

# FOR SALE

± 41.5 ACRES

*\*Final lot size and configuration to be determined prior to closing*

**Extraordinary Housing Development Opportunity**

Fairmount Memorial Association Surplus Land

**TIM KESTELL, BROKER**

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**KIEMLE  
HAGOOD**

# PROPERTY OVERVIEW

Fairmount Memorial  
Association Surplus Land

DEVELOPMENT OPPORTUNITY  
FOR SALE

**Fairmount Memorial Association** is providing a unique opportunity in Northwest Spokane for a new housing development. This  $\pm$  41.5 Acre parcel of land is located adjacent to Fairmount Memorial Park, Dwight Merkel Sports Complex, and the brand-new Pauline Flett Middle School. The property is mostly level and lightly treed with approximately 1,600 feet of ridge line looking South and West which allows for multiple expansive view lots. The property lies within the boundaries of both the city of Spokane, and Spokane School District #81. Zoning for the property is Residential Single Family (RSF) which allows for a density of 4 – 10 units per acre.

## Sale Price:

Contact Listing Broker

## Parcel Number:

\*Portion of 26341.0007  
& 26341.0019

## Land Size:

$\pm$  1,764,180 SF  $\lt \pm$  41.5 Acres $\gt$

## Shape:

Generally Square

## County:

Spokane County

## Zoning:

Residential Single Family (RSF)

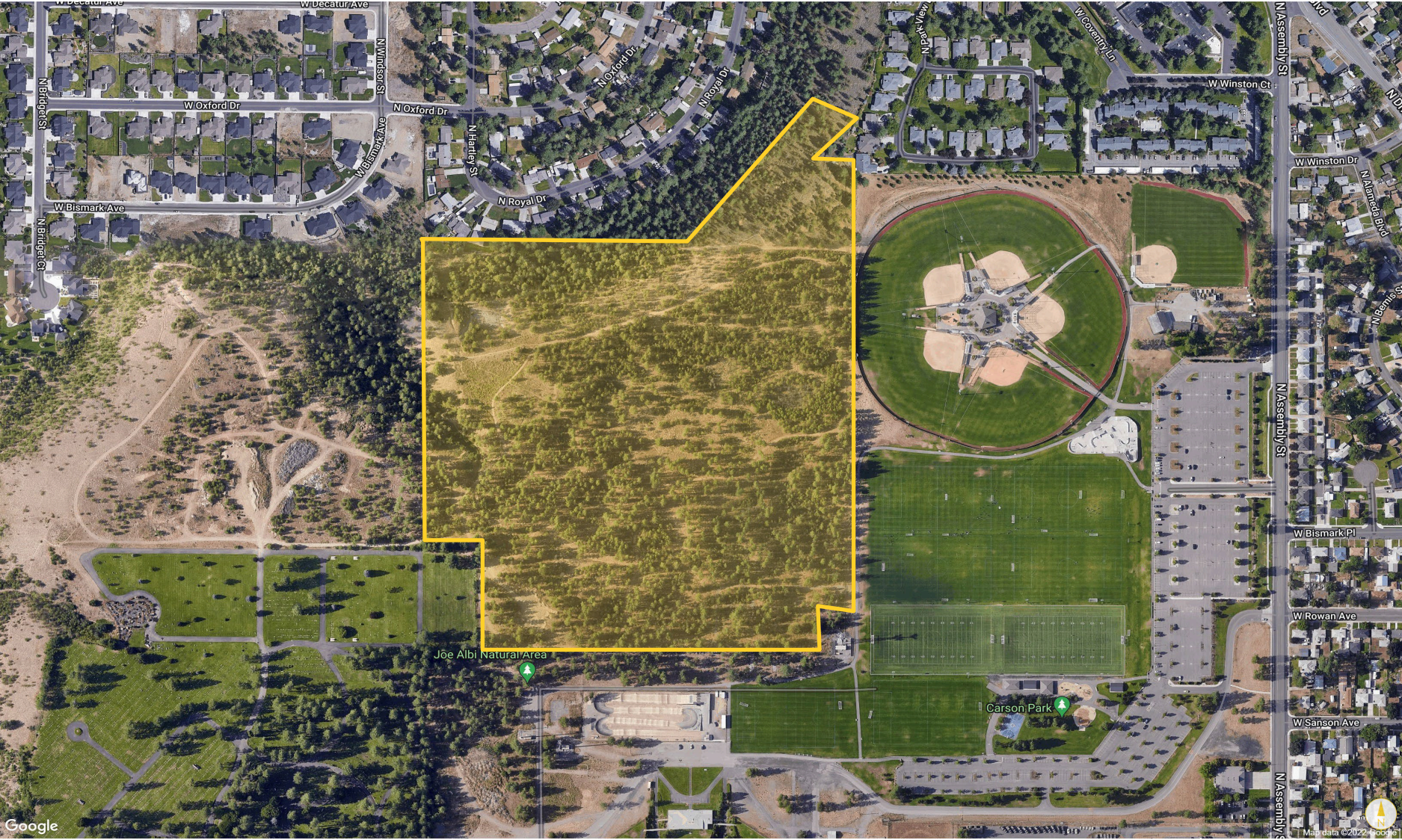
Watch Video Tour



# PARCEL INFORMATION

Fairmount Memorial Association Surplus Land  
Parcel Numbers | 26341.0007 (portion of) & 26341.0019

DEVELOPMENT OPPORTUNITY  
FOR SALE





**PROPERTY PHOTOS**



# THE SURROUNDING AREA

Fairmount Memorial  
Association Surplus Land

DEVELOPMENT OPPORTUNITY  
FOR SALE



# AERIAL VIEW

Fairmount Memorial  
Association Surplus Land



# DEMOS & TRAFFIC

Fairmount Memorial  
Association Surplus Land



## DEMOGRAPHICS

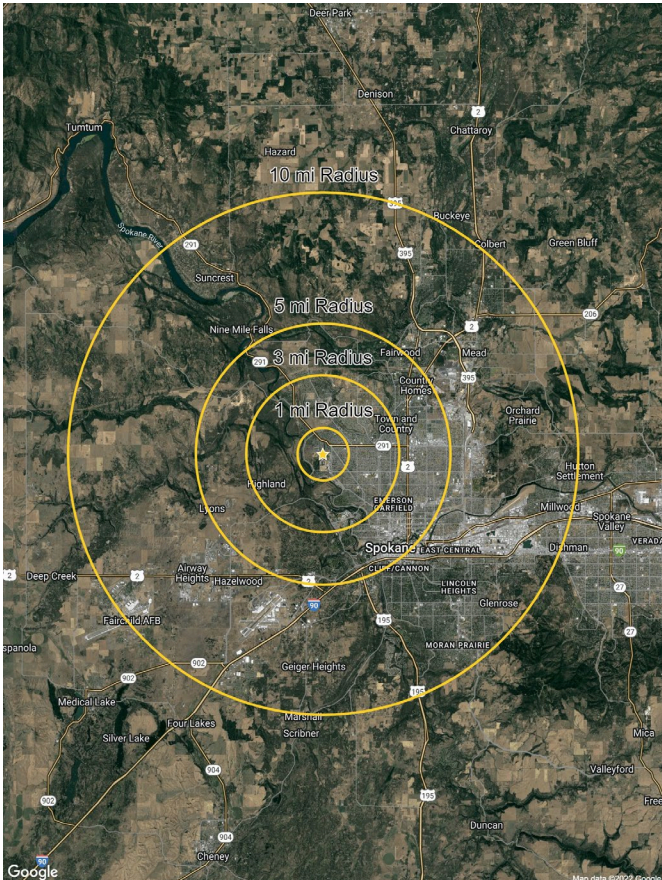


	1MI	3MI	5MI	10MI
Estimated Population (22)	8,784	58,475	163,283	355,199
Projected Population (27)	8,690	59,517	164,741	364,912
Projected Annual Growth (22-27)	-0.2%	0.4%	0.2%	0.5%
Estimated Households (22)	3,484	23,168	66,549	141,691
Average Household Income (22)	\$82,458	\$87,391	\$70,853	\$80,571
Median Household Income (22)	\$69,754	\$72,643	\$58,429	\$66,049
Median Age (22)	41.6	38.8	36.4	38.0
Estimated Daytime Demographic (22)	5,198	29,177	142,899	290,705

## TRAFFIC COUNTS



- N. Assembly Street: ± 6,500 ADT
- N. Driscoll Boulevard: ± 4,800 ADT
- W. Wellesley Avenue: ±17,800 ADT
- W. Francis Avenue: ±40,700 ADT



# The Downtown Sky

The Central Business District with Mountains in the Distance.





# REGIONAL HIGHLIGHTS

## Spokane County

### Demographics



2022  
Estimated  
Population  
548,942



2022  
Estimated  
Businesses  
20,647



2022  
Estimated  
Median HHI  
\$63,518



2022  
Projected  
Population Growth  
0.8%

#### 2021 DEMOS

##### Spokane County, WA

Estimated Population (21)	544,603
Projected Population (26)	594,595
Census Population (20)	539,339
Historical Annual Growth (10-20)	1.4%
Projected Annual Growth (21-26)	1.8%
Estimated Households (21)	214,613
Average Household Income (21)	\$84,104
Median Household Income (21)	\$62,303
Median Age (21)	36.8
Estimated Total Businesses (21)	20,533
Estimated Daytime Demographic (21)	413,179

#### 2022 DEMOS

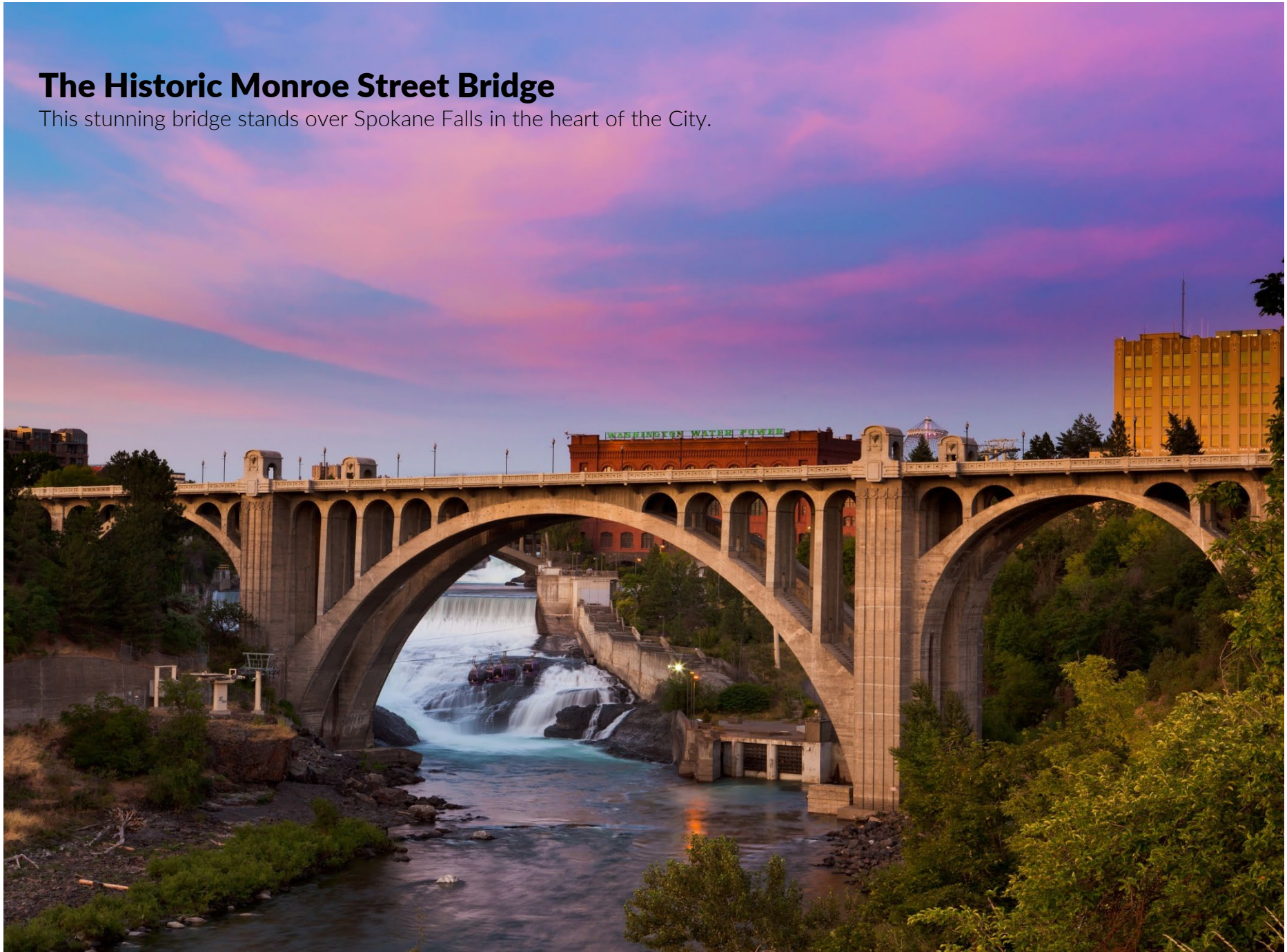
##### Spokane County, WA

Estimated Population (22)	548,942
Projected Population (27)	570,779
Census Population (20)	539,339
Historical Annual Growth (10-20)	1.4%
Projected Annual Growth (22-27)	0.8%
Estimated Households (22)	216,431
Average Household Income (22)	\$83,308
Median Household Income (22)	\$63,518
Median Age (22)	37.9
Estimated Total Businesses (22)	20,647
Estimated Daytime Demographic (22)	412,991



# The Historic Monroe Street Bridge

This stunning bridge stands over Spokane Falls in the heart of the City.



# HIGHER EDUCATION

## Colleges and Universities



**Public Undergraduate and  
Graduate University  
Founded in 1882**

Number of Students: +/-10,682  
City: Cheney and Spokane  
Two campus site. Main campus in  
Cheney.



**Community College for  
Extended Learning  
Founded in 1963**

Number of Students: +/-7,588  
City: Spokane  
Two city locations.



**Private Undergraduate and  
Graduate University, Law School  
Founded in 1887**

Number of Students: +/-6,780  
City: Spokane



**Private Undergraduate and  
Graduate University  
Founded in 1890**

Number of Students: +/-2,611  
City: Spokane



**Public Undergraduate and  
Graduate University,  
Medical School  
Founded in 1889**

Number of Students: +/-30,000  
City: Pullman and Spokane  
Main campus in Pullman  
Distance to Pullman: 72 mi



**Public Undergraduate and  
Graduate University  
Founded in 1889**

Number of Students: +/-12,000  
City: Moscow, Idaho  
Distance: 90 miles

## Higher Education Breakdown



**Spokane County**

Associate Degree: 13.1%  
Bachelor Degree: 19.7%  
Graduate Degree: 11.8%

Any College (Some or Higher): 70.7%

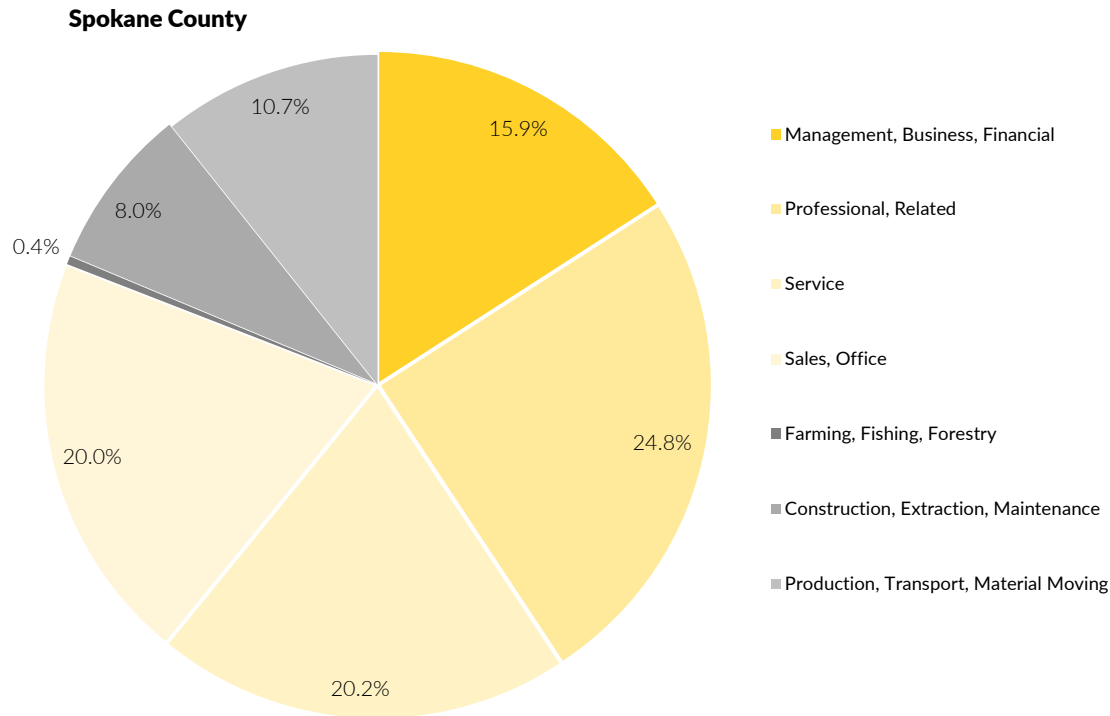
# BUSINESS SECTOR

## Spokane County

### Current Unemployment Rate

Spokane County 5.0%  
City of Spokane 5.3%

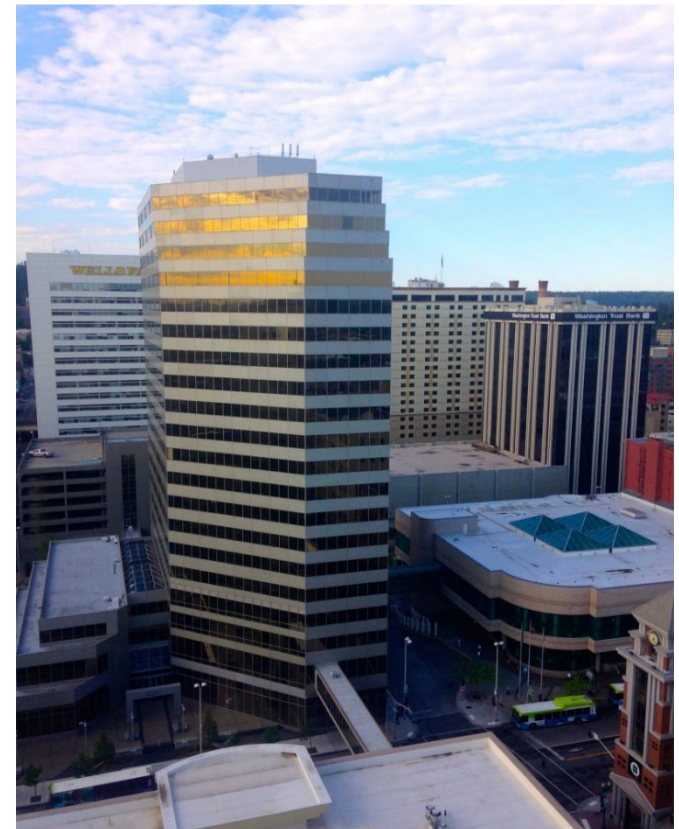
### Industry Breakdown



### Occupational Classifications

Blue Collar: 92,012 Employees

White Collar: 142,006 Employees



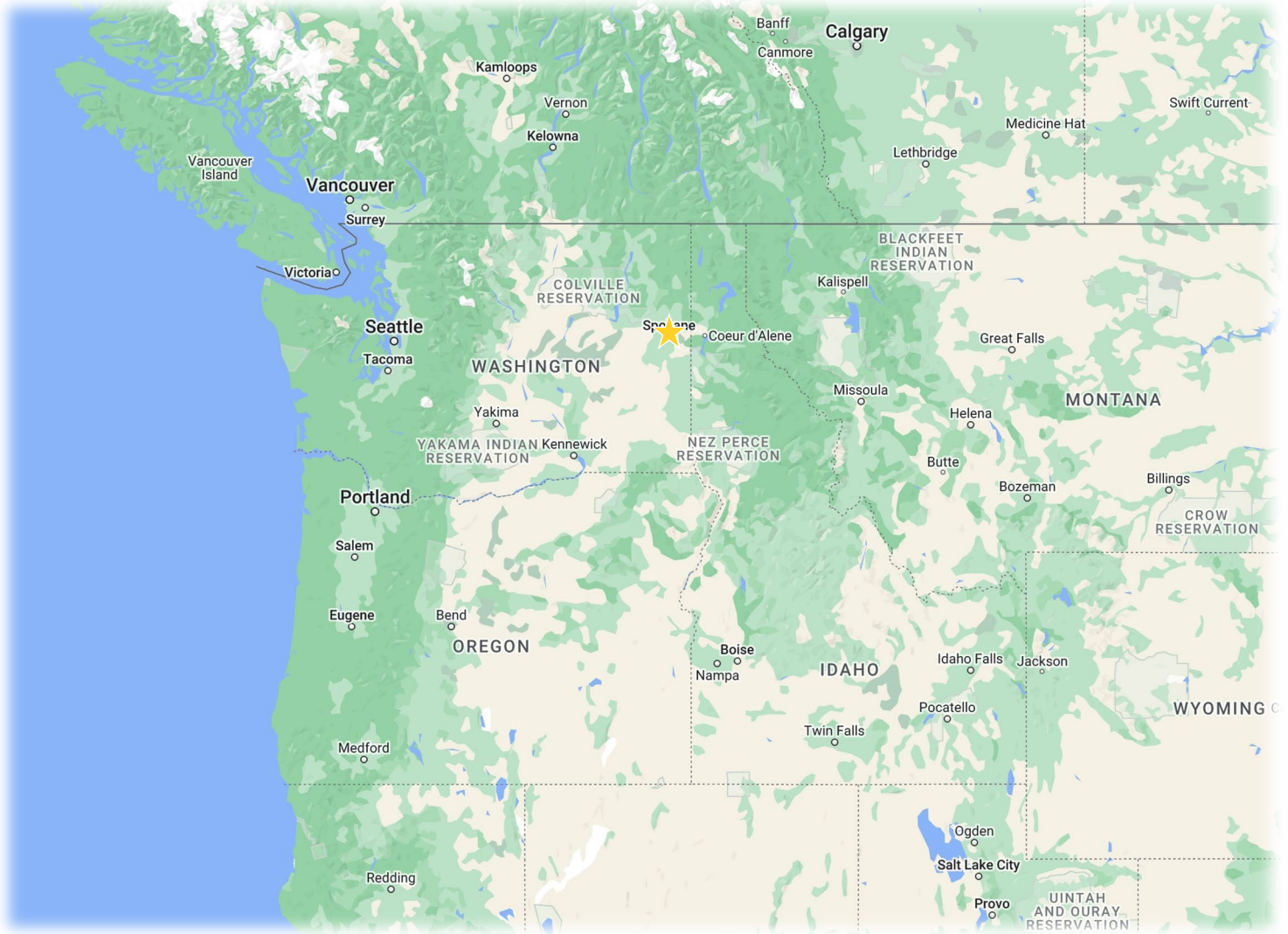
# Natural Beauty of the Region

Riverside State Park – The Bowl & Pitcher Recreation Area



# THE LOCATION

The City of Spokane is centrally located in the Intermountain Northwest.



Distance  
to >>>

### Coeur d'Alene, ID

1 hr | 38 mi

### Tri Cities, WA

2 hrs 24 min | 148 mi

### Missoula, MT

3 hrs 28 min | 202 mi

### Seattle, WA

4 hrs 24 min | 285 mi

### Portland, OR

5 hrs 38 min | 358 mi

### Boise, ID

6 hrs 48 min | 428 mi

# EXTRAORDINARY HOUSING DEVELOPMENT OPPORTUNITY

Fairmount Memorial  
Association Surplus Land



601 WEST MAIN AVENUE, SUITE 400 | SPOKANE, WA 99201

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For more information on this opportunity:



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CREATING REAL ESTATE SOLUTIONS