

# HWY FRONTAGE PAD

## 4 Accesses Permit-Ready

2625 N Ketchikan Ct Post Falls Idaho

SHADOW-ANCHORED BY





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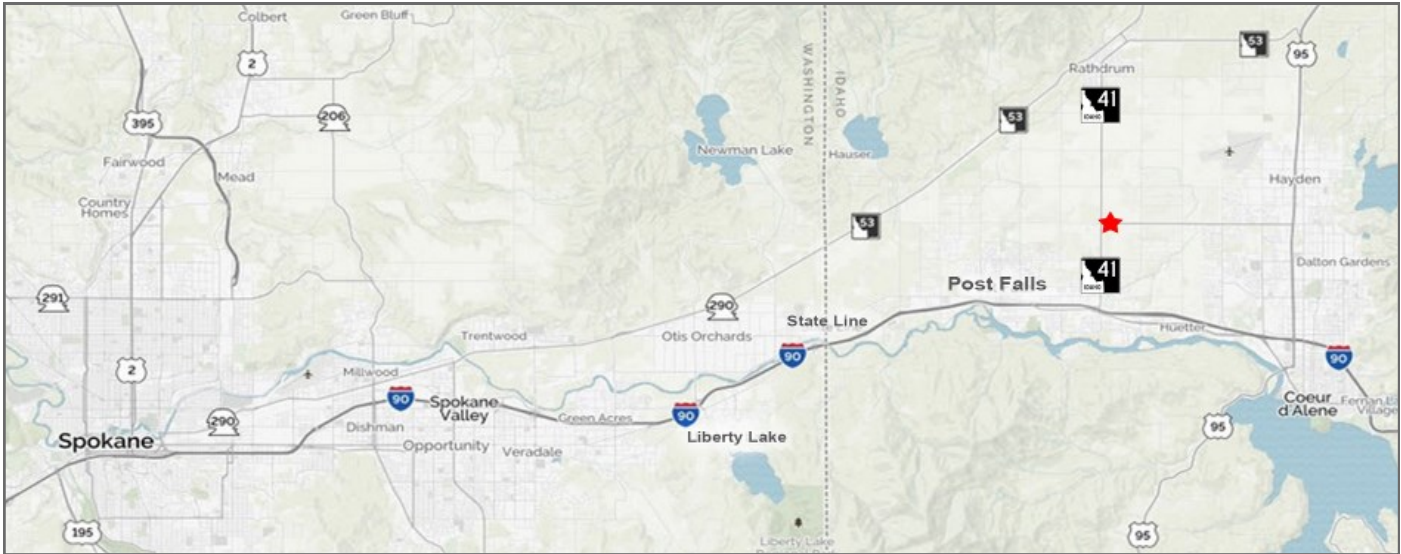


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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	10-MILE
Est Pop 2023	6,486	44,258	93,011	176,024
Projected Pop 2028	7,244	47,368	102,574	191,484
Projected Annual Growth	2.3%	1.4%	2.1%	1.8%
2023 Avg HH Income	\$83,592	\$82,410	\$86,800	\$95,958
Est Daytime Pop	3,240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

### HIGHLIGHTS

- Permit-Ready Subdivided Pad (Divisible)
- Hwy Frontage 387 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 No Reserved Uses
- 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

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PROFESSIONALS

KOOTENAI COUNTY

TOP STATES FOR  
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#3

BUSINESS  
FRIENDLINESS



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#1

FASTEST  
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#3

ECONOMY

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INCOME GROWTH

#1



CHAMBER OF  
COMMERCE

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POST FALLS

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POST FALLS

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#5

POST FALLS



#1

STATE

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STATE POLICY REPORTS

United States  
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BEST SUBURB TO  
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COEUR d'  
ALENE  
POST  
FALLS

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FOR BUSINESS

#5

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