

FOR SALE

APPLEWAY & BARKER COMMERCIAL LAND

321 N Barker Road | Greenacres, WA 99016



**KIEMLE
HAGOOD**

OFFERING PRICE | \$3,485,794

(\$26.07 /SF)

LOT SIZE

| ±3.07 Acres

ZONING

| CMU

PARCEL NO.

| 55184.0802, 55184.0803,
55184.0804, 55184.0806,
55184.0808, 55184.0812

ANTHONY "TONY" VILLELLI

208.661.3044

tony.villelli@kiemlehagood.com

TOM VILLELLI

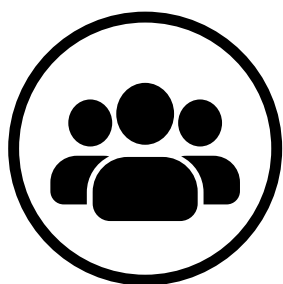
208.659.1821

tom.villelli@kiemlehagood.com

PROPERTY OVERVIEW

APPLEWAY & BARKER COMMERCIAL LAND FOR SALE

Excellent commercial development opportunity consisting of six contiguous parcels totaling ± 3.07 acres, strategically located along the high-traffic corridors of Appleway and Barker. This prime corner-area location offers outstanding visibility and access, making it ideal for a wide range of commercial or mixed-use developments. Zoned CMU (Commercial Mixed Use), the property allows for flexible development options in a growing and highly desirable area. Perfect for investors or users seeking strong exposure in an established commercial market.



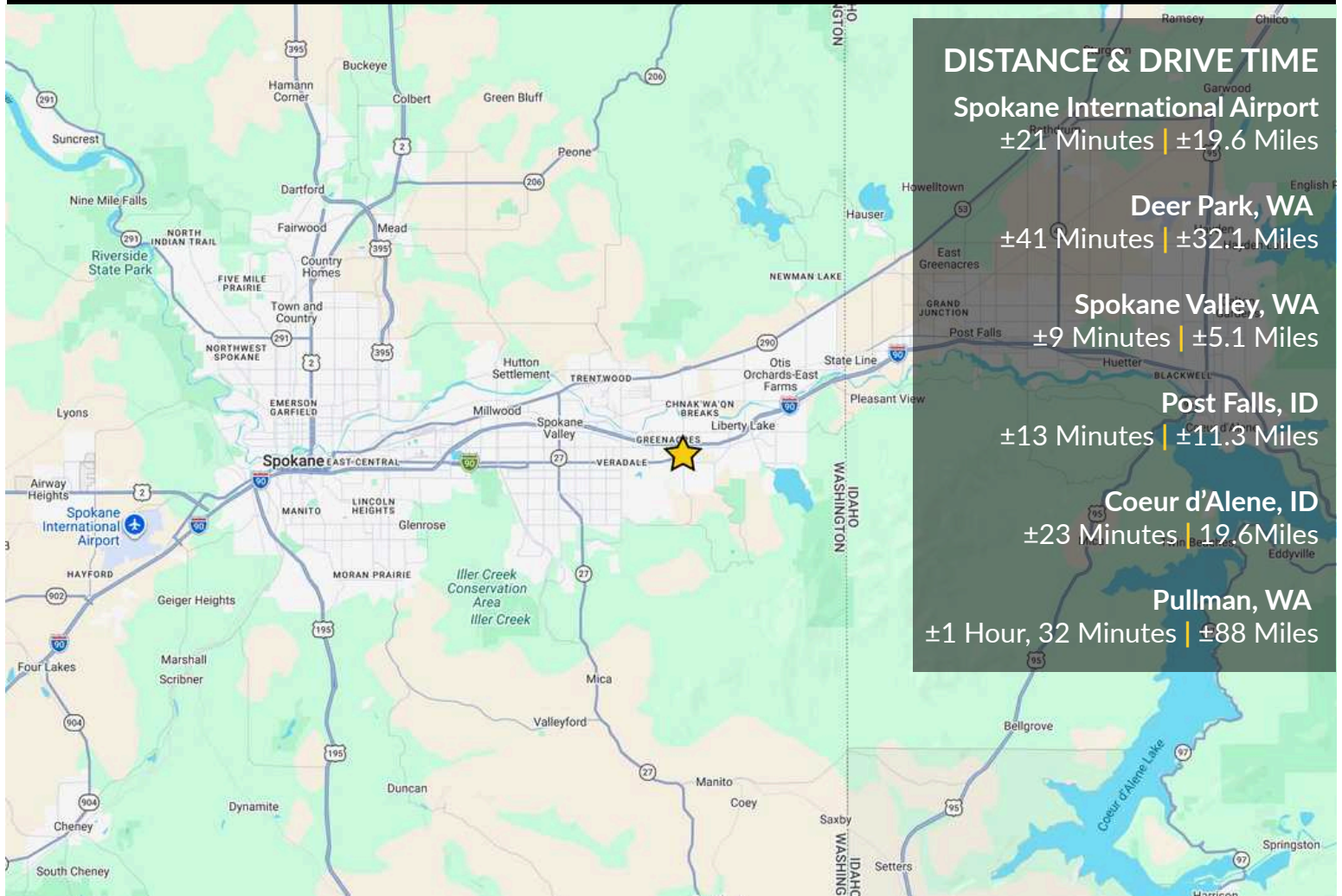
DEMOGRAPHICS

	1 MI	3 MI	5 MI
Est Pop 2025	8,807	47,795	107,344
Projected Pop 2030	9,806	50,957	111,265
Median Age	39.4	38.9	38.7
Adj. Daytime Demos	4,985	33,680	71,179
Average HHI	\$105,924	\$119,591	\$113,797
Median HHI	\$87,811	\$93,178	\$90,110



AREA MAP

APPLEWAY & BARKER COMMERCIAL LAND **FOR SALE**



APPLEWAY & BARKER COMMERCIAL LAND

VIEW LOCATION

321 N Barker Road | Greenacres, WA 99016

ANTHONY "TONY" VILLELLI

208.661.3044 | tony.villelli@kiemlehagood.com

TOM VILLELLI

208.659.1821 | tom.villelli@kiemlehagood.com



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814