

HWY FRONTAGE PAD

4 Accesses Permit-Ready

SHADOW-ANCHORED BY



OPENING Q4-2024



Stephen Davis 281-915-2393 call or text
sjdavis@dwddevelopment.com

dwddevelopment.com

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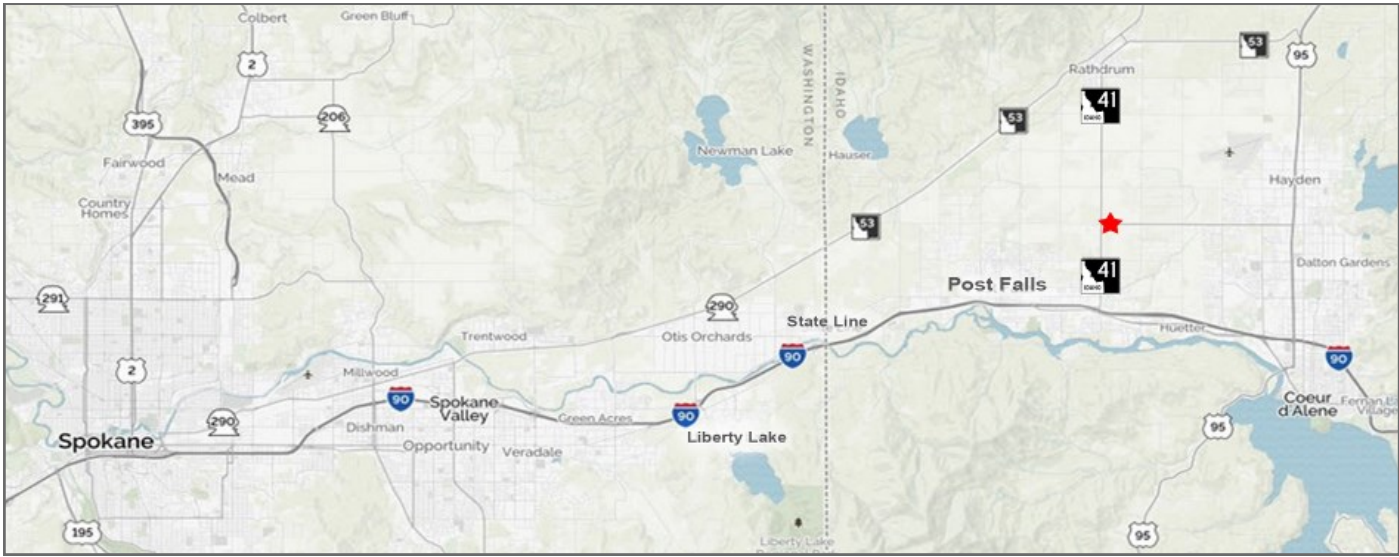
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| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE | 10-MILE |
|-------------------------|----------|----------|----------|----------|
| Est Pop 2023 | 6,486 | 44,258 | 93,011 | 176,024 |
| Projected Pop 2028 | 7,244 | 47,368 | 102,574 | 191,484 |
| Projected Annual Growth | 2.3% | 1.4% | 2.1% | 1.8% |
| 2023 Avg HH Income | \$83,592 | \$82,410 | \$86,800 | \$95,958 |
| Est Daytime Pop | 3,240 | 23,168 | 57,144 | 112,401 |

HIGHLIGHTS

- Permit-Ready Subdivided Pad (Divisible)
- Hwy Frontage 435 Ft
- All Utilities to Pad
- Goin' Home Side on Busy State Highway
- Street-Snow Maintenance by City of Post Falls
- Quick-Easy Freeway Access (Interstate 90)
- 1000-Unit Residential Subdivision Nearby
- Shadow Anchored by  and 
- Served by Four (4) Accesses
- No CAMS
- No Exclusives
- Approx 600 Ft North of Signalized Intersection
- Highway Widening Completed Oct 2022
- 300-Apt Project Next-Door Completed Dec 2022



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Click on logos for more information

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BEST COUNTIES FOR YOUNG PROFESSIONALS
KOOTENAI COUNTY

TOP STATES FOR BUSINESS
#3 BUSINESS FRIENDLINESS
CNBC

#1
FASTEST GROWING STATE

#3
ECONOMY
U.S. News & World Report

BEST STATE FOR HOMEOWNERS
#3
smartasset™

#10
BEST STATES FOR BUSINESS

STATE PERSONAL INCOME GROWTH
#1
PEW

BEST CITIES TO LIVE IN IDAHO
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ECONOMIC PERFORMANCE
#4
RICH STATES, POOR STATES

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