

COMMERCIAL LAND BANK / ZONE CHANGE OPPORTUNITY | **FOR SALE**

— 8932 W ANTE ROAD —

POST FALLS, IDAHO 83854



DANNY DAVIS

208.691.6003

danny@tokcommercial.com

Cabela's
WILSON FORECAST OUTLET

W SELTICE WAY

SITE

W ANTE RD

UPDATED: 6.18.2026

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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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DETAILS

PARCEL #:	0196001177AC
PROPERTY SIZE:	7.053 Acres
ZONING:	Agriculture
WATER:	Local District
SEWER:	Septic
PRICE/SF:	\$4.85/SF
SALE PRICE:	\$1,490,000



HIGHLIGHTS

- Located in the growing State Line area, surrounded by major commercial anchors including Walmart and Cabela's.
- Two single-family residences on the property. Great opportunity to put for lease or in support of a future business on the property.
- Current Tenant occupant to vacate shortly after the completion of a sale
- Compelling land bank opportunity in a developing commercial corridor.



CONTACT

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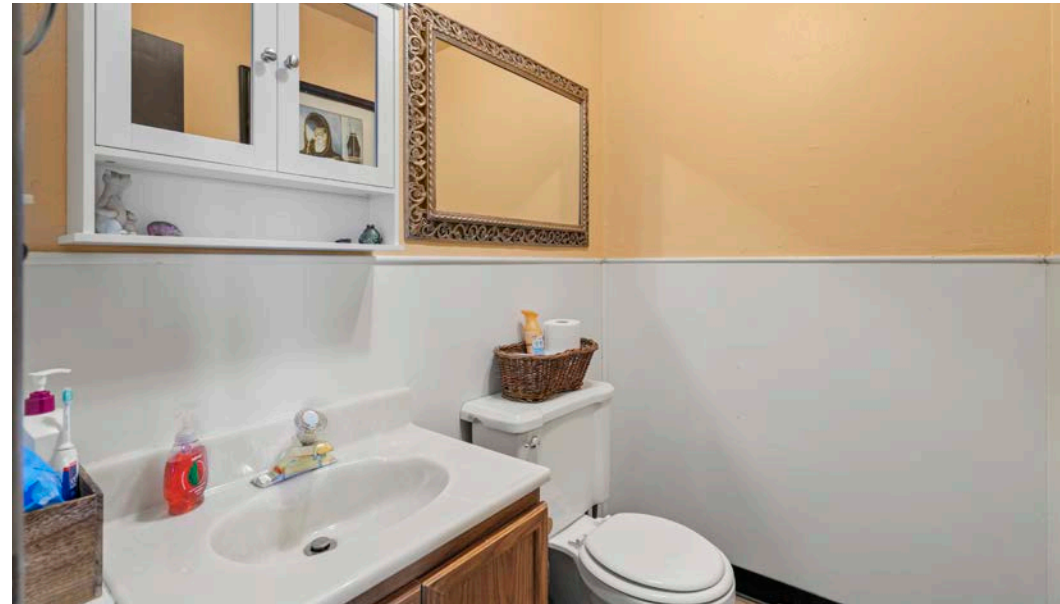


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7,437 VPD

W SELTICE WAY

SITE

W ANTE RD

ZONING DISTRICT AGRICULTURE

Agriculture (A) zoning positions the property as a low-carry, long-term land play, with primary value in holding acreage along a key growth corridor while the Post Falls market continues to urbanize. Investors typically benefit from lower intensity requirements and rural tax treatment, the ability to generate modest interim income from farming, grazing, home rentals and the option value of a future entitlement or annexation play as services and demand push outward.

2 MILE RADIUS



POPULATION
6,425



PROJECTED ANN. GROWTH
1.3%



AVG. HOUSEHOLD INC.
\$115,334

3 MILE RADIUS



POPULATION
15,516



PROJECTED ANN. GROWTH
1.5%



AVG. HOUSEHOLD INC.
\$125,522

5 MILE RADIUS



POPULATION
49,138



PROJECTED ANN. GROWTH
2.1%



AVG. HOUSEHOLD INC.
\$102,767



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22 MIN TO COEUR D'ALENE

28 MIN TO SPOKANE

