

# Highland Rd Land Offering

113 ac MOL | Nine Mile Falls, WA | Minutes to N Spokane WA



Stunning Views of the Spokane River, Located in Highly Desirable Rapidly Growing Nine Mile Area

## Development Offering

Residential

View Property

113 Ac MOL

Within Minutes of  
Spokane, WA

Asking Price  
\$1,449,000

*"Another Quality  
Property"  
Offered by:*



**Karla Kaley**  
PhD, CCIM, Des. Broker  
(509)842-2672

- 113 acres MOL, Nine Mile Falls, WA 99026 with Stunning Views Overlooking the Spokane River
- Zoned Rural Conservation (RCV), Zoning allows for Rural Cluster Developments w/Density of 1 Home/10 ac & a large variety of Commercial Uses (see attached Spk Cnty Zoning doc) with an emphasis on preserving Open Spaces
- Power Service to Property Line, Avista Pwr & Gas
- Deeded Access off both Charles & Highland Roads
- Three Parcels
  - 17352.9044 (1.66 ac) provides deeded access from Charles Rd (? Buildable)
  - 17353.9054 (10 ac) Buildable & provides deeded access from Highland Rd
  - 17355.9055 (101 ac) Buildable w/Magnificent views, situated between other 2 parcels

Disclosure: Listing Broker has an ownership interest in the property.



## KPS Realty, LLC

15704 E Sprague Ave

Spokane Valley, WA 99037

Ph: (509) 842-2322 Fx: (509) 893-2202

Sales@KPSOnline.net

www.kpsonline.net

MLS

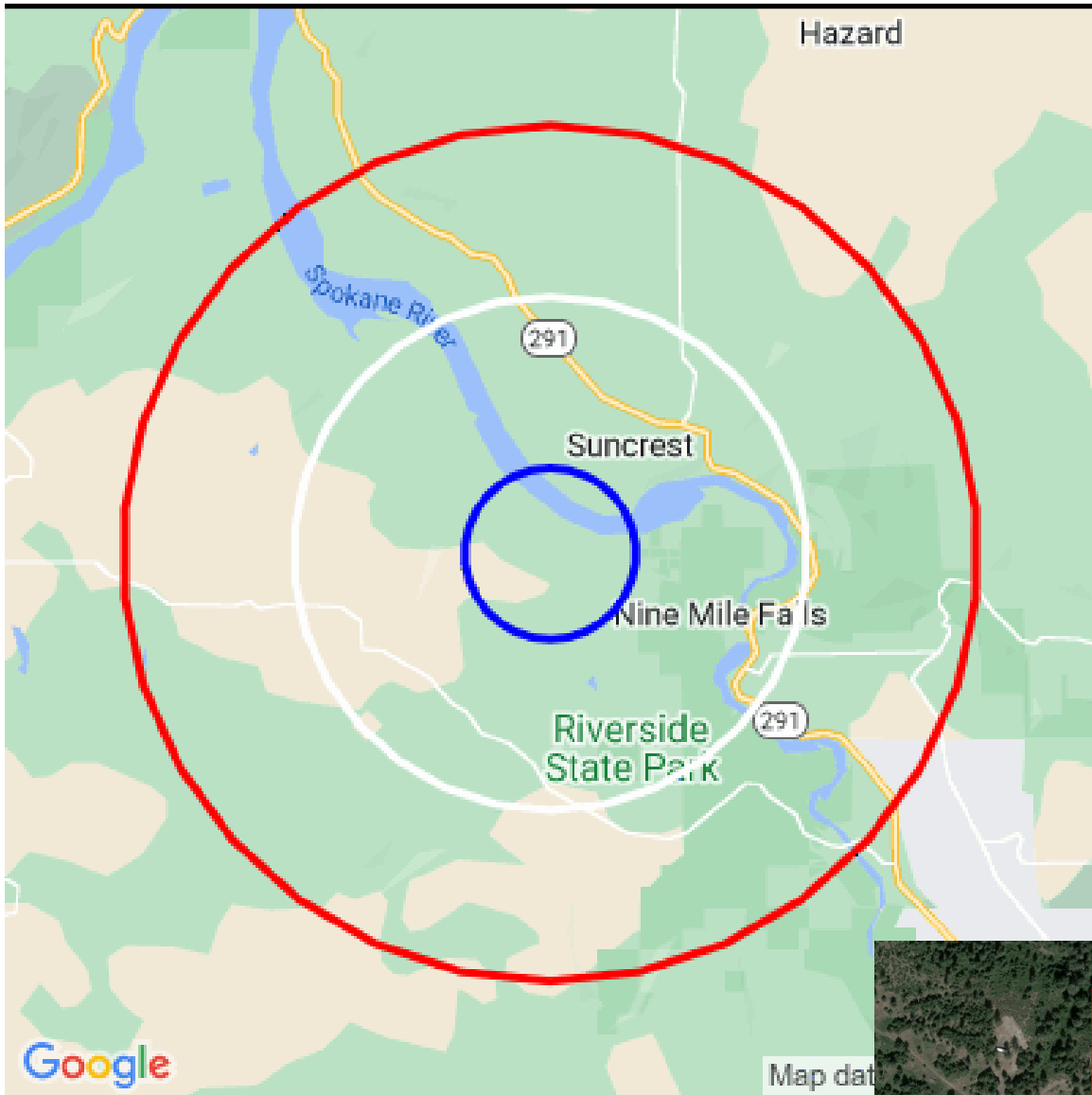


CBA



All data/information provided for convenience only. Buyer/Investor should conduct their own critical assessment. Information is deemed reliable but is not guaranteed and no representations or warranties are expressed or implied. Broker shall not be responsible for changes, errors or omissions. (Rev 10/15/2022)

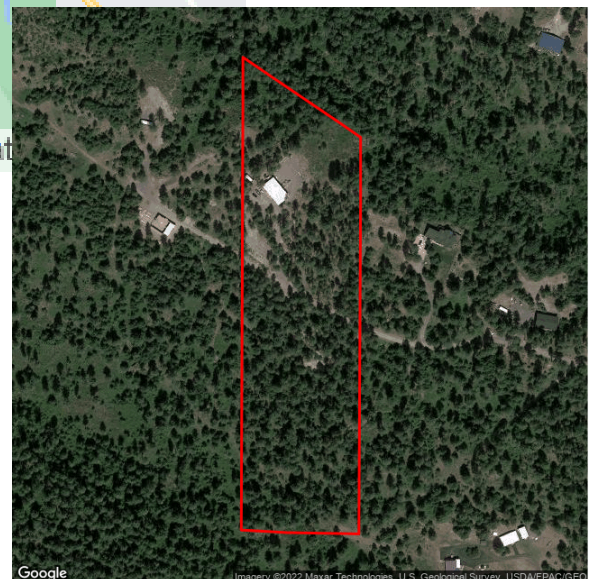
# Demographic Report



## Highland Rd Estates

### Population

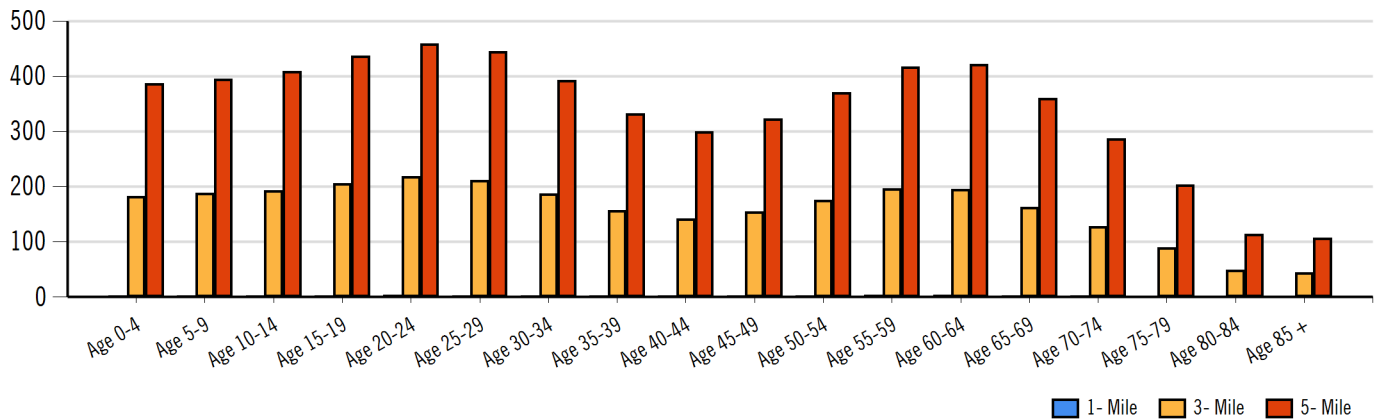
Distance	Male	Female	Total
1- Mile	27	24	51
3- Mile	1,415	1,470	2,886
5- Mile	3,048	3,116	6,164



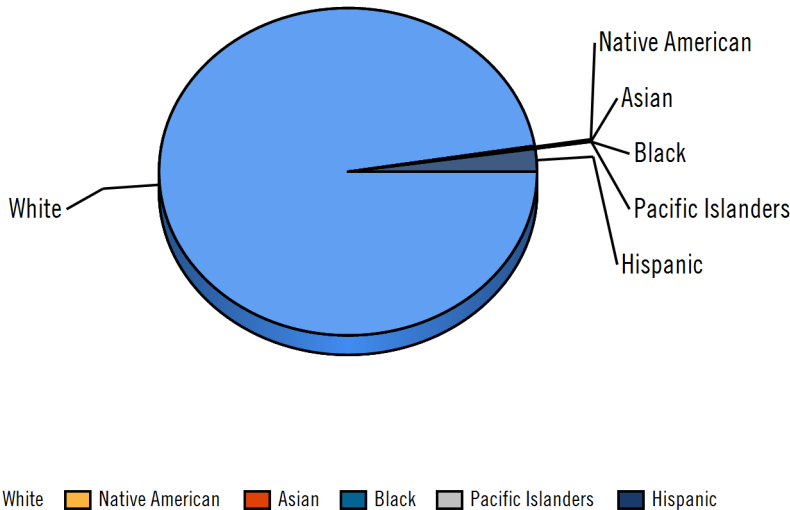


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## Population by Distance and Age (2020)



## Ethnicity within 5 miles



### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	23	1	0.07 %
3-Mile	1,269	42	1.10 %
5-Mile	2,733	95	1.27 %



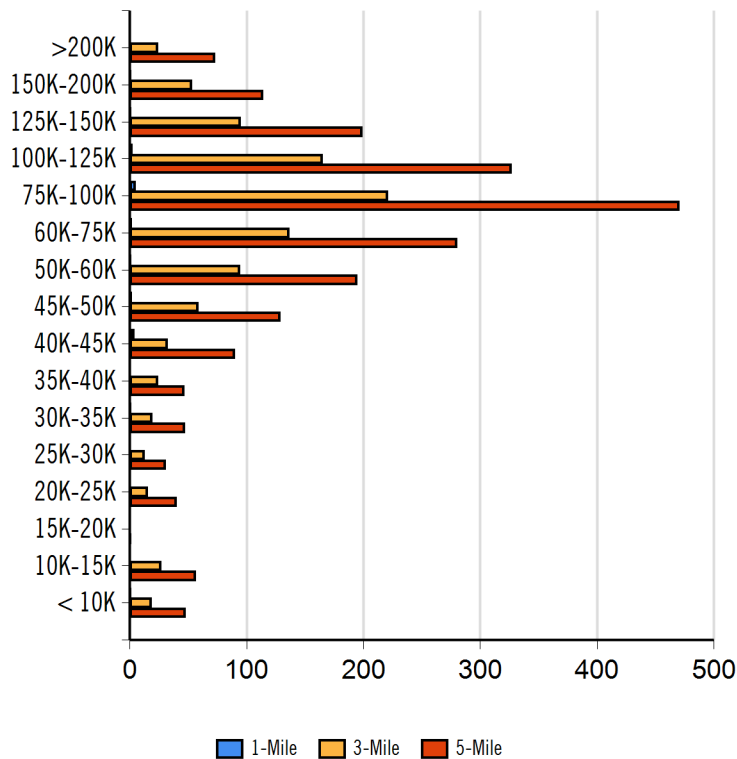
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	0	2	0	0	3	1	0	2	6	1	3	2
3-Mile	7	0	93	108	26	168	131	24	95	318	87	96	84
5-Mile	22	0	200	208	59	366	257	46	214	676	182	214	193

## Household Income



Radius	Median Household Income
1-Mile	\$70,011.00
3-Mile	\$83,667.67
5-Mile	\$82,048.33

Radius	Average Household Income
1-Mile	\$74,395.00
3-Mile	\$85,347.00
5-Mile	\$84,345.17

Radius	Aggregate Household Income
1-Mile	\$1,412,854.53
3-Mile	\$90,556,587.75
5-Mile	\$193,940,324.37

## Education

	1-Mile	3-mile	5-mile
Pop > 25	35	1,896	4,076
High School Grad	7	442	937
Some College	9	562	1,152
Associates	5	235	503
Bachelors	8	368	824
Masters	3	145	332
Prof. Degree	0	41	99
Doctorate	0	1	5

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	2 %	9 %	13 %
Teen's	2 %	37 %	40 %
Expensive Homes	0 %	26 %	25 %
Mobile Homes	6 %	22 %	34 %
New Homes	3 %	29 %	38 %
New Households	1 %	20 %	22 %
Military Households	0 %	48 %	44 %
Households with 4+ Cars	7 %	114 %	117 %
Public Transportation Users	0 %	8 %	7 %
Young Wealthy Households	0 %	0 %	0 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	978,708		54,407,670		117,269,389	
<b>Average annual household</b>	51,891		53,821		53,096	
<b>Food</b>	6,707	12.93 %	6,892	12.81 %	6,812	12.83 %
Food at home	4,376		4,434		4,385	
Cereals and bakery products	616		627		621	
Cereals and cereal products	218		222		220	
Bakery products	398		405		401	
Meats poultry fish and eggs	866		861		857	
Beef	209		201		200	
Pork	159		156		154	
Poultry	160		159		159	
Fish and seafood	137		139		138	
Eggs	70		71		70	
Dairy products	447		455		450	
Fruits and vegetables	874		906		892	
Fresh fruits	127		134		132	
Processed vegetables	167		171		169	
Sugar and other sweets	166		164		162	
Fats and oils	142		142		139	
Miscellaneous foods	832		843		831	
Nonalcoholic beverages	375		375		371	
Food away from home	2,331		2,457		2,427	
Alcoholic beverages	371		402		395	
<b>Housing</b>	18,442	35.54 %	18,967	35.24 %	18,763	35.34 %
Shelter	11,192		11,480		11,354	
Owned dwellings	6,982		7,276		7,103	
Mortgage interest and charges	3,570		3,777		3,659	
Property taxes	2,345		2,423		2,381	
Maintenance repairs	1,067		1,076		1,063	
Rented dwellings	3,322		3,266		3,291	
Other lodging	888		937		959	
Utilities fuels	4,327		4,392		4,330	
Natural gas	422		418		410	
Electricity	1,691		1,710		1,696	
Fuel oil	164		172		170	
Telephone services	1,362		1,388		1,360	
Water and other public services	688		703		692	
<b>Household operations</b>	1,244	2.40 %	1,318	2.45 %	1,307	2.46 %
Personal services	342		387		384	
Other household expenses	902		930		922	
Housekeeping supplies	617		622		627	
Laundry and cleaning supplies	169		171		170	
Other household products	364		368		369	
Postage and stationery	84		83		87	
Household furnishings	1,062		1,154		1,142	
Household textiles	72		84		84	
Furniture	226		247		254	
Floor coverings	29		30		30	
Major appliances	150		155		145	
Small appliances	90		88		90	
Miscellaneous	495		549		538	
<b>Apparel and services</b>	1,329	2.56 %	1,383	2.57 %	1,392	2.62 %
Men and boys	266		281		282	
Men 16 and over	223		240		239	
Boys 2 to 15	43		41		43	
Women and girls	473		485		490	



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Women 16 and over	397	408	415
Girls 2 to 15	76	76	75
Children under 2	91	89	90

## Expenditures (Continued)

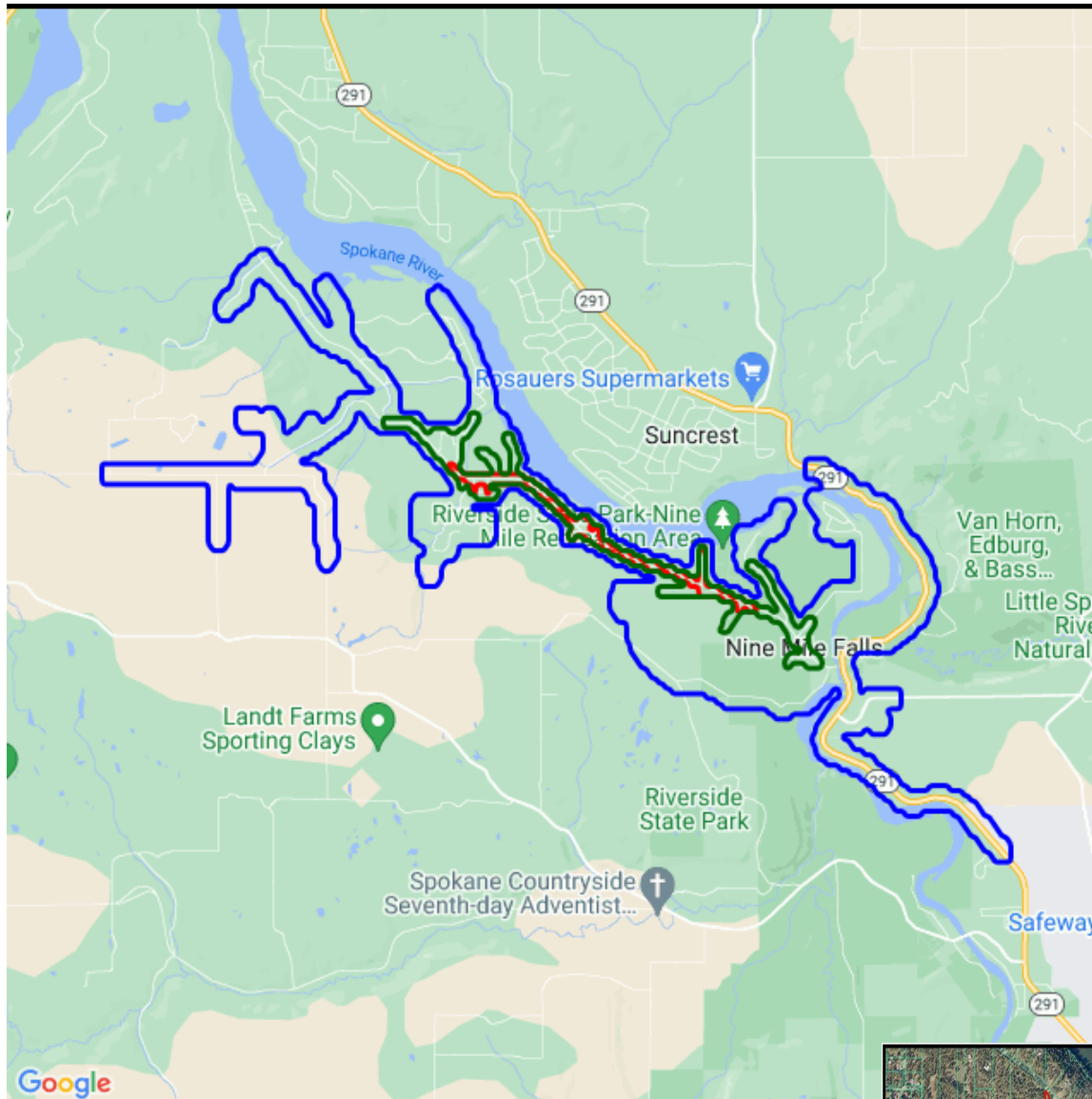
	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	978,708		54,407,670		117,269,389	
<b>Average annual household</b>	51,891		53,821		53,096	
<b>Transportation</b>	7,126	13.73 %	7,454	13.85 %	7,281	13.71 %
Vehicle purchases	1,704		1,832		1,769	
Cars and trucks new	923		963		927	
Cars and trucks used	728		813		790	
Gasoline and motor oil	2,268		2,318		2,260	
Other vehicle expenses	2,683		2,788		2,730	
Vehicle finance charges	187		201		194	
Maintenance and repairs	951		972		953	
Vehicle insurance	1,204		1,253		1,228	
Vehicle rental leases	341		361		354	
Public transportation	471		515		520	
<b>Health care</b>	4,016	7.74 %	4,183	7.77 %	4,089	7.70 %
Health insurance	2,632		2,695		2,645	
Medical services	837		922		894	
Drugs	420		432		418	
Medical supplies	127		133		132	
<b>Entertainment</b>	3,081	5.94 %	3,272	6.08 %	3,197	6.02 %
Fees and admissions	604		648		638	
Television radios	1,086		1,112		1,090	
Pets toys	1,103		1,182		1,162	
Personal care products	667		697		689	
Reading	53		56		57	
Education	1,254		1,294		1,365	
Tobacco products	409		404		403	
<b>Miscellaneous</b>	898	1.73 %	870	1.62 %	860	1.62 %
<b>Cash contributions</b>	1,516		1,475		1,433	
<b>Personal insurance</b>	6,022		6,468		6,355	
Life and other personal insurance	177		196		190	
Pensions and Social Security	5,845		6,272		6,165	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	1,152	1,031	11.74 %	179	925	1,084	68	163
3-Mile	2020	2,974	2,602	14.41 %	364	2,497	2,803	171	281
5-Mile	2020	6,330	5,554	14.05 %	921	5,129	5,880	450	1,073
1-Mile	2023	1,079	1,031	4.66 %	168	866	1,079	0	321
3-Mile	2023	2,980	2,602	15.37 %	361	2,507	2,862	118	420
5-Mile	2023	6,258	5,554	12.85 %	909	5,074	5,941	317	1,399



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## Demographic Report



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### Population

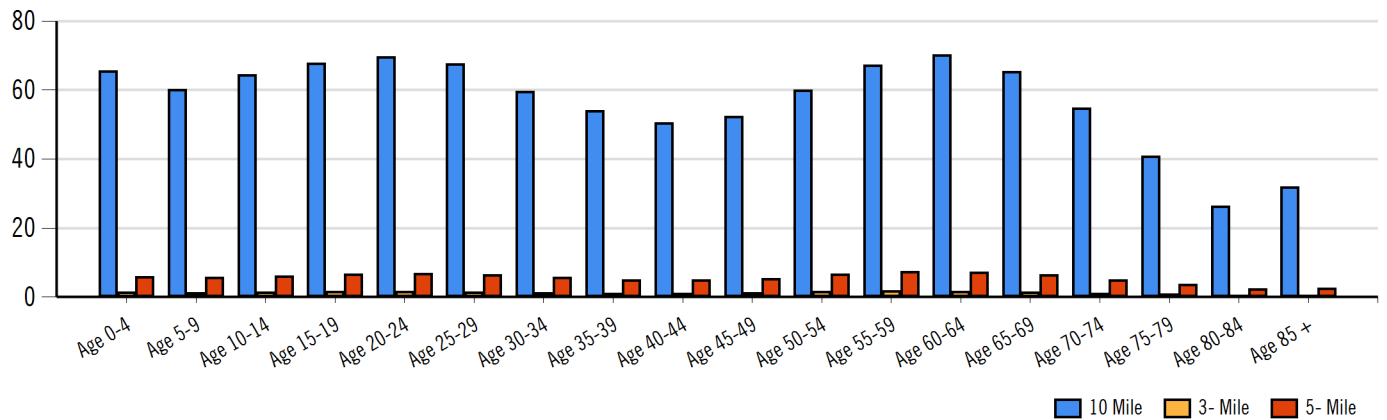
Distance	Male	Female	Total
3- Minute	13	12	25
5- Minute	53	49	102
10 Minute	522	509	1,031



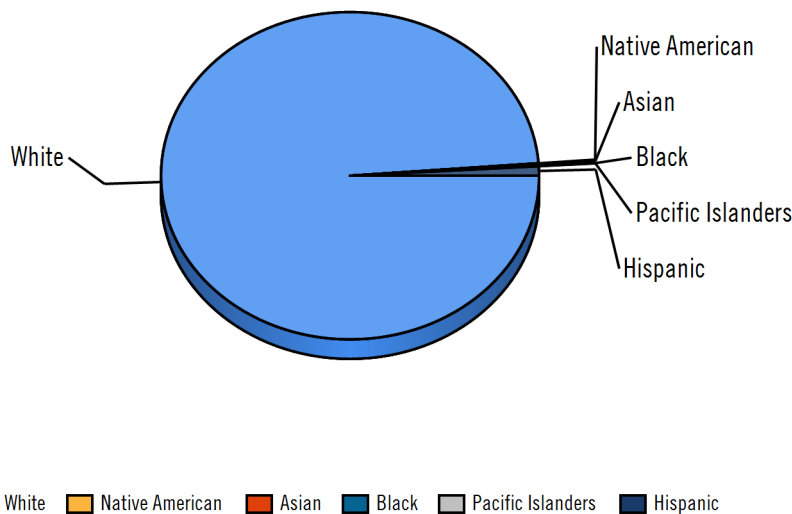
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## Population by Distance and Age (2020)



## Ethnicity within 5 Minute



### Home Ownership 3 Minute



### Home Ownership 5 Minute



### Home Ownership 10 Minute



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	11	0	0.04 %
5-Minute	45	2	0.15 %
10-Minute	477	17	0.37 %



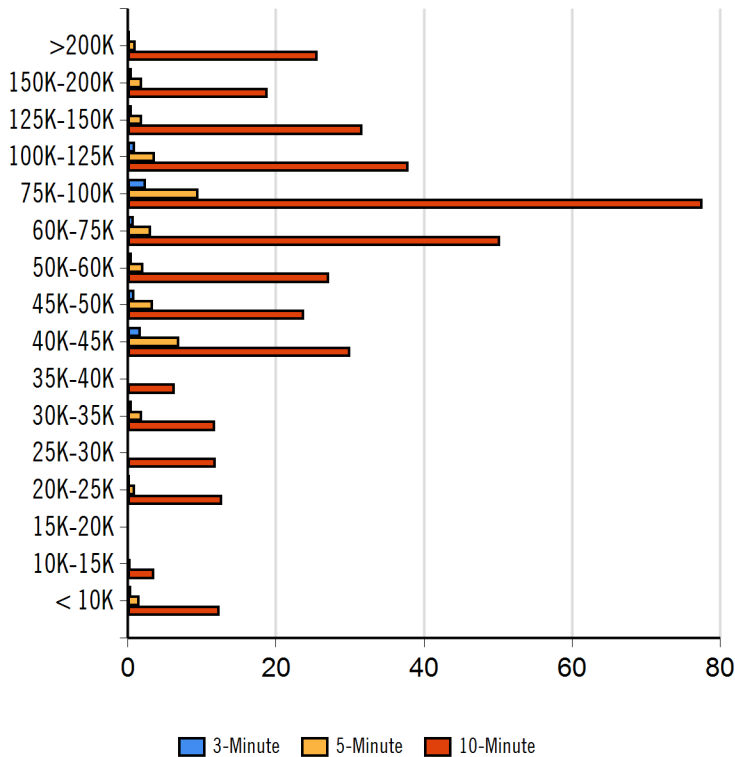
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	0	0	1	0	0	2	1	0	1	3	0	1	1
5-Minute	0	0	5	1	1	6	3	0	4	12	1	6	4
10-Minute	8	0	31	14	16	71	25	4	42	115	27	47	39

## Household Income



### Radius Median Household Income

3-Minute	\$70,011.00
5-Minute	\$70,011.00
10-Minute	\$80,790.50

### Radius Average Household Income

3-Minute	\$74,395.00
5-Minute	\$74,395.00
10-Minute	\$87,634.50

### Radius Aggregate Household Income

3-Minute	\$706,427.27
5-Minute	\$2,825,709.06
10-Minute	\$33,290,805.65

## Education

	3-Minute	5-Minute	10-Minute
Pop > 25	18	70	703
High School Grad	3	14	145
Some College	4	18	159
Associates	3	11	77
Bachelors	4	16	167
Masters	1	5	80
Prof. Degree	0	1	24
Doctorate	0	0	2

## Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	1 %	3 %	7 %
Teen's	1 %	3 %	10 %
Expensive Homes	0 %	0 %	1 %
Mobile Homes	3 %	13 %	17 %
New Homes	2 %	7 %	19 %
New Households	1 %	2 %	7 %
Military Households	0 %	0 %	20 %
Households with 4+ Cars	4 %	15 %	21 %
Public Transportation Users	0 %	1 %	1 %
Young Wealthy Households	0 %	0 %	0 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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# Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	489,354		1,957,416		20,691,329	
<b>Average annual household</b>	51,891		51,891		54,366	
<b>Food</b>	6,707	12.93 %	6,707	12.93 %	6,941	12.77 %
Food at home	4,376		4,376		4,440	
Cereals and bakery products	616		616		630	
Cereals and cereal products	218		218		223	
Bakery products	398		398		407	
Meats poultry fish and eggs	866		866		867	
Beef	209		209		203	
Pork	159		159		156	
Poultry	160		160		161	
Fish and seafood	137		137		140	
Eggs	70		70		71	
Dairy products	447		447		455	
Fruits and vegetables	874		874		905	
Fresh fruits	127		127		134	
Processed vegetables	167		167		171	
Sugar and other sweets	166		166		164	
Fats and oils	142		142		141	
Miscellaneous foods	832		832		839	
Nonalcoholic beverages	375		375		374	
Food away from home	2,331		2,331		2,501	
Alcoholic beverages	371		371		409	
<b>Housing</b>	18,442	35.54 %	18,442	35.54 %	19,146	35.22 %
Shelter	11,192		11,192		11,594	
Owned dwellings	6,982		6,982		7,301	
Mortgage interest and charges	3,570		3,570		3,753	
Property taxes	2,345		2,345		2,456	
Maintenance repairs	1,067		1,067		1,091	
Rented dwellings	3,322		3,322		3,283	
Other lodging	888		888		1,010	
Utilities fuels	4,327		4,327		4,395	
Natural gas	422		422		418	
Electricity	1,691		1,691		1,717	
Fuel oil	164		164		175	
Telephone services	1,362		1,362		1,380	
Water and other public services	688		688		704	
<b>Household operations</b>	1,244	2.40 %	1,244	2.40 %	1,345	2.47 %
Personal services	342		342		397	
Other household expenses	902		902		948	
Housekeeping supplies	617		617		640	
Laundry and cleaning supplies	169		169		171	
Other household products	364		364		379	
Postage and stationery	84		84		89	
Household furnishings	1,062		1,062		1,170	
Household textiles	72		72		86	
Furniture	226		226		265	
Floor coverings	29		29		31	
Major appliances	150		150		148	
Small appliances	90		90		93	
Miscellaneous	495		495		546	
<b>Apparel and services</b>	1,329	2.56 %	1,329	2.56 %	1,415	2.60 %
Men and boys	266		266		285	
Men 16 and over	223		223		242	
Boys 2 to 15	43		43		43	
Women and girls	473		473		501	



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Women 16 and over	397	397	427
Girls 2 to 15	76	76	74
Children under 2	91	91	91

## Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	489,354		1,957,416		20,691,329	
<b>Average annual household</b>	51,891		51,891		54,366	
<b>Transportation</b>	7,126	13.73 %	7,126	13.73 %	7,429	13.66 %
Vehicle purchases	1,704		1,704		1,801	
Cars and trucks new	923		923		953	
Cars and trucks used	728		728		797	
Gasoline and motor oil	2,268		2,268		2,295	
Other vehicle expenses	2,683		2,683		2,791	
Vehicle finance charges	187		187		200	
Maintenance and repairs	951		951		971	
Vehicle insurance	1,204		1,204		1,258	
Vehicle rental leases	341		341		360	
Public transportation	471		471		540	
<b>Health care</b>	4,016	7.74 %	4,016	7.74 %	4,194	7.71 %
Health insurance	2,632		2,632		2,710	
Medical services	837		837		920	
Drugs	420		420		427	
Medical supplies	127		127		135	
<b>Entertainment</b>	3,081	5.94 %	3,081	5.94 %	3,271	6.02 %
Fees and admissions	604		604		663	
Television radios	1,086		1,086		1,108	
Pets toys	1,103		1,103		1,189	
Personal care products	667		667		704	
Reading	53		53		59	
Education	1,254		1,254		1,424	
Tobacco products	409		409		403	
<b>Miscellaneous</b>	898	1.73 %	898	1.73 %	893	1.64 %
<b>Cash contributions</b>	1,516		1,516		1,479	
<b>Personal insurance</b>	6,022		6,022		6,594	
Life and other personal insurance	177		177		196	
Pensions and Social Security	5,845		5,845		6,398	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	10	9	0.10 %	2	8	10	1	1
5-Minute	2020	41	36	0.42 %	6	33	38	2	6
10-Minute	2020	408	362	5.35 %	62	330	374	34	40
3-Minute	2023	10	9	0.04 %	1	8	10	0	3
5-Minute	2023	38	36	0.16 %	6	31	38	0	11
10-Minute	2023	385	362	2.77 %	59	312	374	11	92



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# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 0-0 Highland Rd & Charles Rd, Nine Mile Falls, WA 99026

CITY, STATE

Nine Mile Falls, WA

POPULATION

1,031

AVG. HH SIZE

2.73

MEDIAN HH INCOME

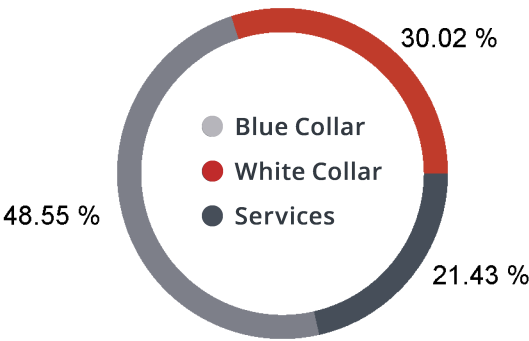
\$80,791

HOME OWNERSHIP

Renters: 29

Owners: 352

EMPLOYMENT



46.22 %  
Employed

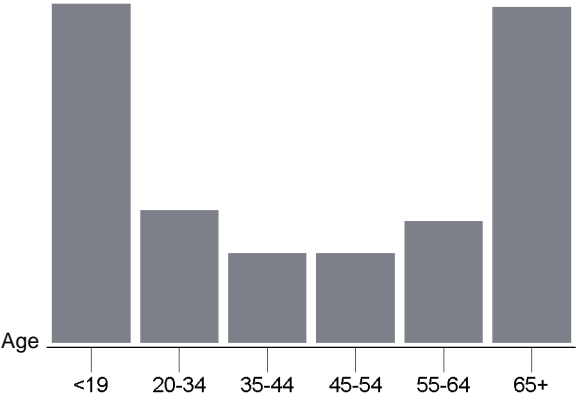
1.68 %  
Unemployed

EDUCATION

High School Grad: 20.63 %  
Some College: 22.59 %  
Associates: 10.89 %  
Bachelors: 46.76 %

GENDER & AGE

50.66 %  
49.34 %

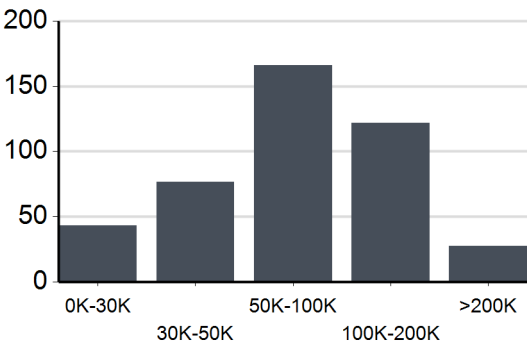


RACE & ETHNICITY

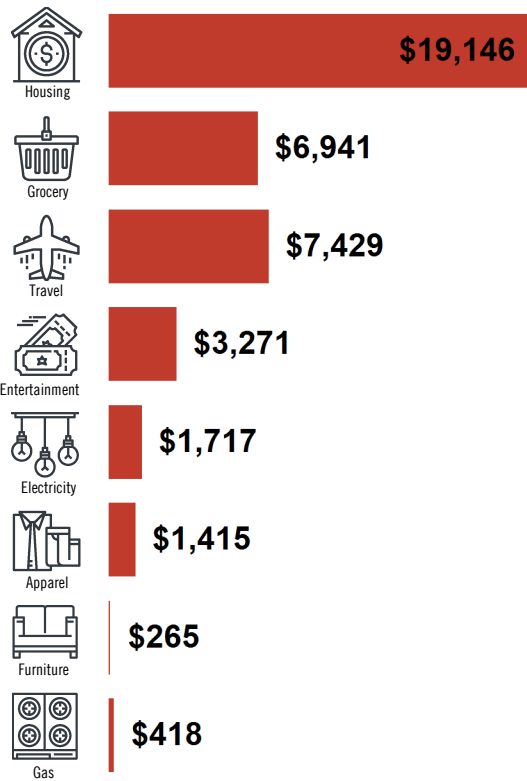
White: 97.70 %  
Asian: 0.07 %  
Native American: 0.00 %  
Pacific Islanders: 0.00 %  
African-American: 0.00 %  
Hispanic: 0.93 %  
Two or More Races: 1.31 %



INCOME BY HOUSEHOLD



HH SPENDING





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### Highland Rd Estates

Listing #: 33154168 | Status: Available | Last Modified: 11/27/2022  
For Sale | ListDate: 11/27/2022

0-0 Highland Rd & Charles Rd, Nine Mile Falls, WA 99026



#### Agent Information

Showing Instructions: Call broker

#### Owner Information

Legal Owner: Kaley TRUST  
True Owner:

#### Property Information

<b>Location</b>	
Mkt Area:	CBA North Spokane County
Alt Address:	
Zoning:	RCV/RCD
Cross Street:	
County:	Spokane
<b>Building Information</b>	
Total Building SF:	1,936 SF
Net Rentable Area:	
Office SF:	
Retail SF:	
Industrial SF:	
Residential SF:	
Tax ID #:	17355.9055
Sprinklers:	No
Security System:	No
# of Buildings:	
# of Floors:	1
# of Units:	
Signage:	
A/C:	No
Building Status:	Proposed
<b>Property Type</b>	
Building Class:	
Property Type:	Land
Sub Use:	Residential Development
Occupancy Type:	
Acres:	113 Acres
Lot SF:	4,922,280 SF
<b>Construction</b>	
Construction Type:	
Year Built:	2021
Year Renovated:	
<b>Commission</b>	
Commission:	3.0% of Final Sale Price
SOC Exclusions:	No

#### Listing Information

<b>Price</b>	
Listing Price:	\$1,449,000
Rentable \$/SF:	\$0.29 Per SF
Asking Price Lot Per SQFT:	\$0.29
Listing Status:	Available
Terms:	CASH
Asset Class:	Land, Farm/Ranch
<b>Listing Information</b>	
Condo:	No
Available SF:	4,922,280 SF
Condo Fees:	
List Date:	11/26/2022
Days On Market:	0
Last Modified:	11/27/2022
<b>Investment Information</b>	
Investment Type:	Unknown
Investment Prop:	Yes
1031 Exchange:	Yes
Gross Income:	\$1.00
Vacancy Rate:	
Operating Expenses:	
Net Operating Income:	\$0.50
Cap Rate:	0

#### Property Special Features

<b>Green Building</b>	
LEED Certification:	No
LEED Level:	N/A
Energy Star Certification:	No
<b>Parking Information</b>	
Total Parking:	0
Covered:	0
Uncovered:	0
Parking Ratio:	

**Public Comments:** 113 ac w/Stunning Views of the Spokane River, Zoned RCV/RCD allowing 1 Home/10ac depending on plat, comprised of 3 parcels w/deeded access from both Charles Rd & Highland Rd, Power Service at Property Line

**Member Listing Comments:** Gated Access, Call Listing Agent for Key to Gate. Listing Agent has an ownership interest in this property.

**Property Comments Public:**



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11/26/2022