

369 SHANNON LANE PRIEST RIVER, IDAHO 83856

FOR SALE:
LAND 6± ACRES

Price:
\$150,000
\$0.60/SqFt

Property Size: 6± Acres / 261,360± SqFt
 Price: \$150,000 (\$0.60/SqFt)
 Zoning: R-5 (Rural Residential with minimum lot size of 5 acres) by Bonner County
 Power: Avista, 3Ø/4w/480 volt (at adjacent site)
 Water: **6" main water line** (at adjacent site)
 Gas: Propane available
 Phone: Verizon (in street)



Located at the western edge of the city, adjacent to the Priest River Industrial Park! Highest and Best Use is annexation and zone change to industrial! All services area at or in close proximity to property lines!

Demographics	3 Mile	10 Mile
2008 Total Pop	2,875	11,978
% Pop Change 90-00	21.50%	31.87%
% Pop Change 00-08	5.35%	8.03%
% Pop Change 08-13	5.25%	6.82%
Daytime Pop	2,596	10,744
2008 Ave HHI	\$47,217	\$59,141
2008 Med HHI	\$30,724	\$38,180

Information is deemed reliable, but not guaranteed. No representation or warranty expressed or implied. Broker not responsible for changes, errors, or omissions. All square footages are for convenience only. All critical measurements shall be done by Lessee or Buyer.

For more information,
please contact:

CHRIS SCHREIBER, CCIM
 Associate Broker
 208.770.2593
 chris.schreiber@khco.com



- Approx 6± Acres (261,360± SqFt)
- **384' wide x 680' deep**
- Well, Power and Phone onsite
- S23-T56N-R5W, Tax 160, Boise Meridian
- Bonner County, Idaho
- Tax Id#: RP58N01W063531A
- Property Taxes: \$164
- Selkirk #: 2100172



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**KIEMLE &
HAGOOD
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