

# HWY FRONTAGE PAD

## 4 Accesses Permit-Ready

2625 N. Ketchikan Ct • Post Falls Idaho

SHADOW-ANCHORED BY



Stephen Davis 281-915-2393 call or text  
[sjdavis@dwddevelopment.com](mailto:sjdavis@dwddevelopment.com)

[dwddevelopment.com](http://dwddevelopment.com)

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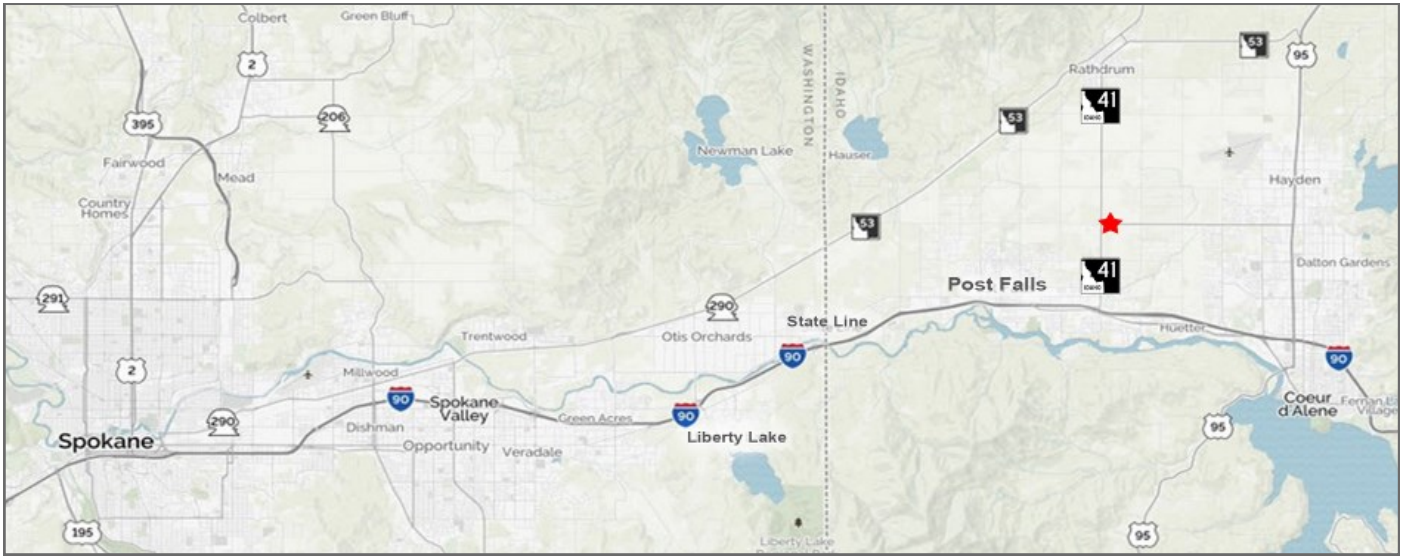
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	10-MILE
Est Pop 2023	6,486	44,258	93,011	176,024
Projected Pop 2028	7,244	47,368	102,574	191,484
Projected Annual Growth	2.3%	1.4%	2.1%	1.8%
2023 Avg HH Income	\$83,592	\$82,410	\$86,800	\$95,958
Est Daytime Pop	3,240	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   
- 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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**#8**  
BEST COUNTIES FOR YOUNG PROFESSIONALS  
KOOTENAI COUNTY

TOP STATES FOR BUSINESS  
**#3** BUSINESS FRIENDLINESS  


**HomeSnacks**  
**#1**  
FASTEST GROWING STATE

**#3**  
ECONOMY  


BEST STATE FOR HOMEOWNERS  
**#3**  


**Forbes**  
**#10**  
BEST STATES FOR BUSINESS

STATE PERSONAL INCOME GROWTH  
**#1**  


  
BEST CITIES TO LIVE IN IDAHO  
**#9** POST FALLS

ECONOMIC PERFORMANCE  
**#4**  


  
**#5** POST FALLS  
BEST PLACES TO LIVE IN IDAHO

EMERGING METROPOLITAN MARKET  
**#5** POST FALLS  


**#1** STATE  
ECONOMIC MOMENTUM  
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STATE POLICY REPORTS

  
**#2**  
FASTEST GROWING STATES

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BEST STATES TO LIVE IN  


Top Ten  
BEST SUBURB TO RAISE A FAMILY  
 COEUR d'ALENE POST FALLS

BEST STATES FOR BUSINESS  
**#5**  




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