

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

208.661.3044

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TOM VILLELLI

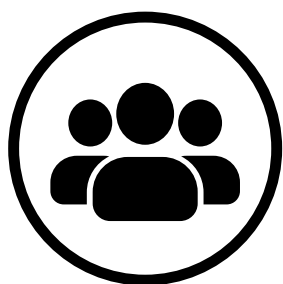
208.659.1821

tom.villelli@kiemlehagood.com

PROPERTY OVERVIEW

APPLEWAY & BARKER COMMERCIAL LAND FOR SALE

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

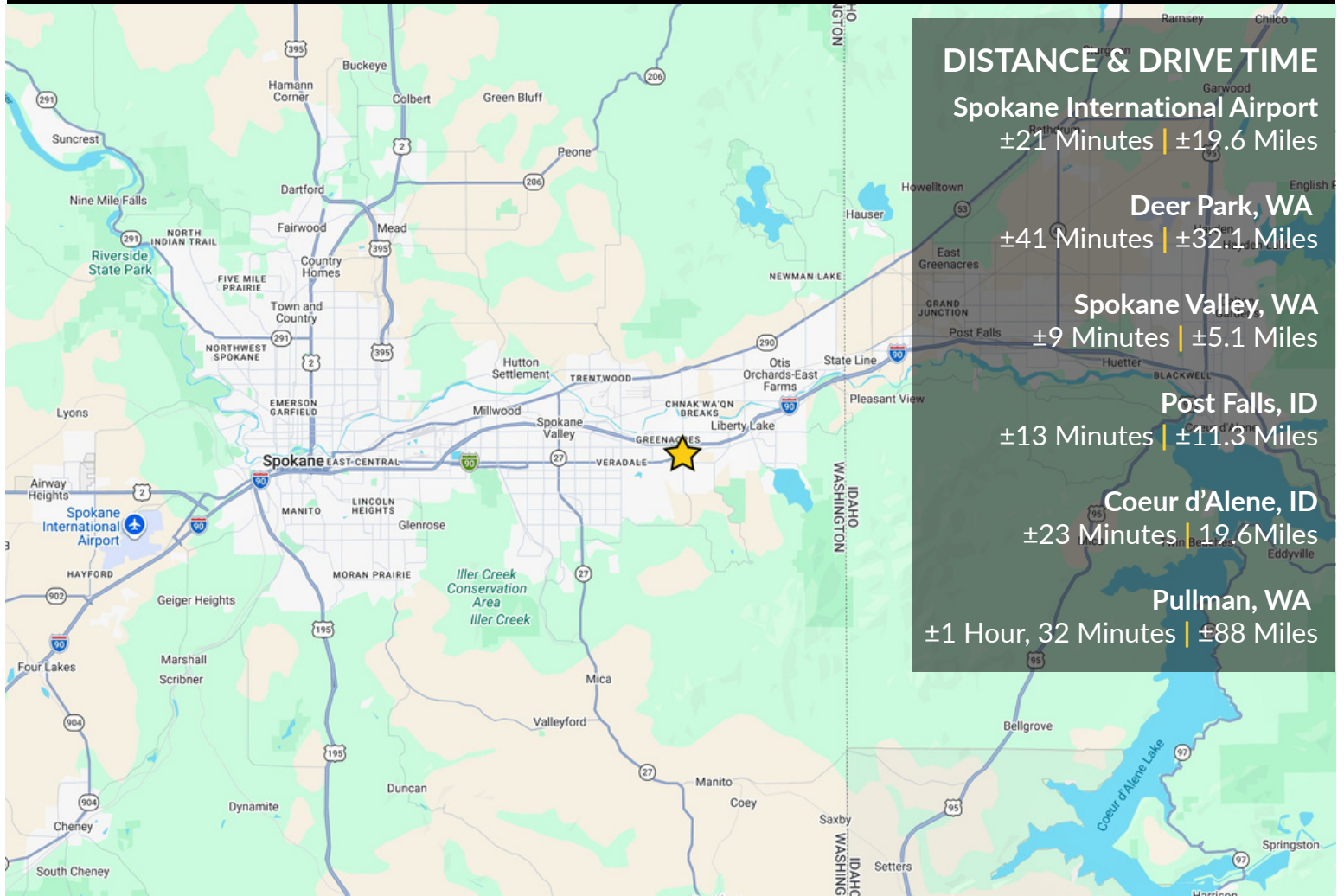
5 MI

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



AREA MAP

APPLEWAY & BARKER COMMERCIAL LAND **FOR SALE**



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VIEW LOCATION

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**KIEMLE
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OFFICE LOCATIONS

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

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