

FOR SALE

9212 S Silver Lake Road
Medical Lake, Washington 99022

SILVER LAKE

**Property outlines are approximate*

SILVER LAKE ROAD

SILVER LAKE DEVELOPMENT PROPERTY

Purchase Price: \$1,750,000
Total Lot Size: ±491,357 SF (±11.28 AC)
Total Building Size: ±3,000 SF
Parcel Number: 14163.9601

Steve McIntosh, Broker

509.755.7546 steve.mcintosh@kiemleahagood.com

Co Listed with:

BethAnn Long, REALTOR

509.362.4607 bethannlong@gmail.com

**KIEMLE
HAGOOD**

RE/MAX

SALE DETAILS

Purchase Price:	\$1,750,000
Lot Size:	±491,357 SF (±11.28 AC)
Building Size:	±3,000 SF
Parcel Number:	14163.9601
Zoning:	Low Density Residential
Primary Use:	Residential Development

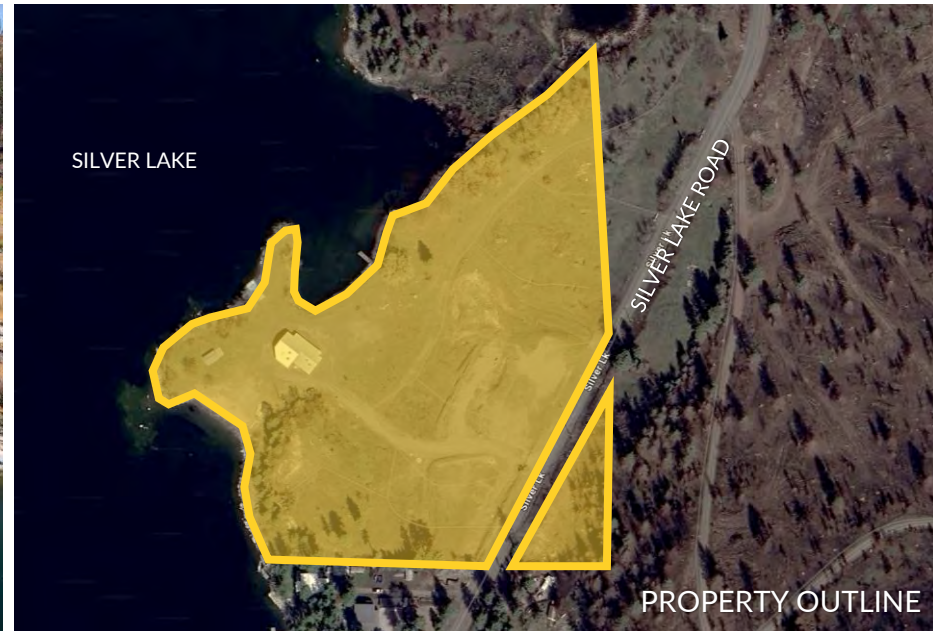
SILVER LAKE DEVELOPMENT PROPERTY

Outstanding opportunity for a lakefront parcel, just 15 minutes from downtown Spokane and conveniently close to the airport and Amazon warehouse. Offering ±1,800 linear feet of lake frontage and a beach, this property offers great potential for development.

The property was the site of the former "Picnic Pines" resort, including a partially built ±3,000 SF restaurant structure. This space could be transformed into a variety of uses.

Additional amenities include a concrete boat launch, making it easy to enjoy water activities. Whether you're looking to develop a waterfront community or create a personal space, this property offers a number of options.

[VIEW LOCATION](#)



SILVER LAKE DEVELOPMENT PROPERTY

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Numerous potential for waterfront building sites

See site map example showing 12-14 condos & create your own dream development in the amazing Pacific Northwest!

SITE IMPROVEMENTS/PRELIMINARY PLAT
ECAPITAL SILVER LAKE DEVELOPMENT
 A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16,
 TOWNSHIP 24 NORTH, RANGE 41 EAST, W.M.
 MEDICAL LAKE, SPOKANE COUNTY, WASHINGTON



LEGEND

(Solid line)	SUBJECT PARCEL BOUNDARY
(Dashed line)	PROPOSED LOT LINES
(Dotted line)	PROPOSED CENTERLINE
(Long dashed line)	PROPOSED EASEMENT
(Short dashed line)	SECTION LINE
(Wavy line)	EXISTING WATER LINE
(Line with 'x' marks)	EXISTING FENCE LINE
(Line with 'a' marks)	CONTOUR LINES
(Line with '24-3'	SETBACK LINES
(Stippled pattern)	CONCRETE
(Cross-hatched pattern)	ASPHALT
(Diagonal lines)	DRAINAGE
(Solid grey fill)	EXISTING BUILDING
(Hatched pattern)	PROPOSED BUILDING

GENERAL NOTES:

LEGAL DESCRIPTION: 16-24-41 FROM JONES WOODS HOME BANK W/2 OF SW1/4 L/4 S/4 S/4 SILV OF SILVER LAKE EDC 088154WT AND DIC RD (FROM SPOKANE COUNTY ASSessor DATA)

ADDRESS: 9212 S SILVER LAKE RD MEDICAL LAKE, WA 99022 PARCEL NO. 14163.9015

OWNER: ECAPITAL WA LAND LLC 1751 SHIVER RUN STE 400, FORT WORTH, TX 76107

AGENT: STORHÄUG ENGINEERING 811 E THIRD AVE SPOKANE, WA 99201 509-242-1000

FIRE DISTRICT: FIRE DISTRICT #3

SCHOOL DISTRICT: MEDICAL LAKE #22R

WATER PURVEYOR: PRIVATE WELLS

SEWER PURVEYOR: PRIVATE SEPTIC SYSTEM

URBAN GROWTH AREA (UGA): N/A

ZONING: LDR/RC

COMPREHENSIVE PLAN DESIGNATION: RURAL CONSERVATION

SETBACKS: 150' SHORELINE, 15' FRONT, 5' SIDE/REAR

DENSITY: 1 TO 6 UNITS PER ACRE

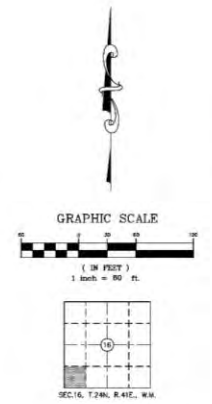
NOTES: 14 SINGLE-FAMILY RESIDENTIAL LOTS, 1 COMMUNITY BEACH TRACT, 2 DRAINFIELD TRACTS, AND 1 PRIVATE ROAD. REMAINDER LOT TO BE A COMMERCIAL LOT. LOTS 1 & 2 TO BE ACCESSED VIA FRONTAGE/DRAWNWAY EASEMENT. PRIVATE SEPTIC SYSTEMS AND WELLS PLANNED. ALL IMPROVEMENTS WILL FOLLOW SPOKANE COUNTY CODES, PARCEL SPLIT ZONED ALONG SECTION LINE. ALL EXISTING STRUCTURES TO BE DEMOLISHED UNLESS OTHERWISE NOTED ON SITE PLAN.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, INCLUDING PAINT MARKINGS PROVIDED FROM AN OUTSIDE UTILITY LOCATE COMPANY AND/OR EXISTING DRAWINGS AND RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPLY WITH THE LOCAL UTILITIES IN THE AREA. OTHER THAN WHERE ABANDONED THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES NEED TO BE VERIFIED FOR DEPTH AND ACCURACY.

SURVEYOR NOTES:

- THE BOUNDARY SHOWN IS PER LEGAL DESCRIPTIONS, RECORDS OF SURVEYS AND PLATS AND FOUND MONUMENTATION WITHIN THE AREA. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, NO PROPERTY CORNERS WERE SET.
- THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS AND COMPLY WITH THE NATIONAL MAPPING STANDARDS OF ONE-HALF INCH CONTOUR INTERVAL SHOWN.
- THE PURPOSE OF THE SURVEY IS TO PROVIDE OWNER AND CONSULTANTS A REPRESENTATION OF GENERAL SITE FEATURES AS OBTAINED ON THE DATE OF FIELD SURVEY, MAY, 2020.



NO.	DESC.	DATE	BY



ECAPITAL SILVER LAKE DEVELOPMENT
 PRE-APPLICATION EXHIBIT
 PROJECT TITLE
 MEDICAL LAKE, WASHINGTON

PRELIMINARY
NOT FOR CONSTRUCTION
FOR REGULATORY REVIEW ONLY

DATE: 09/14/2020
 DRAWN: LJT
 CHECKED: JDS
 PROJECT NUMBER: 20-097
 DRAWING NO.: 1 OF 1
 PRE-APP

20-097-PRC-APP-1000-2408

CALL BEFORE YOU DIG 811





SILVER LAKE DEVELOPMENT PROPERTY PHOTOS

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SURROUNDING AREA



SILVER LAKE DEVELOPMENT PROPERTY FOR SALE

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