

US-HWY 95 Commercial Site

8.49 Acres

Nez Perce County, ID

\$949,000



HAYDEN  OUTDOORS.

US-HWY 95 Commercial Site

TOTAL ACRES:

8.49

PRICE:

\$949,000

COUNTY:

Nez Perce County

CLOSEST TOWN:

Lewiston, ID

Activities & Amenities:

Development Potential
State Hunting Unit: 8s

Land Details:

Address: TBD Old Spiral Highway,
Lewiston, Idaho 83501, USA

Closest Town: Lewiston

Total Acres: 8.49

Deeded Acres: 8.49

Topography: Level

Estimated Taxes: \$2,023 - 195.86

Source of lot size: Assessor/Tax Data

Property Summary

This phenomenally located property off US-Highway 95 outside Lewiston, Idaho, spans approximately 8.49 acres and offers an excellent investment opportunity. Located atop the famous Lewiston Hill, its wonderful location suites well for a Truck Stop or Gas Station. With ample space and a prime location, it is perfect for entrepreneurs to bring their business to Idaho. Don't miss this rare chance to break ground on Idaho's only North South Highway

Land

This approximately 8.49-acre property of level land is perfectly suited for commercial use, offering a spacious and easily developable site. The property's flat terrain ensures ease of development, making it an ideal location for a wide range of business ventures. With excellent access to main roads, the property is positioned to provide maximum visibility and accessibility, key features for any successful commercial development. Its size and layout offer great flexibility for future projects. Highway 95 is the only N-S highway in western Idaho and is one of the most scenic routes in the West. US 95 runs from the Canadian border in the north to the Boise metropolitan area in the south. It passes through 13 counties and connects cities such as Lewiston, Coeur d'Alene, Sandpoint, and Bonners Ferry. US 95 was established in 1926 as one of the country's first national highways. The AADT (Annual Average Daily Traffic) for US Highway 95 near this site is 11,500.

Recreation

Lewiston, Idaho, offers a variety of recreational activities due to its location at the confluence of the Snake and Clearwater rivers and its proximity to diverse landscapes. Water-based activities like boating and fishing are popular on the rivers, especially during the warmer months. The nearby Hells Canyon, the deepest river gorge in North America, provides opportunities for hiking, whitewater rafting, and scenic tours. Lewiston's network of parks, including Hells Gate State Park, features trails for hiking and biking. Golfing is another popular pastime, with several courses in the area. The region's mild climate allows for year-round outdoor recreation, and hunting enthusiasts can enjoy abundant wildlife in the surrounding forests and hills.

Region & Climate

Lewiston, Idaho, is located in the Pacific Northwest, near the confluence of the Snake and Clearwater rivers. It has a semi-arid climate, characterized by hot, dry summers and mild, wet winters. Summer temperatures often reach the 90s°F, while winter lows can dip into the 30s°F. Lewiston is in a valley, surrounded by the rolling hills of the Palouse to the north and the rugged terrain of the Clearwater Drainage to the east, which helps shield it from extreme weather. The region enjoys abundant sunshine, especially in summer, and its location at a lower elevation contributes to a longer growing season compared to other parts of Idaho.





History

Lewiston, Idaho, founded in 1861 and named after explorer Meriwether Lewis, played a key role in the region's development during the Idaho gold rush as a major supply hub. It briefly served as the first capital of the Idaho Territory from 1863 to 1865 before the capital was moved to Boise. Situated along the Snake and Clearwater Rivers, Lewiston became an important center for trade and transportation. The arrival of the railroad in the late 19th century further boosted its economy, transforming it into a hub for agriculture and the timber industry. Today, Lewiston is known for its outdoor recreation, proximity to Hells Canyon, and its role as a regional center for education, healthcare, and commerce.

Location

Lewiston, Idaho, is situated in the northwestern part of the state, near the Washington border, at the confluence of the Snake and Clearwater rivers. It lies in the Lewis-Clark Valley, surrounded by the rolling hills of the Palouse to the north and rugged mountainous terrain to the east. The city is served by the Lewiston-Nez Perce County Regional Airport (LWS), which provides flights to major hubs like Boise and Salt Lake City. Nearby airports include Pullman-Moscow Regional Airport (PUW) about 35 miles north, offering flights to Seattle, and Spokane International Airport (GEG), located approximately 100 miles north, which provides a wider range of domestic flights. Lewiston also boasts essential amenities, including St. Joseph Regional Medical Center, which offers comprehensive healthcare services, as well as various shopping, dining, and recreational facilities that enhance the quality of life for residents and visitors alike.

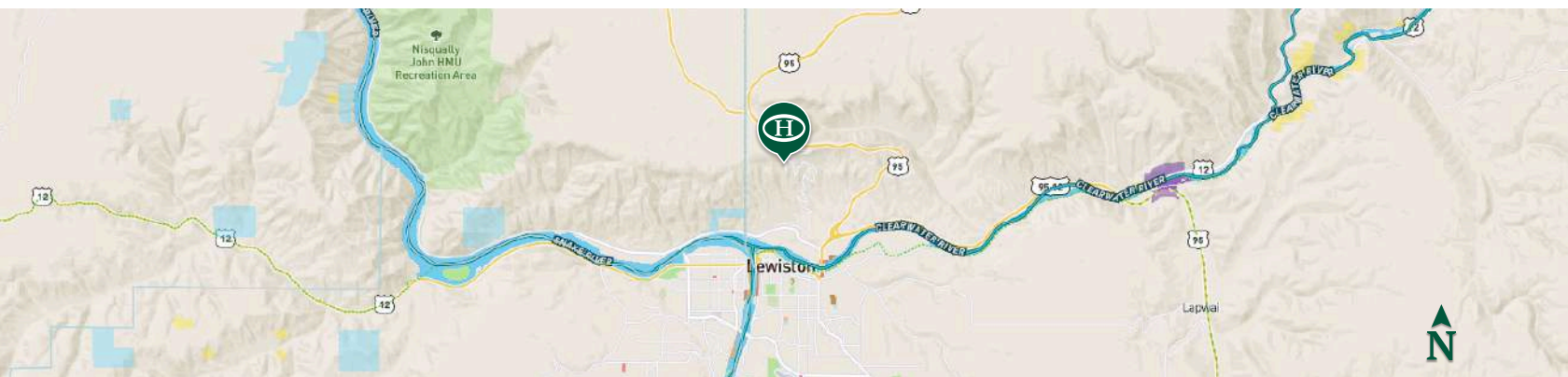
**All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*








 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



Tanner Ross

-  Licensed in ID
-  TannerRoss@HaydenOutdoors.com
-  208.507.0517


**HAYDEN
 OUTDOORS.**
REAL ESTATE

