

# SPACE FOR OPPORTUNITY



## Garrison Center

TBD Sand Road Buckler Drive, Pullman, WA 99161

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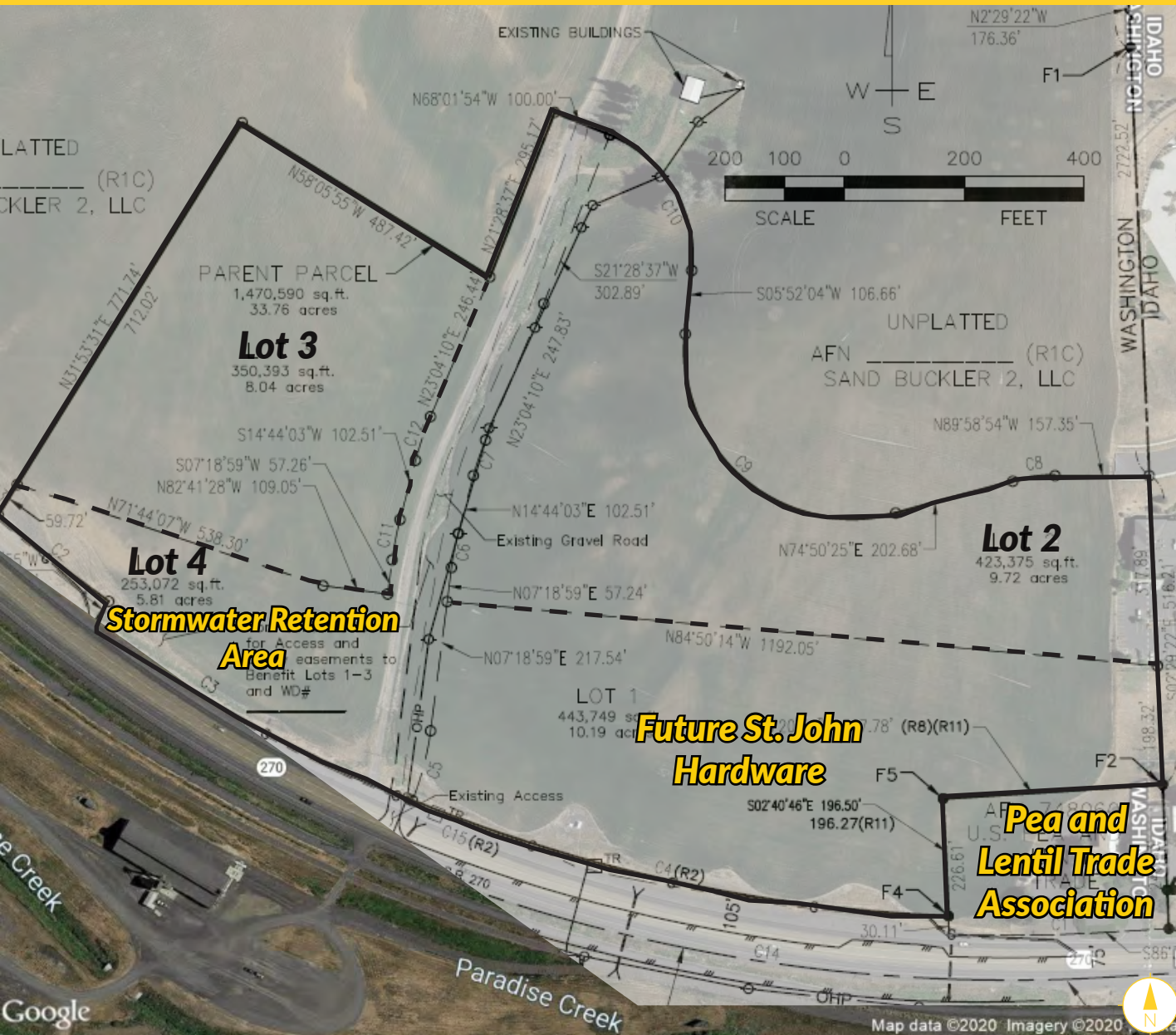
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# Development Opportunity Between Pullman and Moscow

## Property Highlights

- Adjacent to the Idaho State Line
- State Highway 270 Access
- Southern Exposure Views
- ±15,000 ADT @ Idaho State Line
- Shared Road Maintenance and Well Agreements
- Sand Road Buckler Drive Not a Public Right of Way
- Sellers Own Water Rights to Serve This Development for Potable Water
- Access Road Development Costs to be Shared Between Buyer and Seller. Buyer will Excavate Road as Part of Their Site Development, and Seller will Pave.
- Commercial uses, however, all uses subject to a Conditional Use Permit Process



### Lots Available

Lot 2: ±9.72 Acres - \$972,000  
 Lot 3: ±8.04 Acres - \$804,000

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