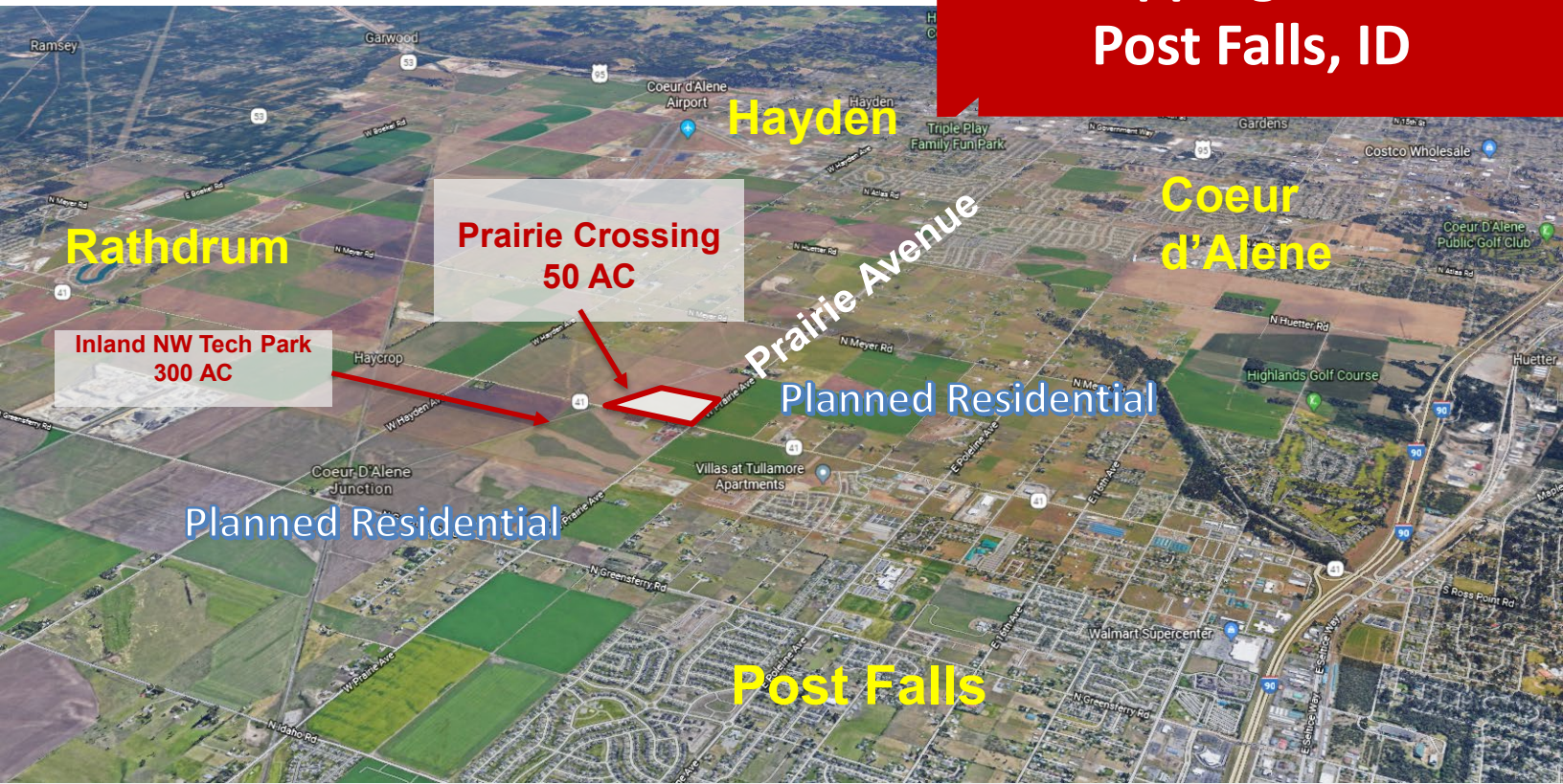


**Prairie Crossing
Shopping Center
Post Falls, ID**



NEC Highway 41 & Prairie Avenue Post Falls, Idaho 83854
Major Retail & Mixed Use Center

Overview:

Prairie Crossing is located at the Northeast quadrant of State Highway 41 and Prairie Avenue and is positioned to serve the Greater Prairie Trade Area (GPTA) which includes the cities of Post Falls, Rathdrum, Hayden, Northwest Coeur d'Alene, and Spirit Lake. The current population of the GPTA is over 100,000 with incorporated growth areas projected to easily continue over 4% per year. Post Falls saw actual growth rates of 8%+ in 2021 and 2022. Kootenai Metropolitan Planning Organization (KMPO) estimates that population in the State Highway 41 corridor alone will increase to 43,500 in 2020 and more than double that number by 2035. Total population is projected to approach 150,000 people by 2025.

Prairie Crossing is the most important commercial project being developed today in North Idaho and is strategically located to be the dominant destination Commercial Retail / Mixed Use Center in the GPTA. There are a few high-quality anchored shopping center/mixed use projects operating in the central Coeur d'Alene market, but none directly serving the growth areas of the GPTA.

The intersection of State Highway 41 and Prairie Avenue is recognized as the transportation corridor hub of the GPTA. The overall site is zoned CCS permitting a broad spectrum of Retail and Mixed Use development, including high density residential. All utilities have recently been extended and are available at the site. Dedication for roadways and signalization were completed in 2022.

This outstanding property is now being offered to Majors and Pad Users, with phased occupancy beginning in 2023.

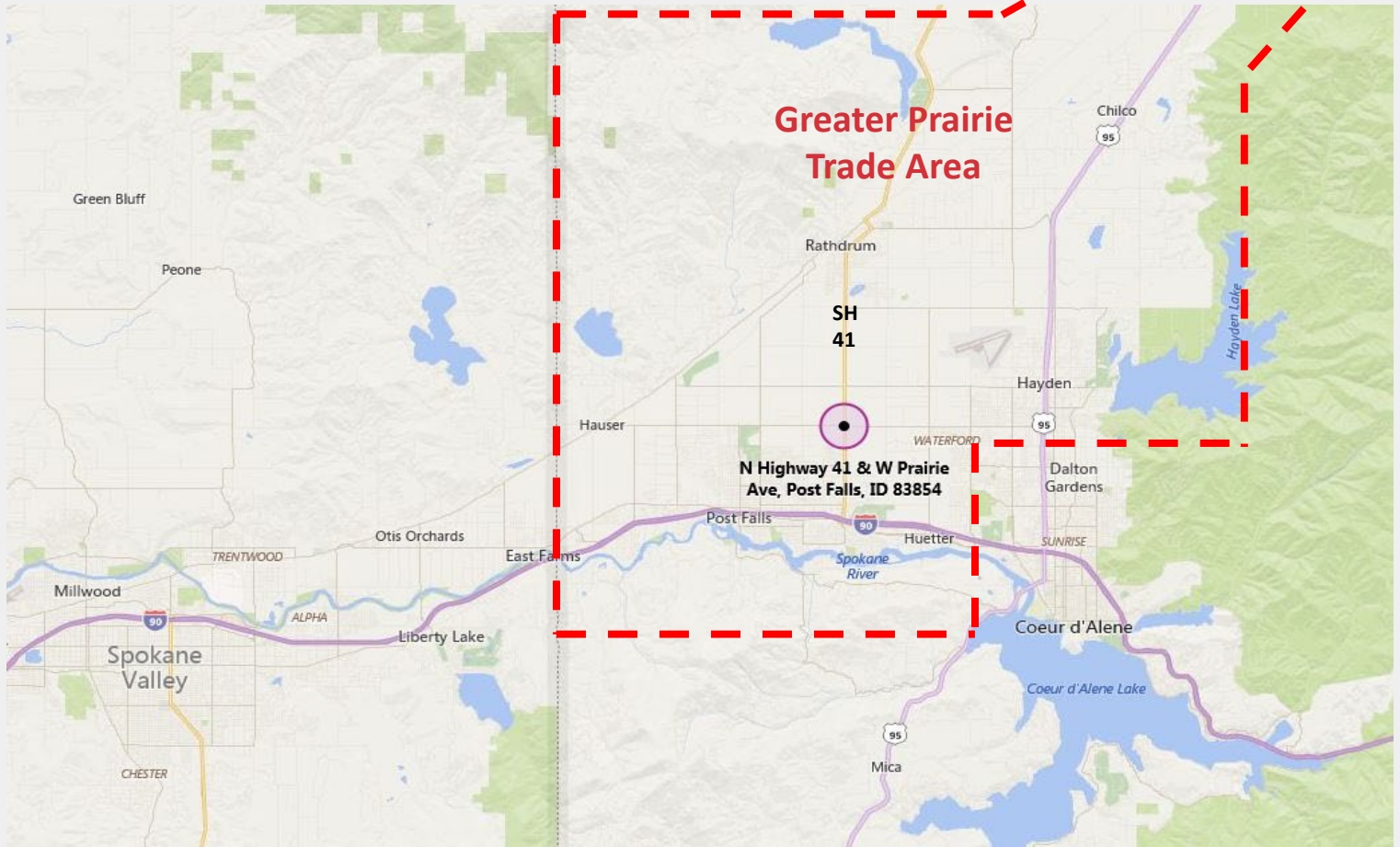
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**Prairie Crossing
NEC Highway 41 & Prairie Avenue
Post Falls, Idaho 83854**



Property Features:

- Epicenter of the fastest growth area in North Idaho
- Population currently over 150,000 with incorporated growth areas projected to grow over 4% per year.
- State Highway 41 has expanded to 140' of ROW with 2 northbound and 2 southbound lanes divided by landscaped median
- Other than Interstate 90, Prairie Avenue is the largest east/west corridor linking North Idaho to the Spokane Valley
- Trade Area includes the Cities of Post Falls, Rathdrum, Hayden, Northwest CDA and Spirit Lake.

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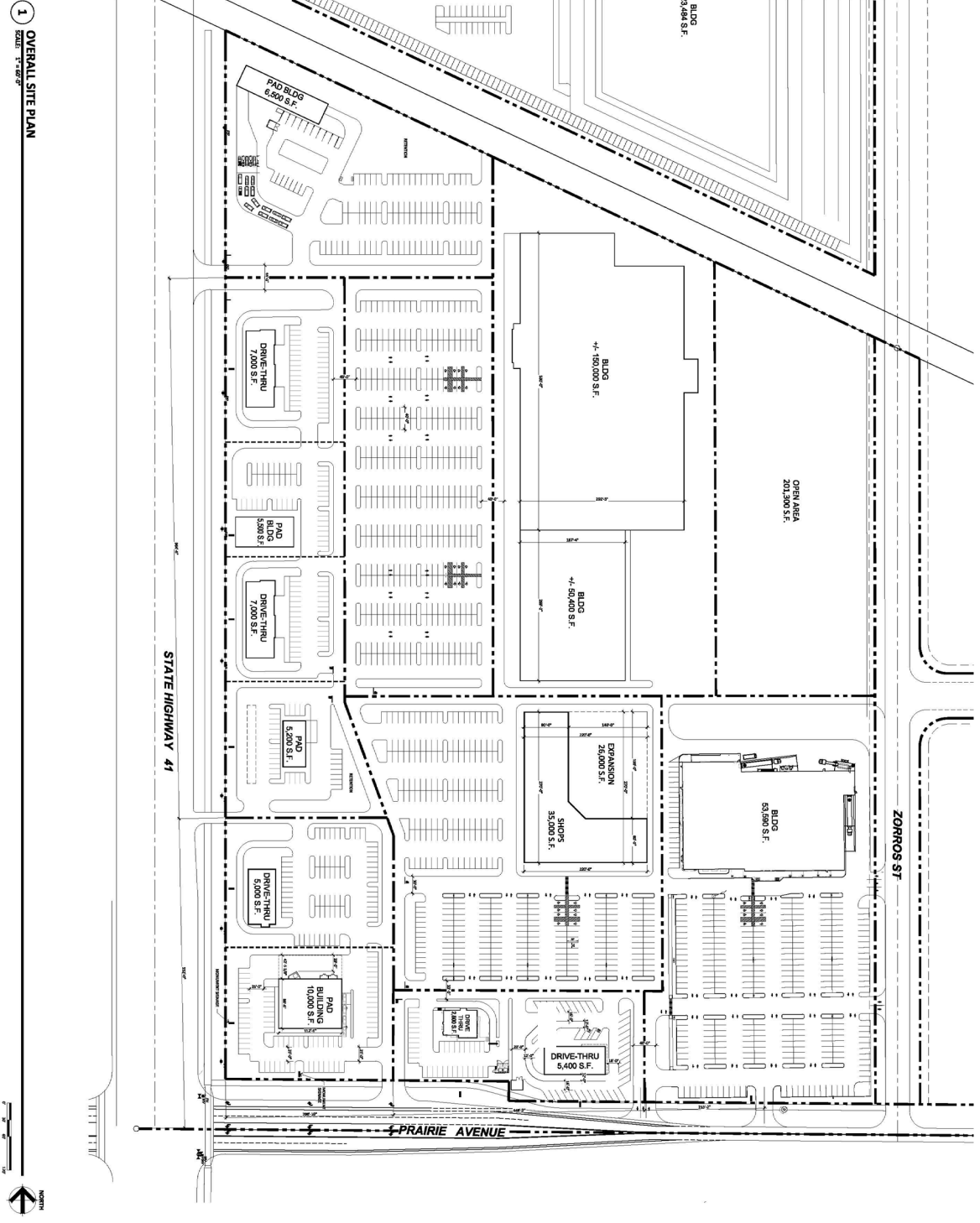
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1 OVERALL SITE PLAN
SCALE: 1"=60'-0"



Prairie Crossing NEC Highway 41 & Prairie Avenue Post Falls, Idaho 83854

KMPO 2020 - 2045 FUTURE GROWTH PROJECTIONS
Board Approved 9/8/2022

Updated 9/14/2022

Jurisdictions	1990 Census Population	2000 Census Population	2010 Census Population	2020							2025		2030		2035		2040		2045			Total Increase 2020-2045			
				2020 Census Population (1)	2020 Census Occupied TOTAL Housing (1)	2020 Est. Avg. Persons per Household (PPH) Occupied (2)	POP % of County	Occ. Housing % of County	Total Percentage Change in Growth 2010-2020 Census	2010-2020 Average Annual Growth	Total Population (3)	Total Occupied Dwelling Units (4)	Total Population (3)	Total Occupied Dwelling Units (4)	Total Population (3)	Total Occupied Dwelling Units (4)	Total Population (3)	Total Occupied Dwelling Units (4)	Total Population (3)	Total Occupied Dwelling Units (4)	POP % of County	Population Increase	TOTAL NEW Dwelling Units	NEW Dwelling Units Total % of County Growth	Annual Growth Rate
Cities (6)																									
Atlatol	348	676	692	709	275	2.58	0.41%	0.41%	2.46%	0.34%	804	312	899	349	946	367	1,000	388	1,064	413	0.33%	355	136	0.2%	1.6%
Coeur d'Alene	24,563	34,514	44,137	54,626	22,754	2.40	31.88%	33.02%	23.77%	2.03%	60,831	25,338	67,099	27,948	73,780	30,731	80,534	33,545	87,872	36,601	27.51%	33,244	13,947	24.1%	1.9%
Dalton Gardens	1,851	2,278	2,335	2,537	917	2.77	1.48%	1.36%	8.65%	0.55%	2,612	944	2,649	957	2,716	992	2,780	1,005	2,864	1,035	0.80%	327	118	0.2%	0.5%
Fernan Lake	170	186	189	164	72	2.28	0.10%	0.11%	-2.98%	-0.95%	162	71	155	68	150	68	144	63	140	61	0.04%	-24	-11	0.0%	-0.6%
Hanson	226	267	203	238	109	2.08	0.13%	0.16%	12.92%	-1.39%	232	111	228	109	222	106	215	103	216	103	0.07%	-12	-8	0.0%	-0.2%
Hausler Lake	380	888	678	761	334	2.28	0.44%	0.50%	12.24%	-0.02%	830	369	891	391	922	405	953	418	1,012	444	0.32%	251	110	0.2%	1.1%
Hayden	3,744	9,159	13,294	15,570	6,131	2.54	9.03%	9.11%	17.12%	1.52%	18,395	7,244	20,941	8,246	23,556	9,197	25,832	10,122	28,655	11,284	8.97%	13,085	5,153	9.0%	2.5%
Hayden Lake	338	494	574	645	283	2.30	0.38%	0.42%	13.07%	1.29%	726	315	797	348	860	374	929	404	1,007	438	0.32%	359	158	0.3%	1.8%
Hietter	82	98	100	104	44	2.36	0.05%	0.07%	4.00%	0.86%	107	45	108	48	110	47	112	47	114	48	0.04%	10	4	0.0%	0.4%
Post Falls	7,249	17,247	27,574	38,495	14,650	2.63	22.45%	21.78%	39.57%	3.32%	48,961	18,638	59,491	22,946	71,513	27,223	84,985	32,343	102,328	38,953	32.04%	63,943	24,303	42.3%	4.0%
Rathdrum	2,000	4,816	6,826	9,211	3,356	2.74	5.38%	4.99%	34.94%	2.62%	11,571	4,216	13,932	5,016	16,574	6,039	19,275	7,023	22,823	8,315	7.15%	13,612	4,959	8.6%	3.7%
Spirit Lake	780	1,376	1,945	2,337	888	2.60	1.36%	1.33%	20.15%	2.74%	2,819	1,093	3,401	1,307	3,909	1,502	4,409	1,694	5,071	1,949	1.68%	2,734	1,051	1.8%	3.1%
State Line	26	28	38	39	11	3.55	0.02%	0.02%	-2.63%	-2.96%	60	17	95	27	111	31	127	36	158	44	0.05%	117	33	0.1%	5.7%
Worley	182	223	257	259	88	2.58	0.15%	0.15%	-1.56%	0.35%	261	101	269	104	279	106	279	108	283	110	0.09%	30	12	0.0%	0.4%
Urban Totals	42,047	72,028	98,822	125,675	49,931	2.52	73.84%	74.22%	27.17%	2.30%	148,373	58,800	170,955	67,621	195,441	77,174	221,554	87,349	253,606	99,798	79.40%	127,931	49,867	86.9%	2.8%
Unincorporated Areas (6)																									
Post Falls Highway Dist.		10,844		13,268	4,818	2.75	7.74%	7.16%	22.35%	2.24%	14,153	5,199	15,097	5,492	16,104	5,848	17,179	6,238	18,364	6,669	5.75%	5,086	1,851	3.2%	1.3%
Lakes Highway District		18,704		22,261	8,331	2.67	12.93%	12.38%	19.02%	1.80%	24,456	9,153	26,871	10,056	29,523	11,049	32,436	12,139	35,837	13,337	11.18%	13,376	5,006	8.7%	1.9%
Eastside Highway District		5,970		5,769	2,437	2.37	3.37%	3.62%	-3.37%	-0.34%	5,944	2,511	6,125	2,587	6,311	2,688	6,502	2,747	6,700	2,830	2.10%	931	393	0.7%	0.6%
Worley Highway District		4,155		4,389	1,761	2.49	2.56%	2.62%	5.63%	0.58%	4,622	1,814	4,860	1,870	4,801	1,928	4,947	1,985	5,097	2,045	1.80%	708	284	0.5%	0.6%
Unincorporated Totals		39,673		45,687	17,347	2.63	26.66%	25.78%	15.16%	1.51%	49,077	18,618	52,753	19,996	56,739	21,489	61,054	23,109	65,798	24,881	20.60%	20,111	7,534	13.1%	1.5%
DISTRICT-WIDE:																									
Post Falls Highway District		54,224		76,086	28,809	2.66	44.41%	42.52%	40.34%	3.45%															
Lakes Highway District		63,423		70,842	28,122	2.52	41.34%	41.80%	11.70%	1.11%															
Eastside Highway District		12,241		15,271	6,518	2.34	8.91%	9.69%	24.75%	2.24%															
Worley Highway District		8,807		8,153	4,032	2.27	5.34%	5.99%	6.34%	0.62%															
		138,495		171,362	67,278	2.56	100.00%	100.00%	23.73%	2.15%															
Kootenai County				171,362	67,278	2.55			23.73%	2.15%	197,450	77,418	223,708	87,616	252,180	98,663	282,618	110,457	319,404	124,679	100.0%	148,042	57,401	100%	2.5%

NOTES:
 (1) City population and total occupied housing units include only those in the incorporated. It is assumed that forecasts incorporate populations and housing units in the ACIs.
 (2) Average persons per household (PPH) was estimated by dividing the jurisdiction's population by the number of occupied housing units.
 (3) The County population projection/control total was calculated using growth rates derived from a rolling average of annual rates of growth from 1990-2020. Highway district populations were projected using rates from the 2010-2020 period. City populations were calculated using the same rolling average method as the county but adjusted in relation to the highway district growth to remain within the county control total.
 (4) Occupied housing projections was calculated by dividing the forecast population by the 2020 persons per household (PPH) for each jurisdiction.
 (5) Unincorporated dwelling unit data include all dwelling units outside of city limits, as city estimates ONLY include dwelling units within current city boundaries (so NOT ONLY OSFDUs). District-wide estimates include data for incorporated and unincorporated areas.

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