

FOR SALE - LAND + SHOVEL READY DEVELOPMENT

22111 N. ELK-CHATTAROY RD. LOT #1
COLBERT, WA 99005



DAINES CAPITAL
COMMERCIAL REAL ESTATE



OFFERING SUMMARY

Sale Price \$989,000

Land Area 3.51 Acres

Parcel # 37101.9083

Zoning LDAC

****More information will be shared with qualified buyers****

DEVELOPMENT SUMMARY

The seller will create a new parcel (Lot #2) prior to closing. The buyer is responsible for extending a 12" main across Elk-Chattaroy Road, including an 8" T-stub for Lot 2 (East Parcel). Lot 1 will include an ingress/egress easement to Lot 2

Steven Daines
509.590.9114
steven@dainescapital.com

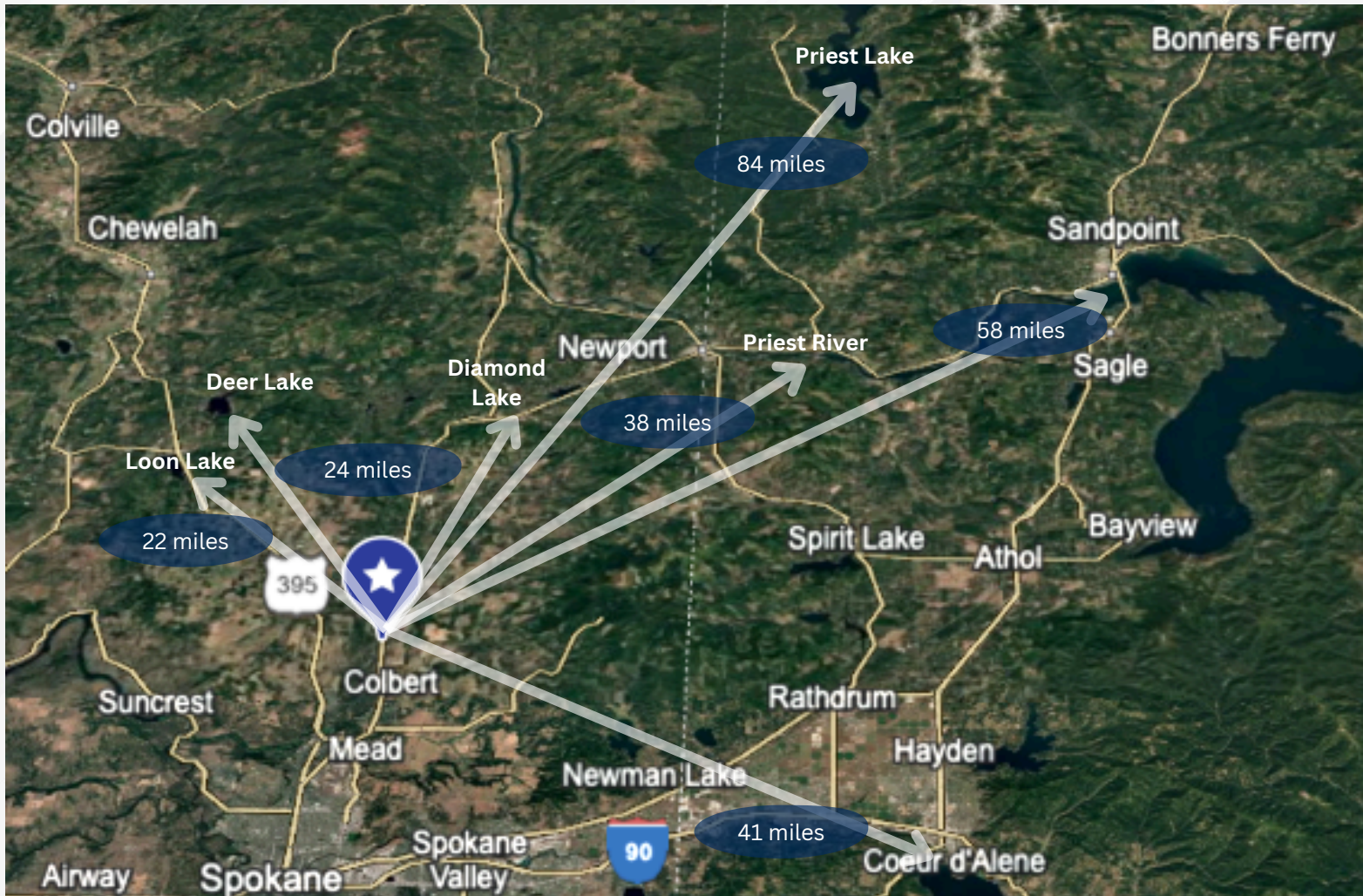
Daines Capital
3029 E Boone Ave
Spokane, WA 99202
www.dainescapital.com

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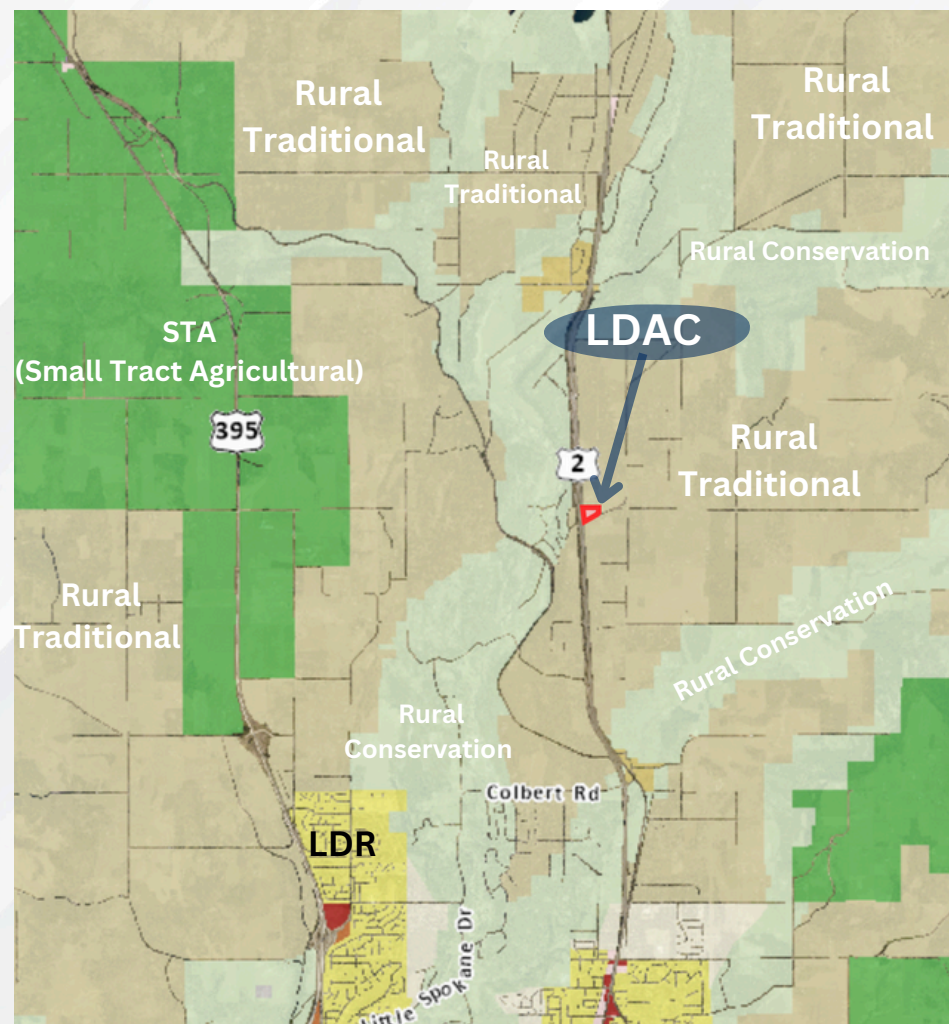
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- **1 of 2 LDAC zoned properties along Newport Hwy.**
- **Variety of permitted uses are allowed with this zoning.**
- **CLICK HERE to view Zoning Matrix**
- **Great opportunity along heavily traveled highway.**



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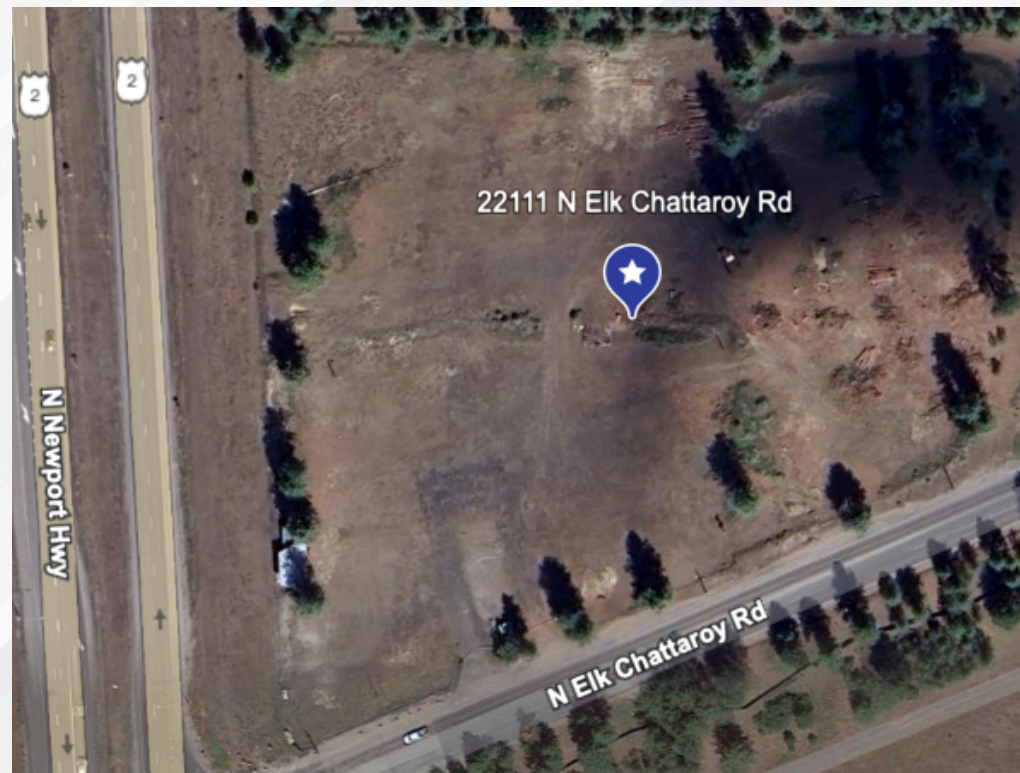
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DEMOGRAPHICS	5 MILE	10 MILE
Population	22,502	97,839
Households	21,888	98,658
Median Age	43	40
Median HH Income	\$112,336	\$93,864
Daytime Employees	2,019	25,673
Population Growth '24-'29	1%	1.2%
Household Growth '24-'29	1.1%	1.2%



COLLECTION STREET	CROSS STREET	TRAFFIC VOL
N. Newport Hwy	Elk-Chattaroy Rd.	14,608
N. Newport Hwy	N. Glen Dr.	17,857
N. Newport Hwy	N. Yale Rd.	22,103

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.

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