

FOR SALE - COMMERCIAL LAND

4764 E SELTICE AVENUE, POST FALLS, ID



Signalized
Intersection

CEDAR WAY

1.7 Acres

SELTICE WAY

1.61 Acres

SOLD

Signalized Intersection



Size: ± 1.7 Acres
SF: ± 74,052
Price: \$849,000
Price/SF: \$11.46
Zoning: CCS*

Size: ± 1.61 Acres
SF: ± 70,131
Price: **SOLD**
Price/SF: \$8.55
Zoning: CCS*

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- There are two commercial parcels totaling 3.3 Acres available to purchase together or separately
- Located in one of fastest-growing cities in the United States, with sustained demand for commercial services.
- High-exposure corner at the signalized intersection of Seltice Way and Cedar Street offers excellent visibility and drive-by traffic.
- Strong traffic counts on Seltice Way, a major east-west corridor with proximity to Highway 41 and I-90.
- CCS* zoning allows for a wide mix of uses, including retail, office and medical.
- Post Falls population grew from 89,835 in 2020 to 102,524 in 2024—a 14.1% increase.
- Projected population of 113,377 by 2029, marking another 10.6% increase.
- Ideal for small businesses including professional services, drive-thru, boutique retail, or medical users.
- Strategic location minutes from Coeur d'Alene and Spokane Valley—regional access with a local customer base.
- Surrounding residential development continues to grow, supporting long-term commercial demand.
- Convenient access to I-90 via Seltice Way ensures ease of travel for customers and service providers.
- Neighboring commercial activity and residential density support daytime and evening traffic.
- Long-term investment potential driven by strong demographics, growth trends, and flexible development options.

PROPERTY INFORMATION

- Parcel No: P885000D000A Acres: 1.7 AIN: 104397
- Parcel No: P00000065000 Acres: 1.61 AIN: 142297
- Zoning - CCS* Per Agreement with City of Post Falls
- Utilities: Water, Sewer & Gas Available
- Property owner signed a development and zone change agreement with the City of Post Falls in August of 2024
- Property will be serviced by the City of Post Falls

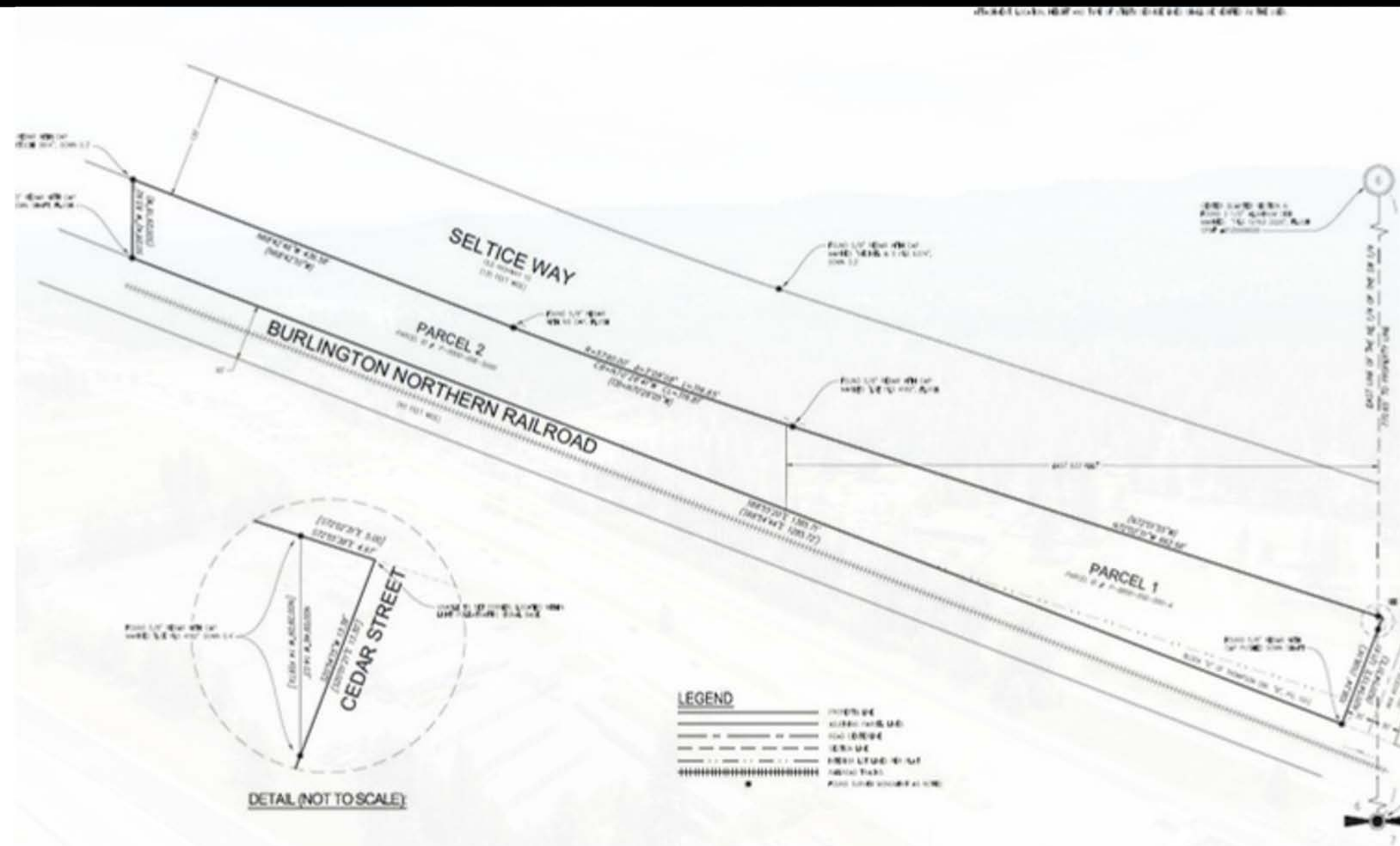
AREA BUSINESSES



SITE PICTURES

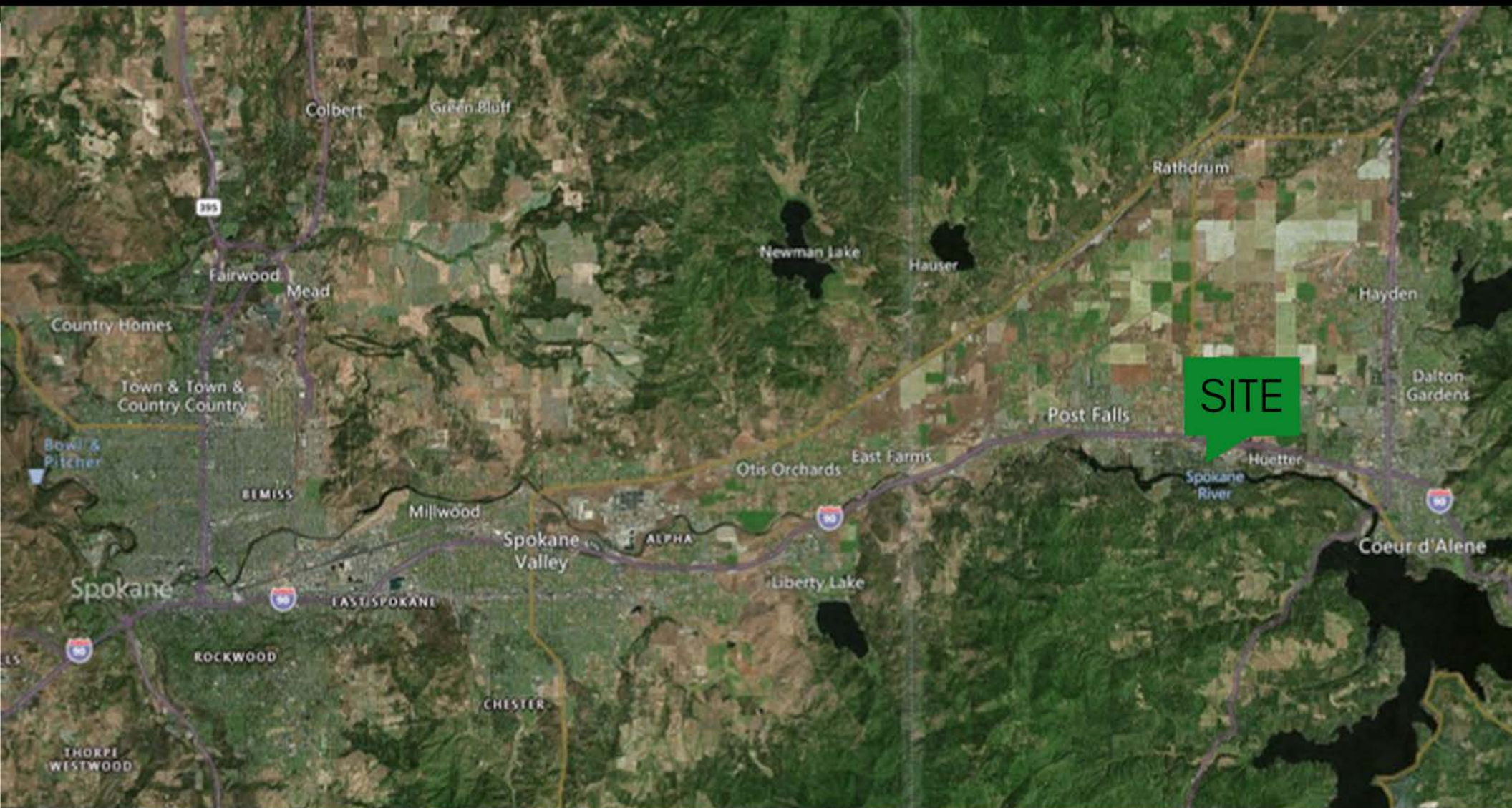


PROPERTY SURVEY



[illegible]

INLAND NORTHWEST



Donnie Murrell
208-758-7539
donnie@7foldrealty.com

BERKSHIRE HATHAWAY | JACKLIN REAL ESTATE
1927 W Riverstone Dr. Coeur d' Alene, ID 83814

© 2025 Berkshire Hathaway Jacklin Real Estate. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Berkshire Hathaway Jacklin Real Estate and the BHJRE logo are service marks of Berkshire Hathaway Jacklin Real Estate. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Berkshire Hathaway Jacklin Real Estate. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Agent in the State of Idaho.