



FOR SALE - \$3,000,000

LAKE PEND OREILLE DEVELOPMENT LAND

TBD Highway 95, Ponderay, Idaho 83852

15.41 ACRES OF LAKE VIEW DEVELOPMENT LAND



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Property Highlights

SALE PRICE	\$3,000,000 (\$4.47/SF)
PARCEL SIZE	15.41 Acres
ZONING	Commercial
PARCEL NUMBER	RPP00000151801A
PROPOSED USE	Mixed-Use, Residential, Hospitality
LOCATION	Between Sandpoint & Ponderay
ACCESS	Just Off Hwy 95 & ID-200
AMENITIES	On The Sandpoint Byway Trail
AVAILABILITY	Immediate

Listing Features

- Prime development opportunity with beautiful views of Lake Pend Oreille in the resort town of Ponderay, Idaho
- Current zoning allows for mixed-use, retail, hospitality, medium-to-high density residential, office, medical, golf course, educational facility, park, with rezone - flex use, light industrial, or storage
- Property is located directly between the Cities of Ponderay and Sandpoint in Bonner County
- Surrounding amenities include the Sandpoint Elks Golf Course, Sandpoint Byway Pedestrian Trail, Pend Oreille Bay Trail, Sandpoint longbridge public Hike and bike trail, Sandpoint City Beach Park - [Google Map View](#)
- Surrounded service providers and retailers include Best Western Edgewater Resort, Seasons of Sandpoint Condominiums, Safeway, Super 1 Foods, Big 5 Sports, NAPA, Jack in the Box, Ace Hardware
- Contact agent for additional information and to discuss various uses today!





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[Google Map View - Click Here](#)



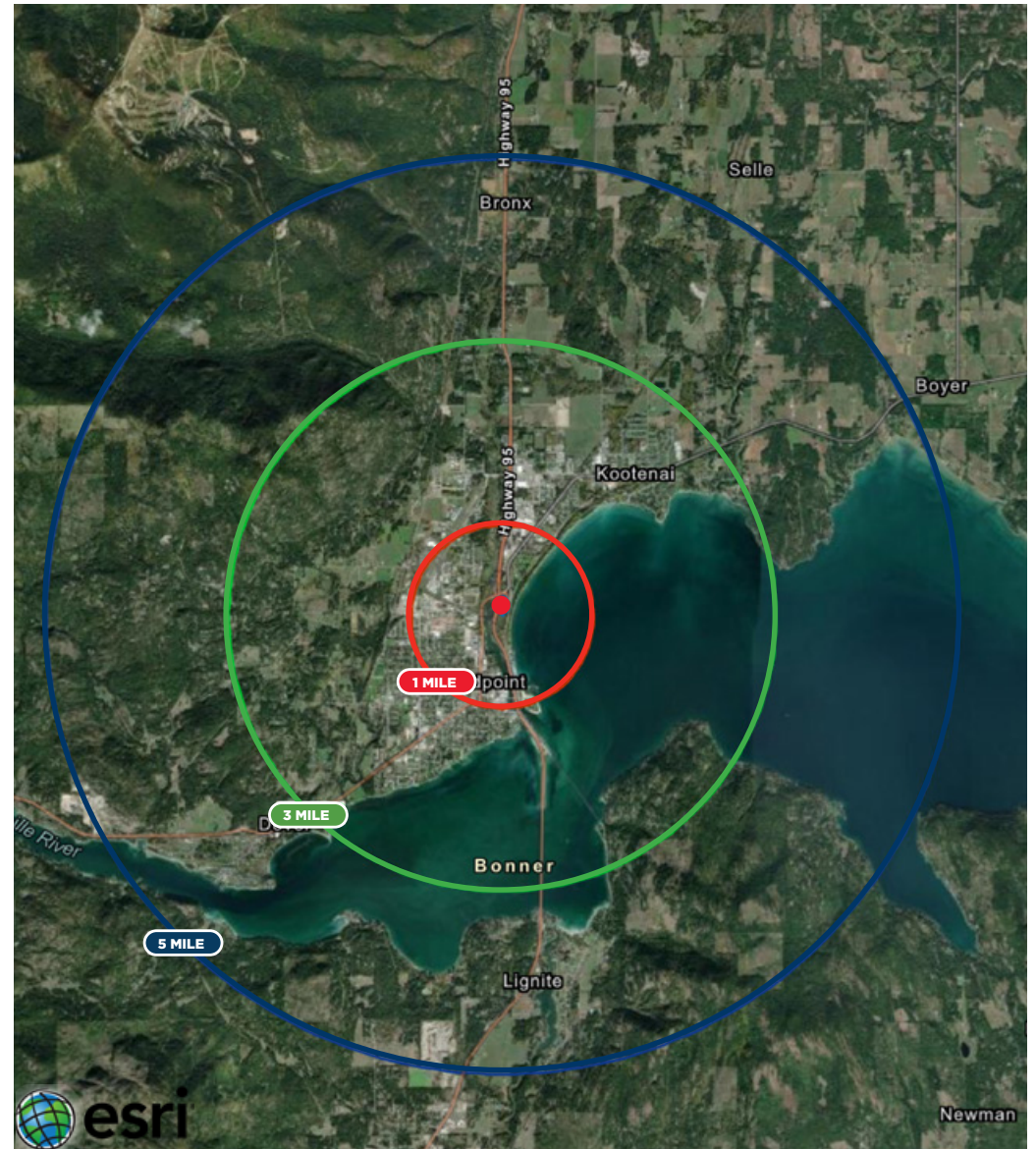
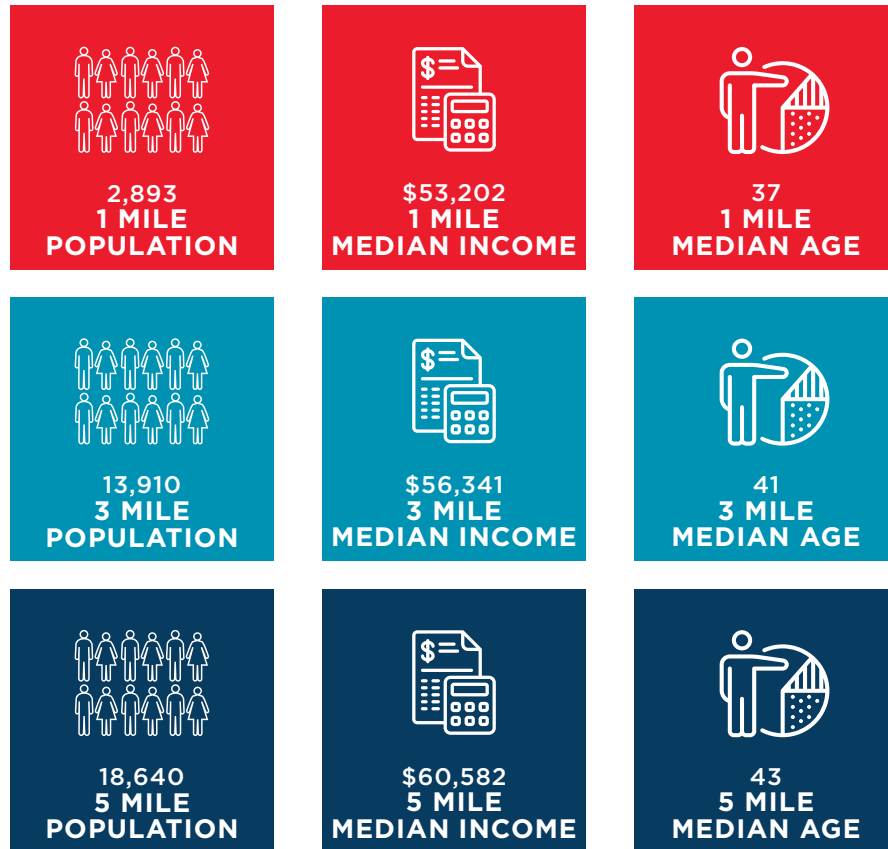
Sandpoint Elks
Golf Course



DEMOGRAPHICS

51% INCREASE IN POPULATION OVER THE LAST 3 YEARS.

In the identified area, the current year population is 18,640. In 2020, the Census count in the area was 17,254. The rate of change since 2020 was 2.41% annually. The five-year projection for the population in the area is 20,054 representing a change of 1.47% annually from 2023 to 2028.



Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data

WELCOME TO THE CITY OF PONDERAY



The City of Ponderay is the proud gateway to [Schweitzer Mountain](#), a year-round destination resort that boasts 2,900 acres of skiable terrain, 92 trails, open-bowl skiing, three high-speed chairlifts (including Stella, Idaho's only six-person high-speed lift), plus cross-country skiing trails, a tubing park and snowmobiling access. In the summer, Schweitzer becomes an outdoor-lover's paradise with more than 40 kilometers of hiking and biking trails to enjoy. Take a ride on the Great Escape Quad chairlift for sweeping views of Lake Pend Oreille and beyond. And don't forget to check out an array of summer festivals featuring live music and fun activities. In town, visitors will enjoy the 9-hole [Elks Golf Course](#) on Highway 200 in Ponderay, a par-35 course featuring 2,897 yards of golf from the longest tees. Shoppers, don't miss a stop at the Bonner Mall, located at 300 Bonner Mall Way, where a variety of local and national retailers are housed in a comfortable, climate-controlled setting. And catch the latest Hollywood flick at the six-screen [Sandpoint Cinemas](#), located at the east end of the mall.

