FOR SALE - COMMERCIAL LAND

4764 E SELTICE AVENUE, POST FALLS, ID



Size: ± 1.7 Acres	**Size:** ± 1.61 Acres
SF: ± 74,052	**SF:** ± 70,131
Price: $849,000	**Price:** SOLD
Price/SF: $11.46	**Price/SF: SOLD**
Zoning: CCS*	**Zoning:** CCS*

7FOLD REALTY ADVISORS

Donnie Murrell
208-758-7539
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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



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SITE PICTURES











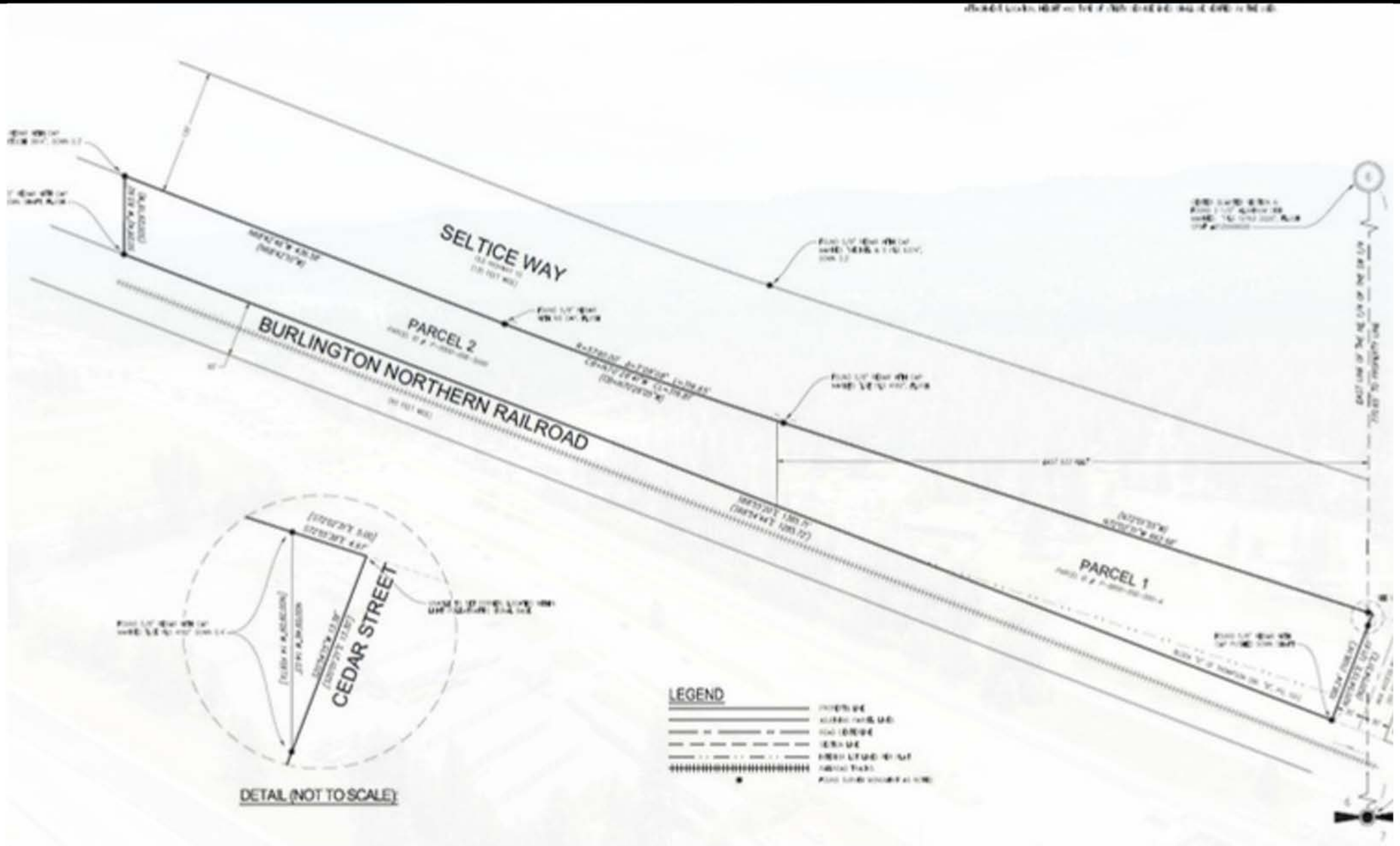


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PROPERTY SURVEY

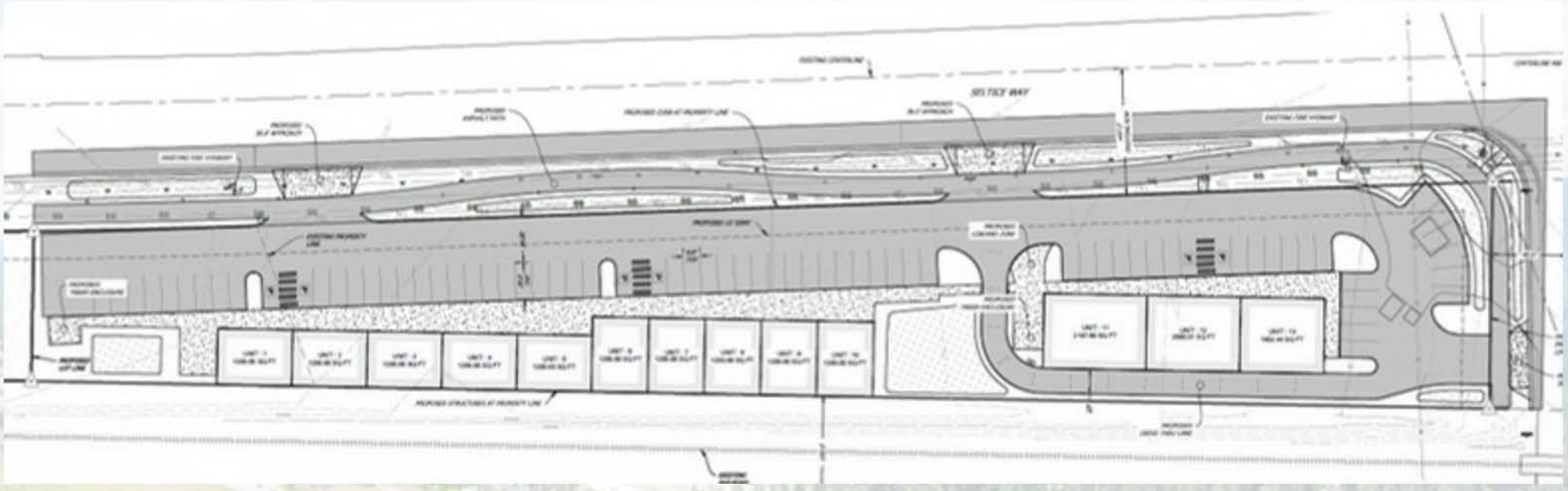


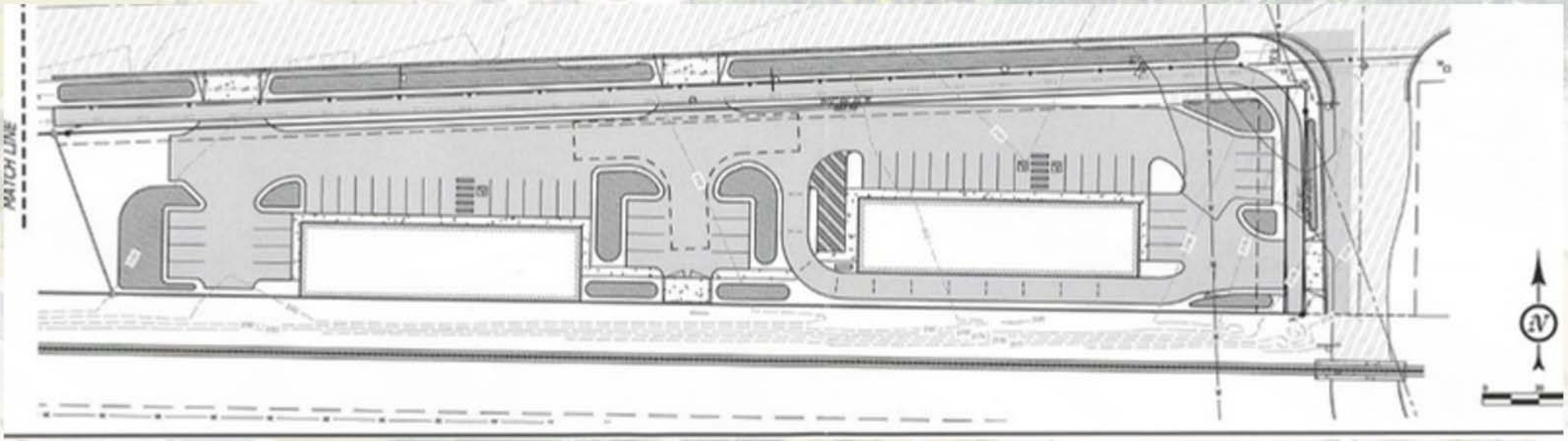
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DEVELOPMENT PLANS



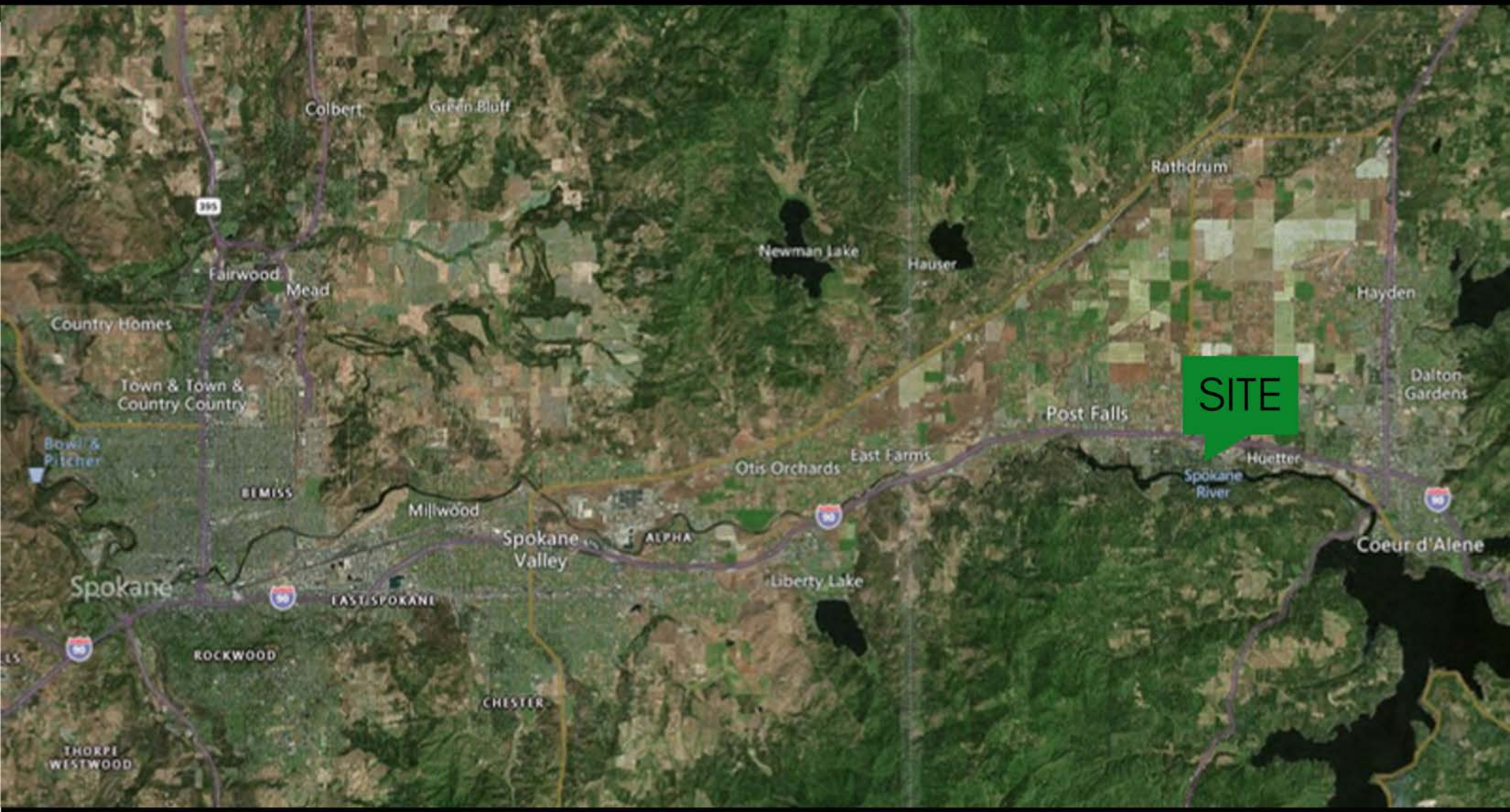


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INLAND NORTHWEST



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