

LAND FOR SALE

210 N MCREYNOLDS DR
POST FALLS, ID 83854



SALE PRICE \$3,300,000.00



DAVE BLACK, SIOR CCIM

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PROPERTY HIGHLIGHTS

- Zoning: SD1
- Site: 1.99 Acres
- Parcel ID: P00000035250
- Prime Downtown parcel deliverable for immediate development
- Approved Use: fully entitled site for the development of Water Tower Lofts - a high visibility, mixed-use project featuring residential lofts above retail.
- Site is shovel-ready, permits for project concept have expired, and need to be renewed.

PROPERTY OVERVIEW

- This fully entitled downtown parcel presents a rare opportunity to acquire a shovel-ready development site approved for the construction of Water Tower Lofts, a mixed-use project featuring 69 luxury apartments and 12,000 square feet of ground-floor retail. Strategically positioned just steps from the Spokane River and Centennial Trail, the site captures the momentum of Post Falls' rapid growth and urban revitalization. With architectural plans, entitlements, and city approvals already secured, the project offers immediate development potential in one of the Inland Northwest's fastest-growing communities—where modern design, lifestyle, and investment opportunity converge.



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PROJECT VISUALIZATION

210 N MCREYNOLDS DR
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\$3,300,000
Sale Price



107
Units



12,000 SF
Ground Retail

An exceptional shovel-ready development opportunity in the heart of Downtown Post Falls, this site represents the future home of Water Tower Lofts — a fully approved mixed-use, multi-family project that captures the momentum of one of the Northwest's fastest-growing markets.

Located just steps from the Spokane River and Centennial Trail, the parcel sits within a vibrant and walkable district surrounded by breweries, restaurants, and new residential growth. With architectural plans, entitlements, and approvals secured, this is a rare opportunity to acquire a premium urban infill site positioned for immediate development.

The proposed Water Tower Lofts project envisions two four-story elevator-served buildings with 107 luxury loft apartments and approximately 12,000 SF of ground-floor retail, blending modern living with scenic river and mountain views.



Permits under the existing Water Tower Lofts project concept have expired and must be renewed. Any revised or new concept will be subject to the City of Post Falls' normal approval and permitting process

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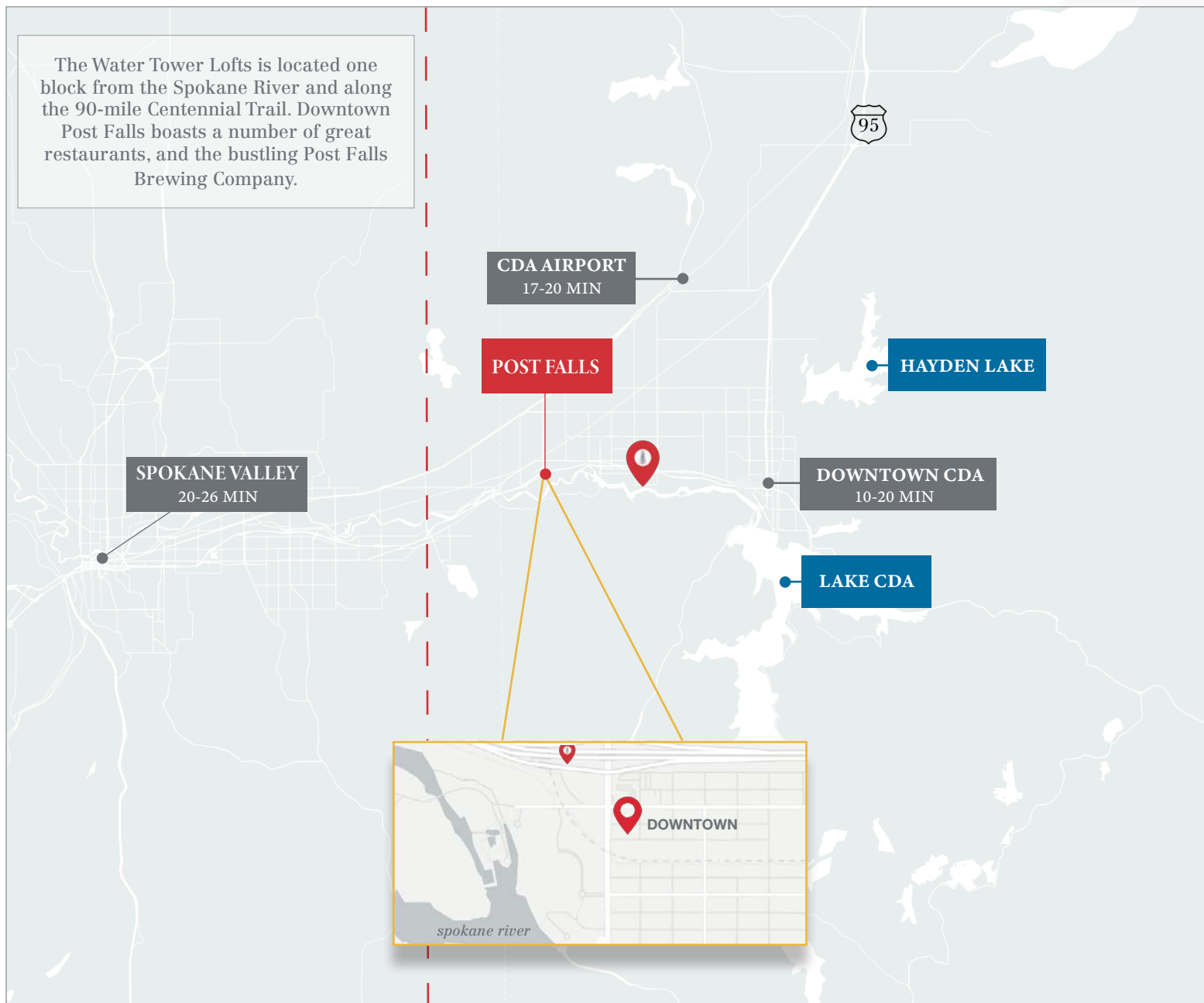
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The Water Tower Lofts is located one block from the Spokane River and along the 90-mile Centennial Trail. Downtown Post Falls boasts a number of great restaurants, and the bustling Post Falls Brewing Company.



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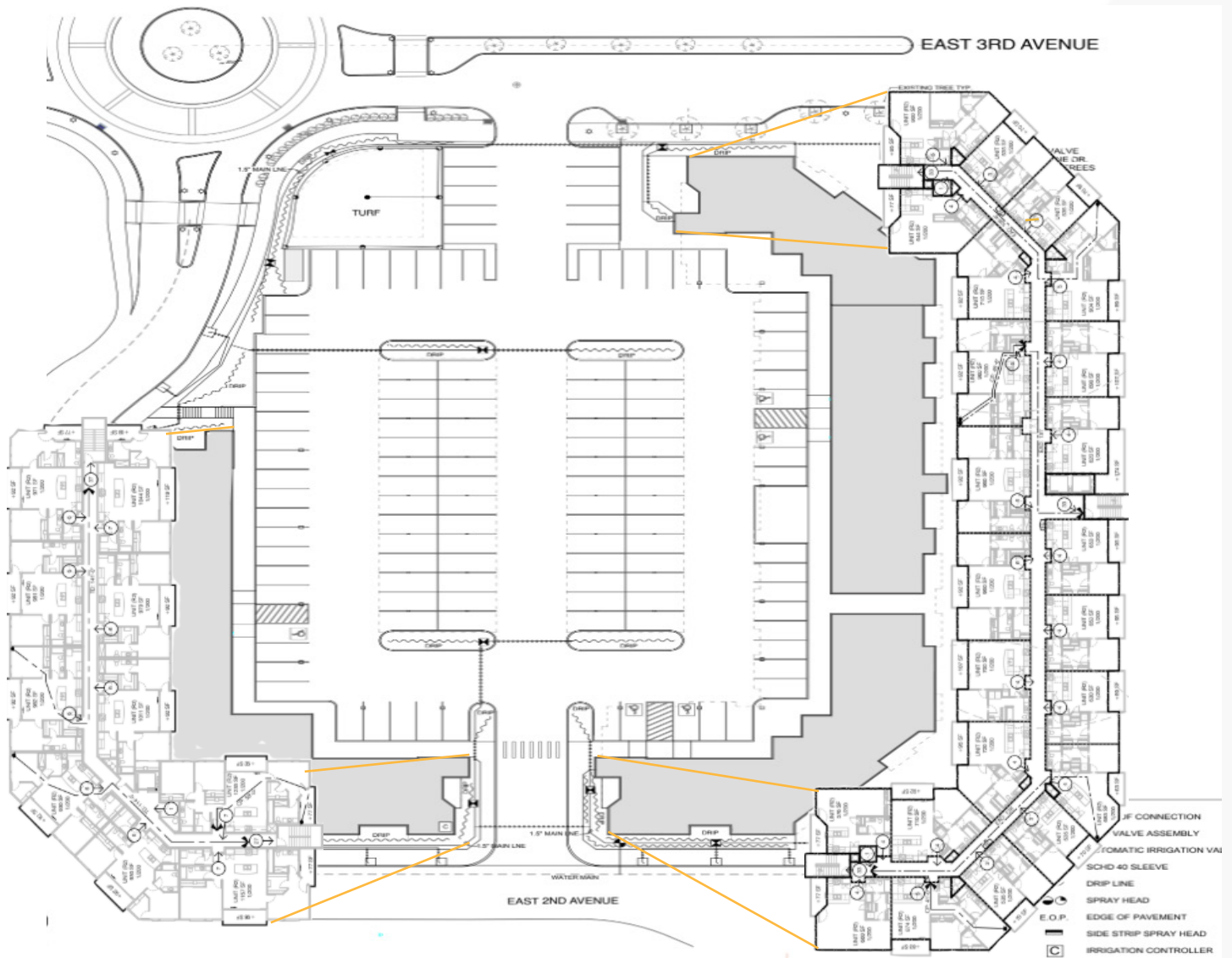
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SITE PLAN

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PROJECT RENDERINGS

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