

# 1600 Feet - Newport Hwy Frontage - 11 Acres Land For Sale

34000 N Newport Hwy, Chattaroy, WA 99003



Marcus & Millichap



# NON-ENDORSEMENT & DISCLAIMER NOTICE

---

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

## RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

## SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID #ZAF0110090

**Marcus & Millichap**

OFFICES THROUGHOUT THE U.S. AND CANADA  
marcusmillichap.com





# TABLE OF CONTENTS

---

<b>SECTION 1</b>	
<b>Executive Summary</b>	4

---

<b>SECTION 2</b>	
<b>Market Overview</b>	9

---



SECTION 1

# Executive Summary

INVESTMENT HIGHLIGHTS

---

TRAFFIC GENERATOR MAP

---

REGIONAL MAP

---

Marcus & Millichap



# NEWPORT HWY -11 ACRES LAND FOR SALE

34000 N Newport Hwy, Chattaroy, WA 99003

Asking Price: \$699,000

Land: 11 Acres

Price Per Square Foot: \$1.46 PSF or \$63,545 per acre

Utilities: Water, Power, Gas, Septic

Traffic Counts: 12,000 ADT

---

## INVESTMENT OVERVIEW

Unlock the potential prime real estate with this exceptional opportunity for long-term investment. Nestled along the bustling Newport Highway, this expansive plot of land offers over 1,600 feet of coveted frontage, presenting a canvas for diverse ventures in Spokane County's Rural Traditional zone. Boasting excellent accessibility and visibility, this parcel stands as a beacon for forward-thinking investors seeking to capitalize on its strategic location and versatile zoning.

## INVESTMENT HIGHLIGHTS

- Commanding over 1,600 feet of frontage along the Newport Highway, this property offers a premier location for businesses seeking maximum exposure and accessibility.
- Zoned Rural Traditional by Spokane County, this parcel opens doors to a myriad of potential uses, providing flexibility for investors to tailor their vision to suit various ventures and projects.
- Strategically positioned with easy access and high visibility along a major thoroughfare, this land presents an unparalleled opportunity to capture the attention of passersby and potential customers.
- With its expansive frontage and adaptable zoning, this property serves as a blank canvas for creative development, whether it be for commercial, residential, or mixed-use purposes.
- Positioned amidst Spokane County's dynamic landscape, this investment promises to ride the wave of economic growth and development, offering investors a stake in the region's prosperous future.
- Embrace the spirit of community as you become a part of Spokane County's vibrant tapestry, engaging with local residents and businesses to forge lasting relationships and foster mutual prosperity.
- With its strategic location, versatile zoning, and potential for long-term growth, this property represents a sustainable investment opportunity, promising enduring value and stability in an ever-evolving market landscape.

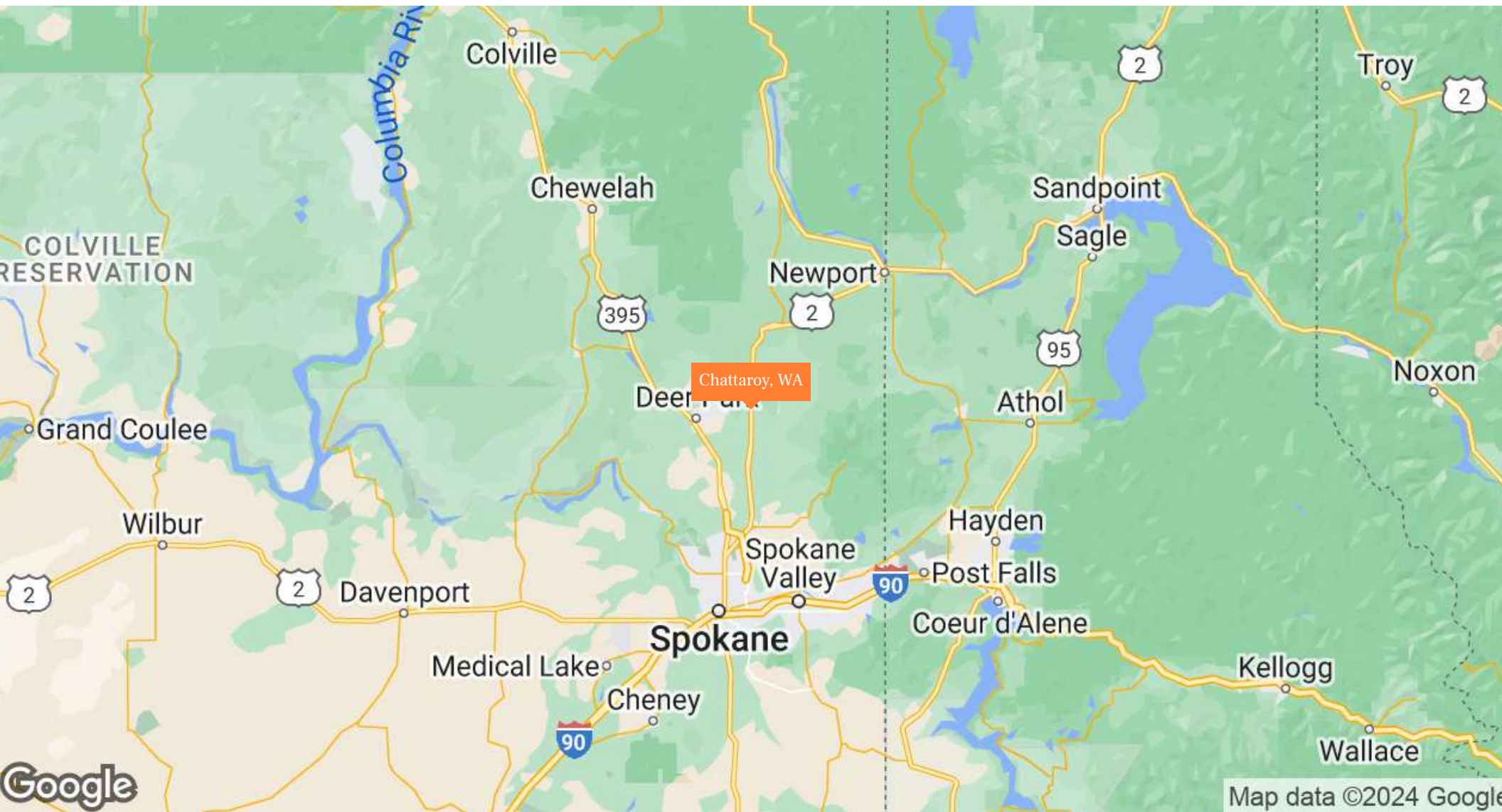


## TRAFFIC GENERATOR MAP // Newport Hwy -11 Acres Land For Sale

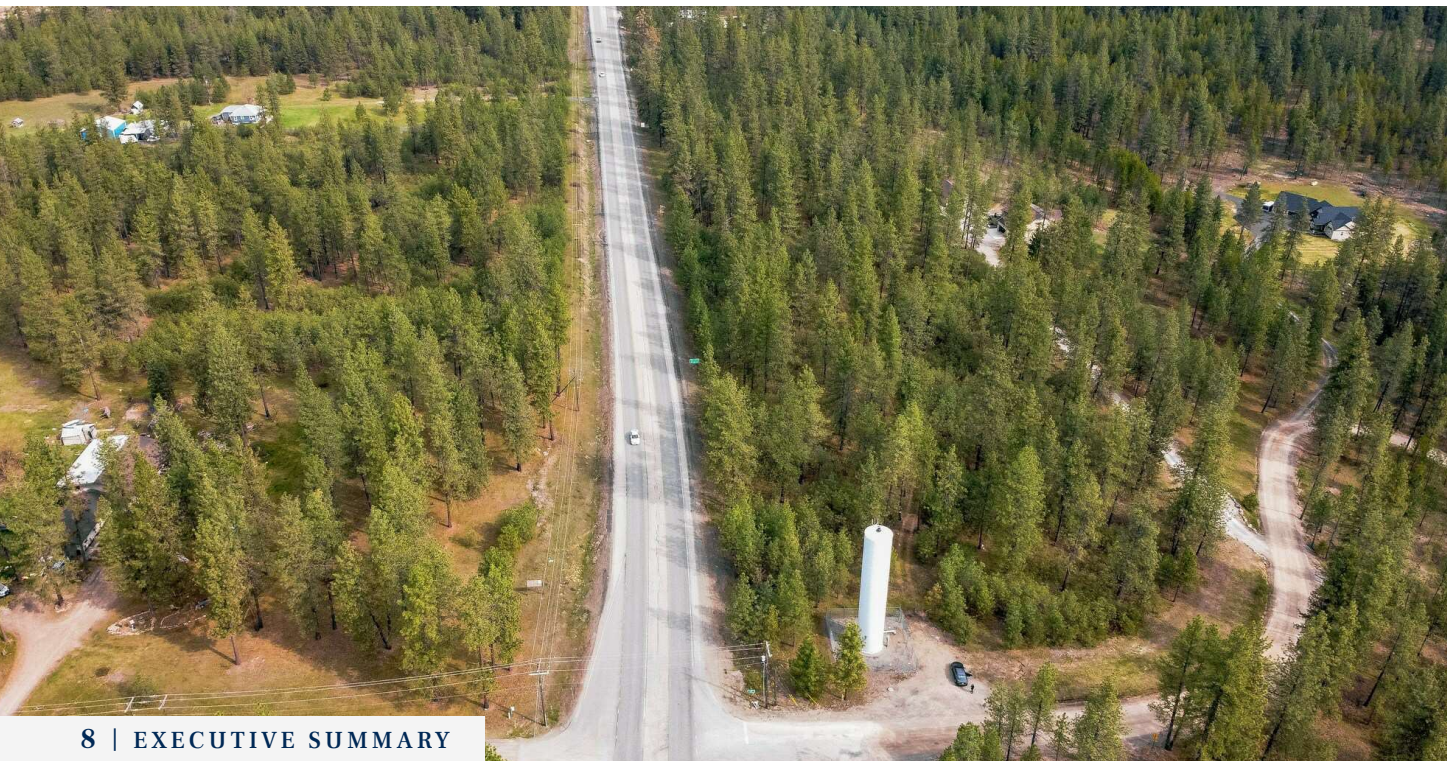




## Newport Hwy -11 Acres Land For Sale // REGIONAL MAP











SECTION 2

# Market Overview

DEMOGRAPHICS

---

EXCLUSIVELY LISTED BY

---

Marcus & Millichap





## DEMOGRAPHICS // Newport Hwy -11 Acres Land For Sale

POPULATION	1 Mile	5 Miles	10 Miles
<b>2028 Projection</b>			
Total Population	407	9,119	27,853
<b>2023 Estimate</b>			
Total Population	395	8,856	27,101
<b>2020 Census</b>			
Total Population	382	8,656	26,868
<b>2010 Census</b>			
Total Population	369	7,995	24,234
<b>Daytime Population</b>			
2023 Estimate	335	5,969	18,659
HOUSEHOLDS	1 Mile	5 Miles	10 Miles
<b>2028 Projection</b>			
Total Households	145	3,559	10,530
<b>2023 Estimate</b>			
Total Households	140	3,448	10,211
Average (Mean) Household Size	2.6	2.6	2.7
<b>2020 Census</b>			
Total Households	138	3,385	10,030
<b>2010 Census</b>			
Total Households	129	3,044	8,896

HOUSEHOLDS BY INCOME	1 Mile	5 Miles	10 Miles
<b>2023 Estimate</b>			
\$250,000 or More	5.3%	3.8%	4.0%
\$200,000-\$249,999	3.4%	2.1%	2.5%
\$150,000-\$199,999	10.3%	8.1%	9.9%
\$125,000-\$149,999	6.5%	6.3%	7.1%
\$100,000-\$124,999	13.5%	10.3%	10.7%
\$75,000-\$99,999	13.5%	13.4%	13.5%
\$50,000-\$74,999	19.1%	18.9%	18.0%
\$35,000-\$49,999	11.4%	15.4%	14.0%
\$25,000-\$34,999	6.1%	7.6%	7.2%
\$15,000-\$24,999	6.6%	8.0%	7.2%
Under \$15,000	4.4%	6.1%	6.0%
Average Household Income	\$111,333	\$93,965	\$98,551
Median Household Income	\$79,037	\$67,565	\$71,561
Per Capita Income	\$39,572	\$36,600	\$37,158



## Newport Hwy -11 Acres Land For Sale // DEMOGRAPHICS

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
<b>Population By Age</b>			
2023 Estimate	395	8,856	27,101
0 to 4 Years	3.2%	4.1%	4.2%
5 to 14 Years	11.9%	13.0%	12.9%
15 to 17 Years	4.3%	4.1%	4.2%
18 to 19 Years	2.3%	2.1%	2.3%
20 to 24 Years	4.6%	4.4%	4.7%
25 to 29 Years	4.5%	4.9%	4.9%
30 to 34 Years	4.6%	5.3%	5.1%
35 to 39 Years	5.0%	5.6%	5.4%
40 to 49 Years	12.3%	12.0%	11.8%
50 to 59 Years	16.9%	15.7%	15.2%
60 to 64 Years	9.3%	8.7%	8.4%
65 to 69 Years	8.6%	8.0%	7.9%
70 to 74 Years	6.5%	6.1%	6.4%
75 to 79 Years	3.4%	3.2%	3.6%
80 to 84 Years	1.7%	1.6%	1.9%
Age 85+	0.9%	1.0%	1.1%
Median Age	48.0	45.5	45.5

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+	291	6,399	19,436
Elementary (0-8)	0.9%	0.9%	0.8%
Some High School (9-11)	6.3%	7.2%	6.1%
High School Graduate (12)	25.9%	30.0%	28.1%
Some College (13-15)	28.3%	27.6%	27.7%
Associate Degree Only	16.3%	15.8%	14.7%
Bachelor's Degree Only	14.5%	13.1%	15.2%
Graduate Degree	7.8%	5.4%	7.3%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2028 Projection	151	3,760	11,155
2023 Estimate	147	3,655	10,853
Owner Occupied	123	2,902	8,547
Renter Occupied	17	546	1,665
Vacant	7	207	642
<b>Persons in Units</b>			
2023 Estimate Total Occupied Units	140	3,448	10,211
1 Person Units	19.3%	20.9%	20.6%
2 Person Units	42.1%	40.0%	39.7%
3 Person Units	15.7%	16.0%	15.6%
4 Person Units	12.1%	11.7%	12.3%
5 Person Units	5.0%	5.2%	5.8%
6+ Person Units	6.4%	6.3%	6.0%



## DEMOGRAPHICS // Newport Hwy -11 Acres Land For Sale



### POPULATION

In 2023, the population in your selected geography is 27,101. The population has changed by 11.83 since 2010. It is estimated that the population in your area will be 27,853 five years from now, which represents a change of 2.8 percent from the current year. The current population is 51.0 percent male and 49.0 percent female. The median age of the population in your area is 45.5, compared with the U.S. average, which is 38.7. The population density in your area is 86 people per square mile.



### HOUSEHOLDS

There are currently 10,211 households in your selected geography. The number of households has changed by 14.78 since 2010. It is estimated that the number of households in your area will be 10,530 five years from now, which represents a change of 3.1 percent from the current year. The average household size in your area is 2.6 people.



### INCOME

In 2023, the median household income for your selected geography is \$71,561, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 45.97 since 2010. It is estimated that the median household income in your area will be \$86,036 five years from now, which represents a change of 20.2 percent from the current year.

The current year per capita income in your area is \$37,158, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$98,551, compared with the U.S. average, which is \$100,106.



### EMPLOYMENT

In 2023, 13,398 people in your selected area were employed. The 2010 Census revealed that 59.3 percent of employees are in white-collar occupations in this geography, and 23.4 percent are in blue-collar occupations. In 2023, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 36.00 minutes.



### HOUSING

The median housing value in your area was \$387,752 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 7,532.00 owner-occupied housing units and 1,367.00 renter-occupied housing units in your area.



### EDUCATION

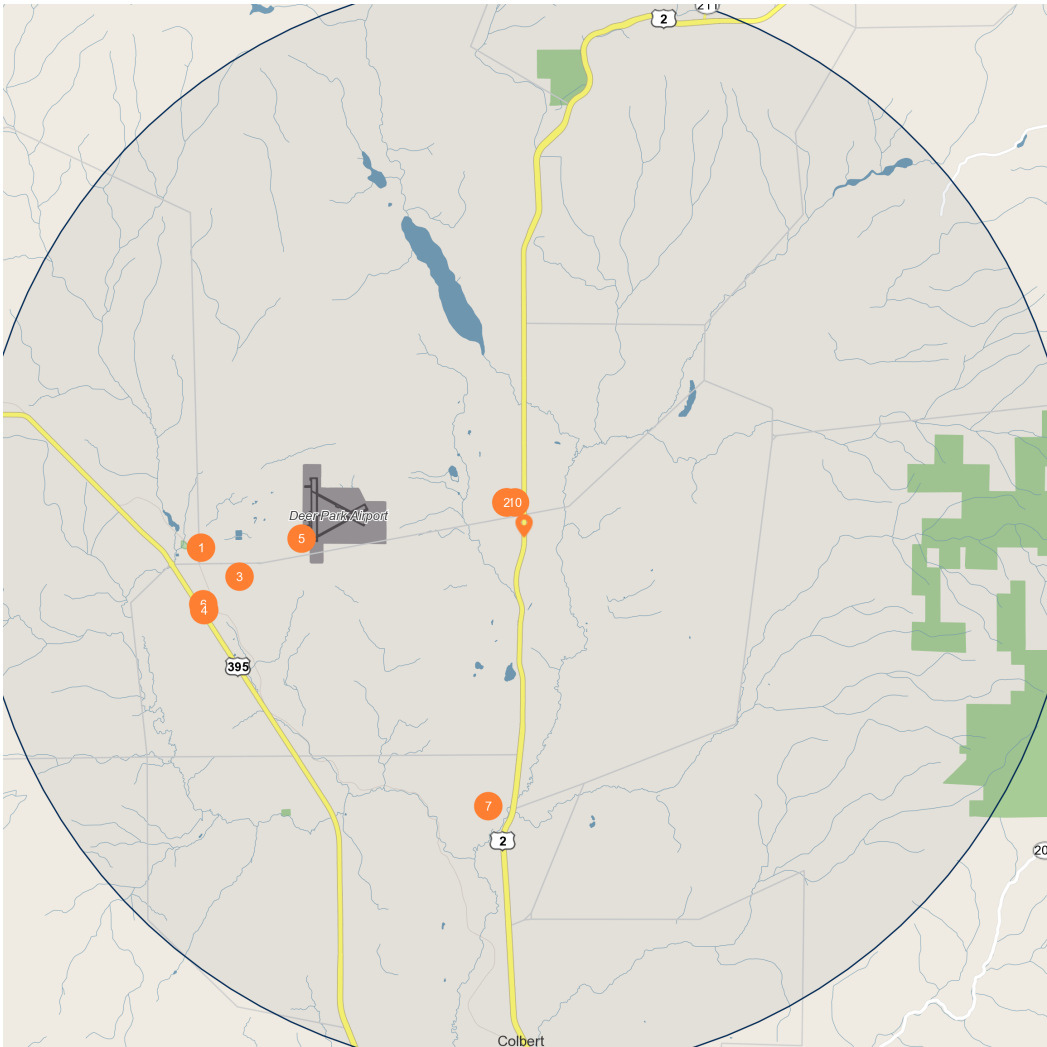
The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. Only 7.3 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 15.2 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 14.7 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 28.1 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 27.7 percent in the selected area compared with the 20.1 percent in the U.S.



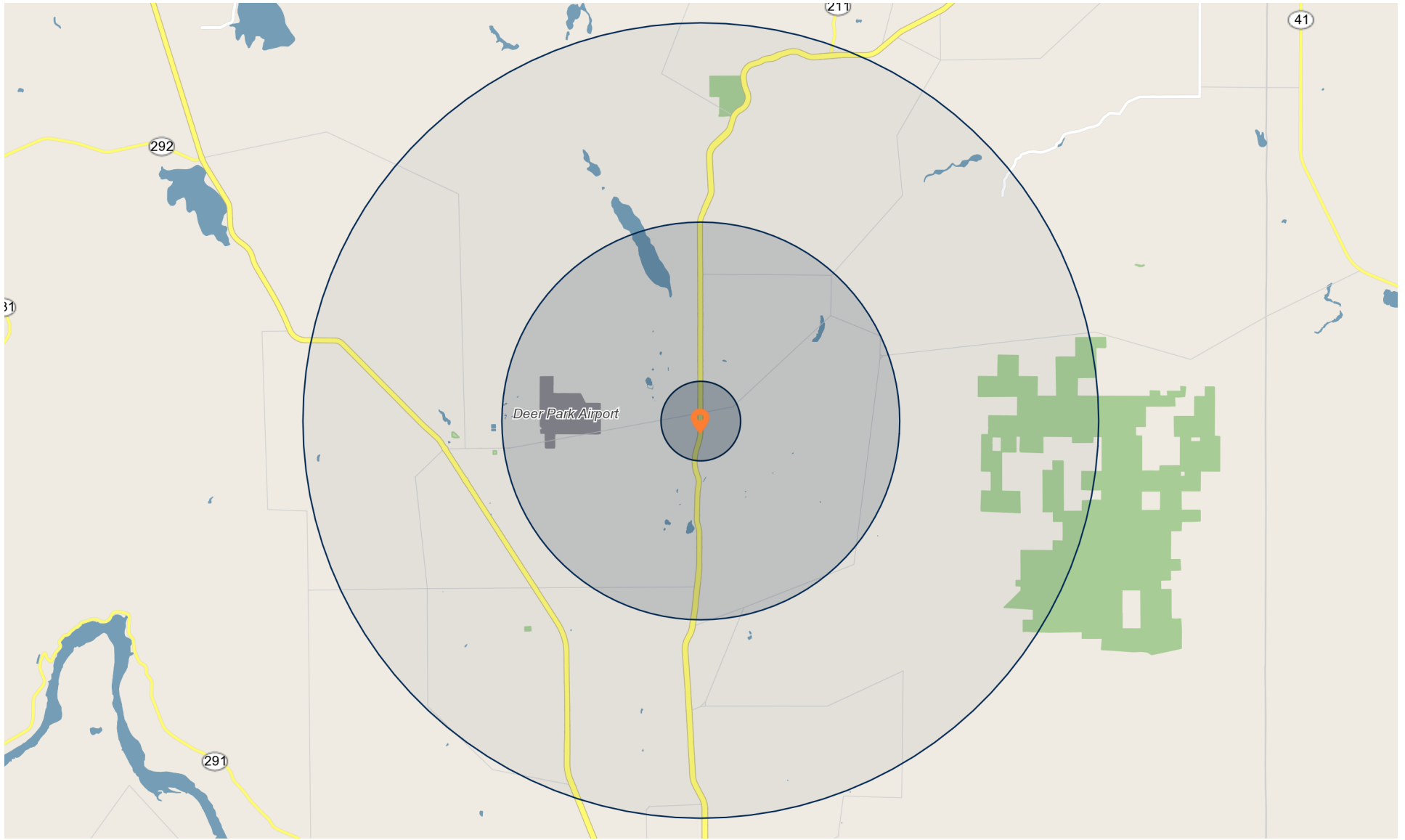
Newport Hwy -11 Acres Land For Sale // DEMOGRAPHICS



Major Employers		Employees
1	Deer Park School District 414	250
2	First Student Inc	204
3	Providence Hlth Svcs-Wshington	191
4	Parkway Auto Center Inc-Parkway Rv	82
5	Knight Const & Supply Inc-Knight Construction & Supply	80
6	Rockwood Clinic PS	68
7	Spokane County Fire District 4	54
8	Riverside School District-Riverside Elementary School	53
9	Riverside School District-Riverside Middle School	53
10	Riverside School District-Riverside High School	53



## DEMOGRAPHICS // Newport Hwy -11 Acres Land For Sale







## EXCLUSIVELY LISTED BY

---

**Jesse K. Fox**

Associate

Office: Seattle

Direct: 509.850.2805

[Jesse.Fox@marcusmillichap.com](mailto:Jesse.Fox@marcusmillichap.com)

License: WA #23158

Marcus & Millichap