



3890 E. Primrose Lane

Post Falls, Idaho 83854

Property Features

- High Corner Visibility
 - Ideal Retail Opportunity
 - Major Exit for North Bound Traffic to Lake Resorts
 - Near Signalized Intersection for Exiting and Entering Westbound I-90
 - Lot Size: 63,257 SF/ 1.452 Acres
 - Zoning: CCS
 - Site Ready for Development With Curbs and Sidewalks In - Plus Utilities to the Site, Sanitary Sewer is Stubbed to the Site
 - Located on Hard Corner of Hwy 41 & I-90
 - Subject to Idaho Department of Transportation Interstate Revisions
 - Projected 2019 Traffic Counts:
 - I-90/Seltice Interchange- *48,000 Cars Per Day
 - Hwy 41/Seltice to Mullan-*24,500 Cars Per Day
- *Source esri

Sale Price: \$1,897,710



For More Information: **Stephen Pohl**
Associate Broker
+1 509 622 3568 Office
+1 509 290 9445 Cell
spohl@naiblack.com

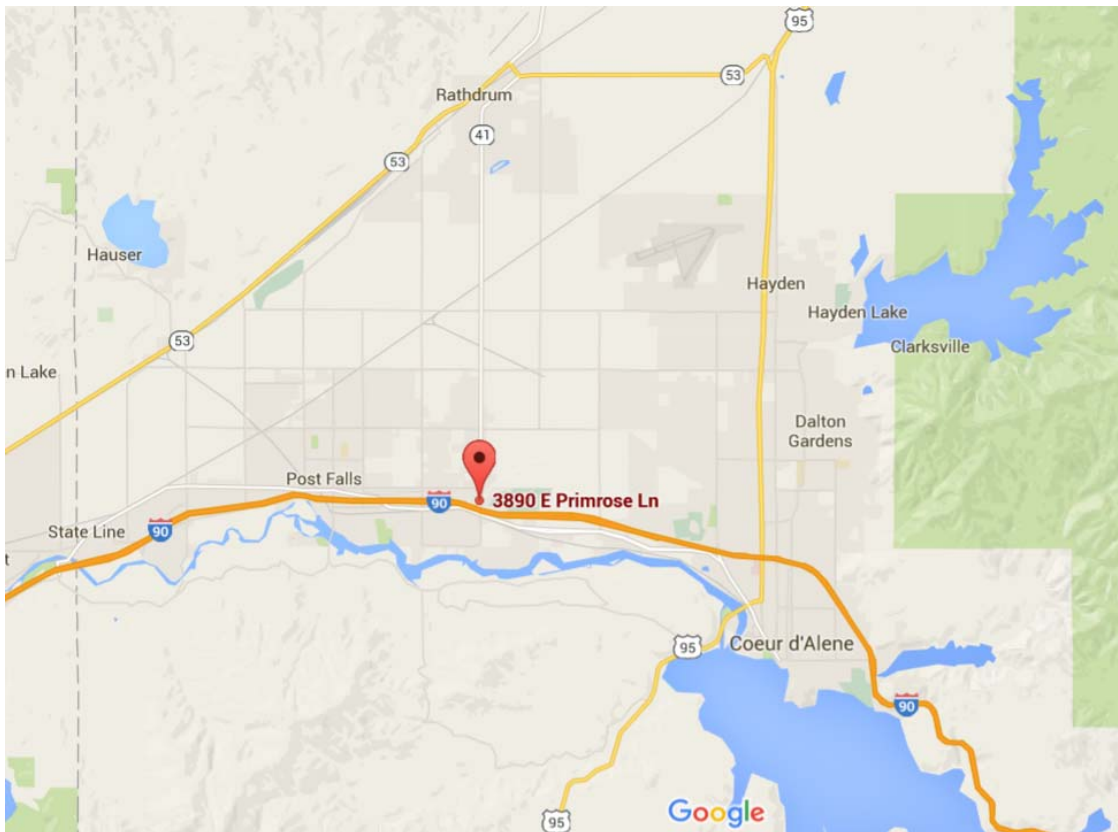
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Westbound
Access
To I-90

For Sale -1.452 Acre Corner Pad
I-90 & Hwy 41 Post Falls, ID

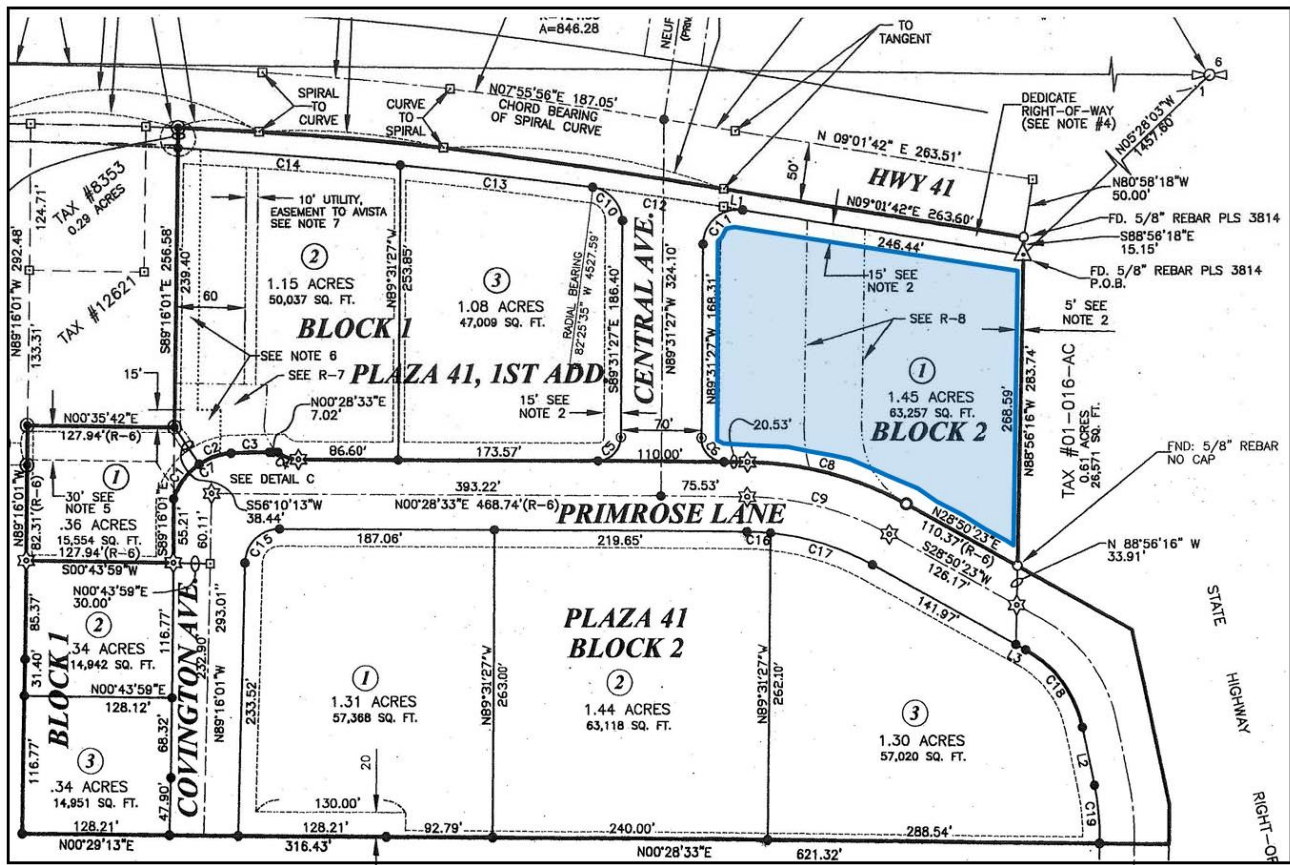


3890 E. Primrose Lane, Post Falls, Idaho 83854



NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. e. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf; After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows:

• By e-mail: MaryL@commercialmls.com | Subject Line: Copyright Concern
• By mail: Commercial Brokers Association | Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034
If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.



2019 Demographics:

Population	3 Mile Radius	35,865
	5 Mile Radius	76,384
	7 Mile Radius	130,909
Average	3 Mile Radius	\$74,914
Household	5 Mile Radius	\$74,545
Income	7 Mile Radius	\$73,690

For More Information:

Stephen Pohl
Associate Broker

+1 509 622 3568
+1 509 290 9445

spohl@naiblack.com

