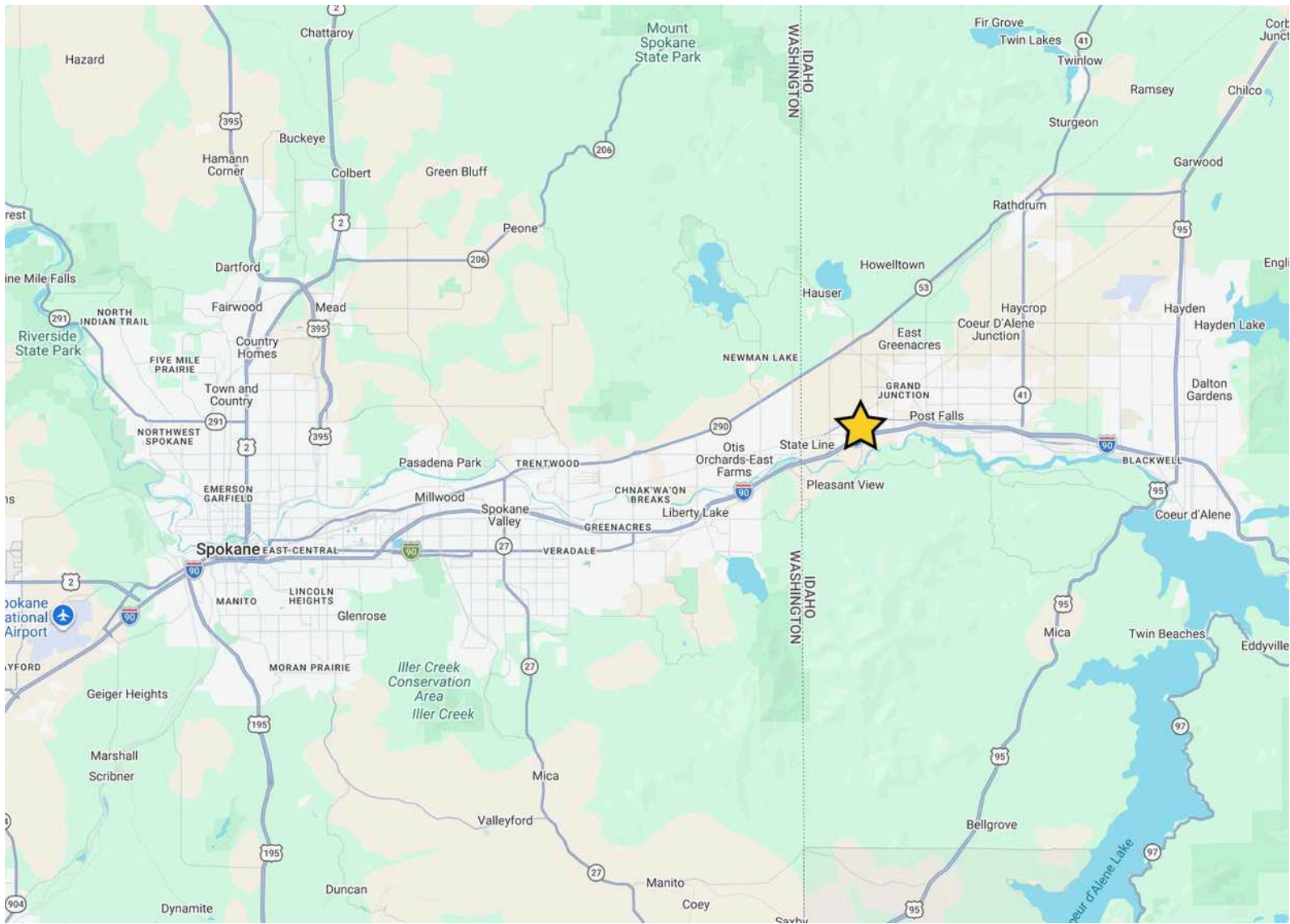
Pleasant View Road	±10,953 ADT
Seltice Way	±6,085 ADT
Interstate 90	±70,165 ADT



TRAVEL

Coeur d'Alene, ID	±18 Minutes
Downtown Spokane	±28 Minutes





COMMERCIAL LAND

Pleasant View Road | Post Falls, ID 83854

CHAD CARPER

509.991.2222 | chad.carper@kiemleahagood.com

VIEW LOCATION



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.

OFFICE LOCATIONS

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

601 W MAIN AVENUE, SUITE 400
SPOKANE, WA 99201