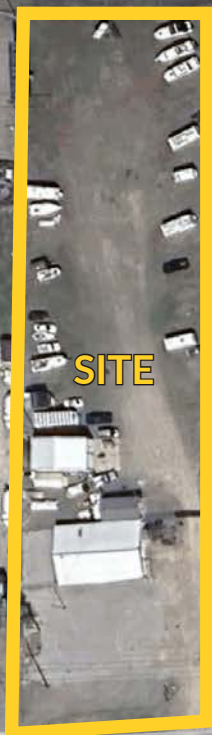


LAND FOR SALE



SITE

ERIK NELSON, SIOR
Managing Broker
509.220.4042
erik.nelson@kiemlehgagood.com

**KIEMLE
HAGOOD**

Kiemle Hagood
601 W. Main Avenue, Suite 400
Spokane, WA 99201
509.838.6541

2625 E Seltice Way
Post Falls, ID 83854

PROPERTY DETAILS

LAND FOR SALE

2625 E Seltice Way | Post Falls, ID 83854

Offering Price: \$2,100,000
Lot Size: ±1.71 Acres (±74,488 SF)
Zoning: I-Industrial
Parcel No: P720001024AC

Uses per City of Post Falls:

- Retail
- Office
- Light Industrial

TRAFFIC COUNTS

Seltice Way ±14,394 ADT
I-90 ±63,852 ADT
N Greensferry Road ±11,205 ADT



POST FALLS PROJECTS & NEW DEVELOPMENT

LAND FOR SALE
2625 E Seltice Way | Post Falls, ID 83854

I-90/SH-41 INTERCHANGE -

Construction began 2022 and will continue through 2025
Project to improve safety, better connectivity and position I-90 for future expansion

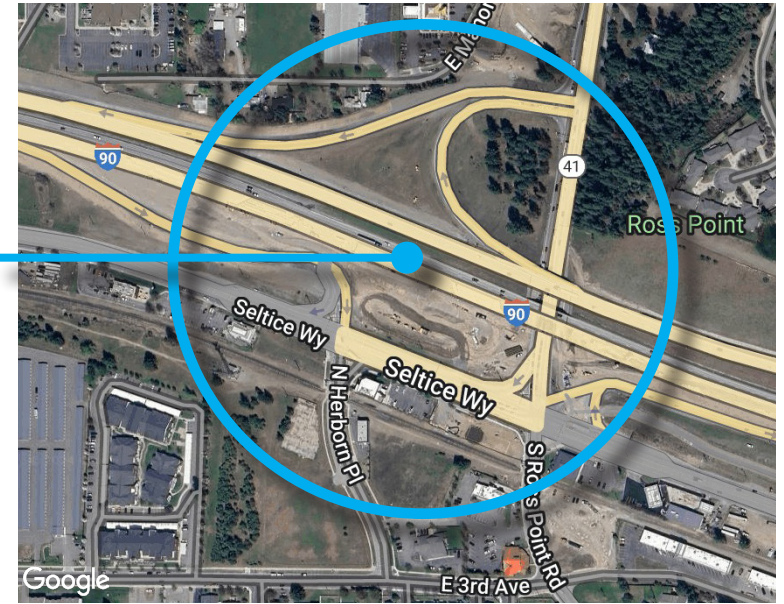
Drive Time to Subject: ±2 Minutes | 0.8 Miles

→ VISIT WEBSITE HERE

<https://itdprojects.org/projects/i90sh41ic/>

→ FLY OVER THE DESIGN VIDEO TOUR

<https://youtu.be/kVbjYHQB8OQ>



MILLWORX -

New Mixed Use Development

“Post Falls, Reimagined. Luxurious Urban Living”

50+ Acre Redevelopment Project

Commercial, residential, entertainment & civic uses

- Restaurants
- Shops
- Office spaces
- 650 Units of high-end hometowns & apartments
- Hotel
- Plaza
- Food truck court
- Entertainment areas

Drive Time to Subject: ±5 Minutes | 1.6 Miles

→ VISIT WEBSITE HERE

<https://millworx.community/galleries/meet-the-area>



SOURCE: <https://millworx.community/>

SURROUNDING AREA

LAND FOR SALE
 2625 E Seltice Way | Post Falls, ID 83854



MILLWORX
 NEW MIXED USE
 DEVELOPMENT

**2625
 E SELTICE
 WAY**

**I-90 / SH-41
 INTERCHANGE**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est Population 2024	9,791	42,059	73,791
Proj Population 2029	10,483	44,005	78,431
Growth 2024-2029	1.4 %	0.9 %	1.3 %
Average HHI	\$85,748	\$95,562	\$94,989
Median HHI	\$65,256	\$77,725	\$75,349
Daytime Demos	8,318	23,029	38,357

I-90 LAND FOR SALE

2625 E Seltice Way
Post Falls, ID 83854

**ERIK NELSON, SIOR
MANAGING BROKER**

509.220.4042

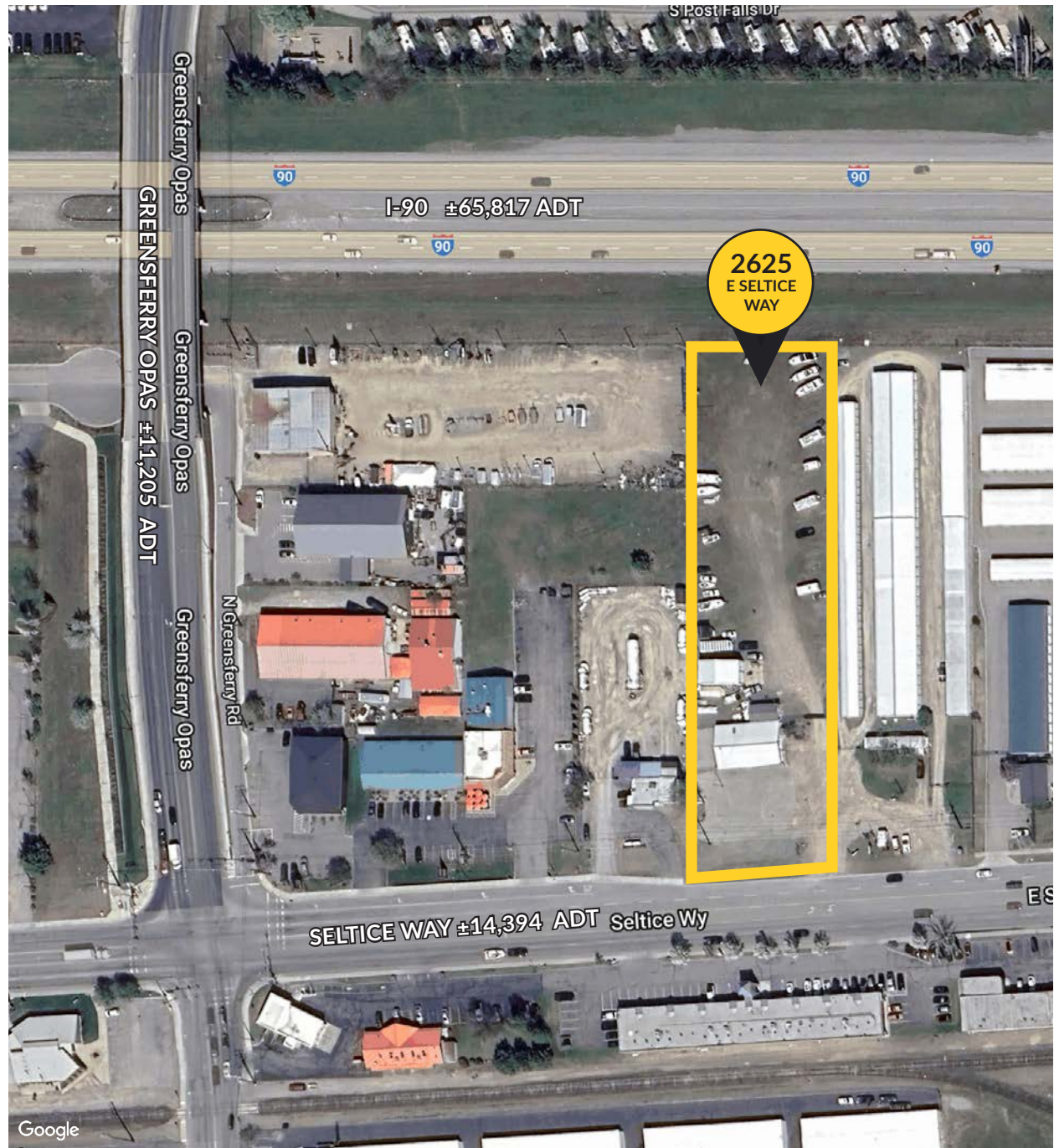
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