

# Rare Waterfront Development Opportunity

400' Spokane River Frontage | MLS #25-9885 | \$8,990,000  
10.85 Acres | Existing Waterfront Infrastructure



# Investment Highlights

- ~400' of Spokane River frontage with exceptional depth
- 10.85 acre site with scale for phased or large-format development
- Existing docks, pilings and marine infrastructure in place
- Long-standing marine use (since 1950's) supports streamlined entitlements
- Located outside city limits with annexation potential
- Flexible development potential across residential and mixed-use configurations
- Located within a high-demand, supply constraint waterfront corridor



# Market Growth Demand Drivers

- Idaho is ranked among the fastest growing states in the U.S.
- Post Falls is among the fastest growing cities in the Inland Northwest
- Population growth of 18%+ since 2020, with sustained 3%+ annual growth
- Strong in-migration from out-of-state buyers driving housing demand
- Located within the expanding Couer d'Alene/Spokane regional corridor
- Limited supply of large-scale waterfront sites relative to population growth
- Population growth continues to drive demand for new residential development in the corridor



# Development Scenarios

- Potential for **premium waterfront community** with private waterfront amenities
- Opportunity to continue or expand **marine operations** leveraging existing waterfront infrastructure
- Ability to pursue **higher-density** residential configurations to **maximize yield**
- Opportunity for townhome, cottage, or mixed-product communities
- Multiple layout strategies aligned with market demand and absorption
- Potential for **phased development** to optimize timing and returns



# Proven Marine Use + Brandable Waterfront Legacy

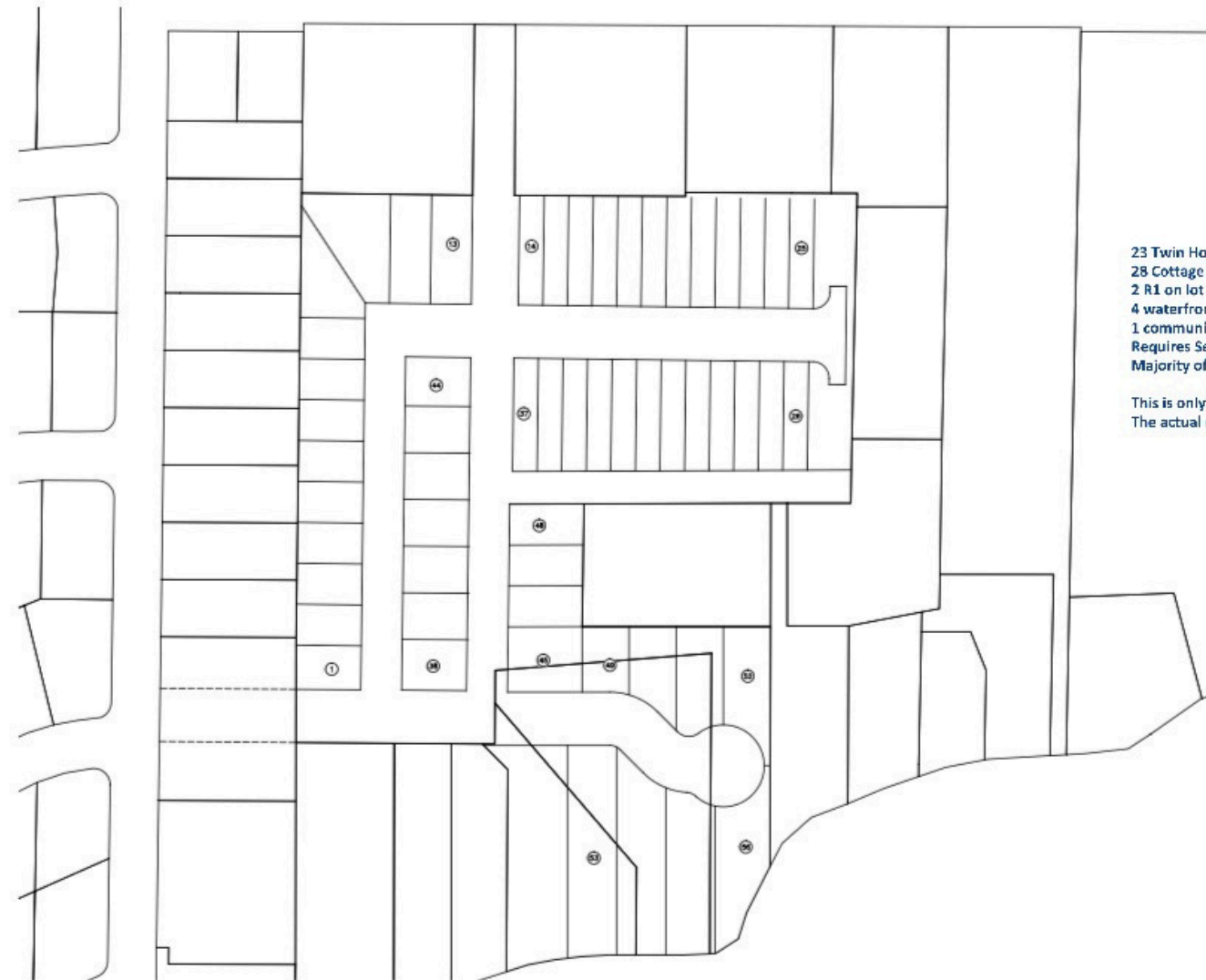
*Established marine use dating back decades supports continued or expanded waterfront commercial operations*

*Original construction and launch site of the historic Mish-an-nock cruise vessel (1968)*

- Long standing marine use supports continued or expanded waterfront commercial operations
- Opportunity to create a destination waterfront concept leveraging historic identity and place-making
- Supports potential marina waterfront dining, event venue, or tourism-oriented business models







23 Twin Home Lots  
 28 Cottage Homes  
 2 R1 on lot to Greensferry  
 4 waterfront  
 1 community waterfront  
 Requires Secondary Access  
 Majority of Roads Private  
  
 This is only an estimate.  
 The actual number of lots may vary.

Sheet No.	
Project Name	
Scale	
HONEY POT TRUST EXP REALTY 6722 E MARINE DRIVE 208.691.6696	
<b>LAYOUT EXHIBIT - MIXED USE</b>	
MALLEY ENGINEERING 2700 W. 10TH ST. SUITE 100 DENVER, CO 80202 303.733.1111 WWW.MALLEYENGINEERING.COM	
Project No.	28-015
Revision	E2

Conceptual Twin Home Layout Exhibit





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