

SALE

Wheeler Rd Industrial Land

0 WHEELER RD NE

Moses Lake, WA 98837

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$9,000,000
LOT SIZE:	80 Acres
PRICE / ACRE:	\$112,500
PRICE / SF:	\$2.58
ZONING:	Heavy Industrial
MARKET:	Moses Lake
APN:	110069433

PROPERTY OVERVIEW

Prime Heavy Industrial land located on the hard corner of Rd L and Wheeler Rd in Moses Lake, WA.

PROPERTY HIGHLIGHTS

- Level topography
- Utilities are located at Wheeler Rd
- Under supplied Industrial area
- Wheeler corridor traffic of $\pm 14,000$ VPD with major growth expected
- Ideal development site for a Binding Site Plan to split into smaller parcels
- Permitted uses including but not limited to manufacturing, fabricating, processing, warehousing, distribution operations, and assembly.

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CONCEPTUAL DEVELOPMENT



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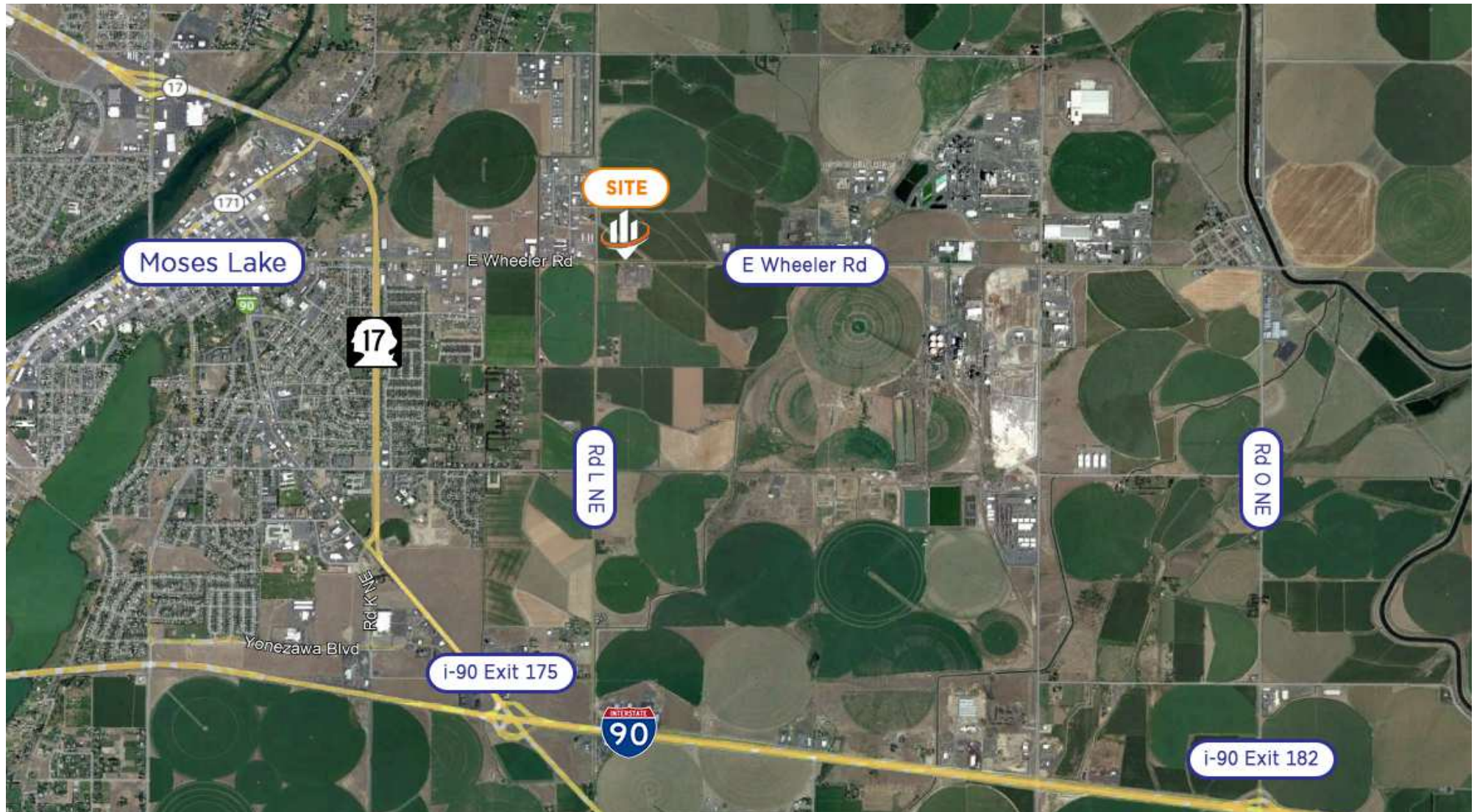
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LOCATION MAP



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BUSINESS MAP



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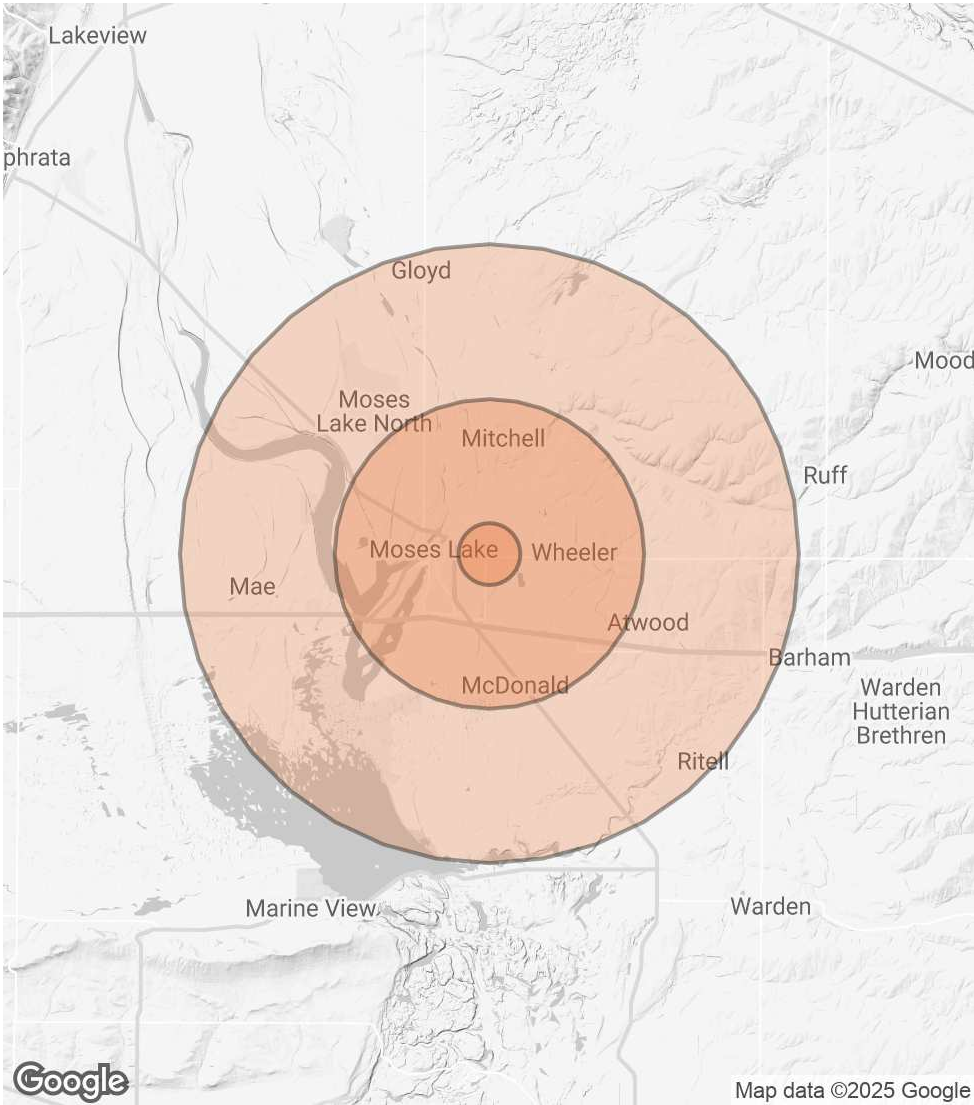
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	448	29,412	39,262
AVERAGE AGE	31.6	35.5	36.1
AVERAGE AGE (MALE)	42.3	35.4	35.9
AVERAGE AGE (FEMALE)	29.9	35.2	35.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	155	11,648	15,389
# OF PERSONS PER HH	2.9	2.5	2.6
AVERAGE HH INCOME	\$94,172	\$63,206	\$66,078
AVERAGE HOUSE VALUE	\$167,669	\$165,103	\$182,290

2020 American Community Survey (ACS)



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BROKERS



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John J. Hillier

Senior Advisor
SVN | Cornerstone

John J. Hillier currently serves as a Senior Advisor for SVN Cornerstone and has over thirty years of Commercial Real Estate experience. Over John's impressive career he has negotiated and leased over 4,000,000 sq. ft. of retail space. He has leased and participated in the lease negotiating efforts for large anchor spaces for national, regional, and local tenants and landlords. John has also managed a number of large retail, industrial and office portfolios throughout his career, consisting of 500,000 to 1,000,000 sq. ft.

John worked at Goodale & Barbieri Company, based out of Spokane, WA from 2005 thru 2015. Before that he served with TRF Pacific, LLC as a senior commercial property and leasing manager in the greater Puget Sound and Northwest region. John has been a long time member of the ICSC & NAOP Commercial Real Estate organizations.

He continues his commercial real estate career at SVN Cornerstone, serving clients from all around the country and right here in Eastern Washington and Northern Idaho.

In his free time, John enjoys restoring vintage muscle cars and riding his Harley Davidson motorcycle. From time to time you may see him at car



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Omar Sadaoui, CCIM

Advisor
SVN | Cornerstone

Omar Sadaoui, CCIM, is a licensed commercial real estate broker in Washington and Idaho, specializing in industrial and investment property sales and leasing. Omar serves investors, owner-users, and occupiers throughout Spokane County, Kootenai County, Grant County, and the surrounding areas, leveraging his market knowledge and technical expertise to deliver real time solutions.

Prior to his career in commercial real estate, Omar excelled as a project manager, successfully overseeing large-scale HVAC controls projects across Colorado, Wyoming, North Idaho, and Eastern Washington. This experience provided him with a unique skill set in technical analysis, project coordination, and strategic planning.

As a Certified Commercial Investment Member (CCIM) designee, Omar offers comprehensive market insights and investment analyses to local, regional, and national clients. He is committed to aligning real estate opportunities with each client's business objectives and investment strategies, ensuring maximized value and long term success.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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