
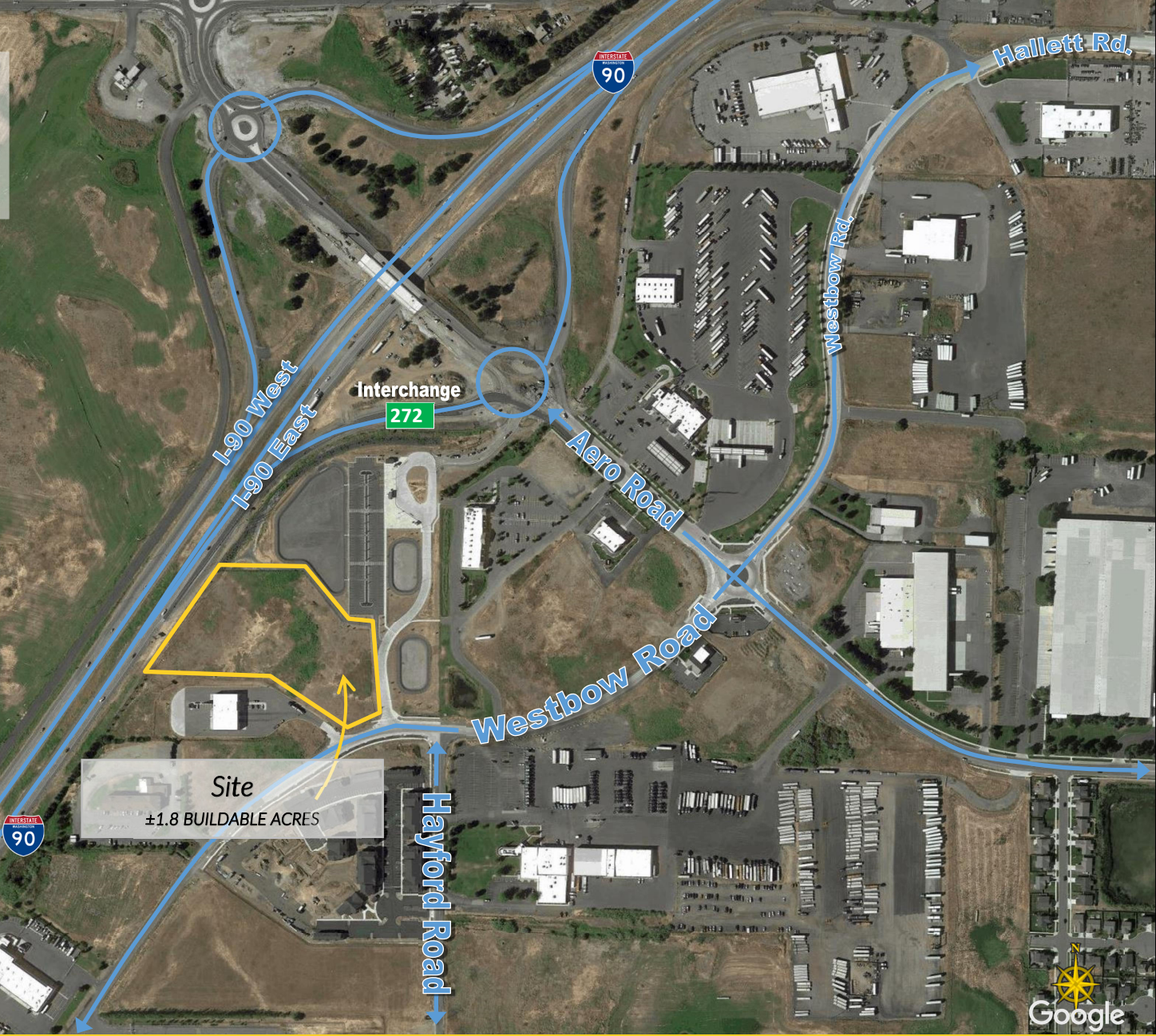


FOR SALE

TRAFFIC COUNTS (Average Daily Traffic)	
East & West Bound W. Westbow Rd.	±788 ADT
North & South Bound S. Hayford Rd.	±939 ADT
North Bound I-90	±17,105 ADT
South Bound I-90	±17,878 ADT
East & West bound W. Aero Rd.	±7,392 ADT

Distance to:	
Spokane International Airport	5.2 Mi
FAFB / Airway Heights	5.9 Mi
Downtown Spokane	8.4 Mi
Spokane Valley	16.1 Mi
Coeur d'Alene, ID	39.5 Mi
Eastern Washington University	8.6 Mi



FOR SALE

\$784,080.00

COMMERCIAL DEVELOPMENT LAND

11100 W. Westbow Blvd., Spokane, WA 99224

Mark Lucas , SIOR | 509.755.7524 or mlucas@kiemlehagood.com

Tracy Lucas | 509.755.7558 or tracyl@kiemlehagood.com

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 050421

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AERIAL & PROPERTY INFO

Airway Heights

Spokane



LOCATION: West Spokane location along I-90 with excellent access and exposure. Situated southwest of the Medical Lake Interchange #272, adjacent to the new STA West Plains Transit Center, near the Amazon Fulfillment Center, and approximately ±8 miles from Spokane's City Center.

SITE: ±270,071 SF (6.2 acres). Parcel #14121.9002. See attached site plan with proposed wetland, wetland boundary, 208 pond area and approximately ±1.8 acres of buildable area.

ZONING: Spokane County, RC, Regional Commercial per Spokane County, allowing for retail sale & service, hotel/motel, small industrial, and motor vehicle sales, service, and rental.

WATER: 12" water main along east side of property in vacated Hayford Rd. and along south side of Westbow Rd. 8" domestic tap in southwest corner, no meter; serviced by City of Spokane Utilities. Purchaser pays meter, GFC and connection fees.

SEWER: 12" sewer main located on property along I-90, serviced by City of Spokane Utilities. Purchaser responsible for connection fees.

ROAD: R.I.D. #483 paid in full; no outstanding L.I.D., per County and City Treasurers.

UTILITIES: Avista Utilities service area for gas & electric.

FIBER: Century Link Internet/Data/Phone service available; Comcast may also be able to provide service to the property (contact Justin Chipley 509-218-5783); purchaser responsible for telephone & internet connection.

NOTE: Site Restriction: no gasoline or diesel sales allowed.

SALE PRICE: \$784,080.00. Owners will consider trading subject property for income producing properties; bring all proposals.

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NEIGHBORING RETAILERS & DEMOGRAPHICS



11100 W. Westbow Blvd.

DEMOGRAPHICS	1 Mi	3 Mi	5 Mi	10 Mi
Estimated Population 2020	1,463	4,487	23,061	172,937
Projected Population 2025	1,615	4,930	25,272	189,783
Projected Annual Growth (20-25)	2.1%	2.0%	1.9%	1.9%
Estimated Average HHI 2020	\$94,190	\$97,113	\$74,103	\$83,128
Projected Average HHI 2025	\$100,504	\$105,462	\$81,697	\$93,629



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THE COMMUNITY

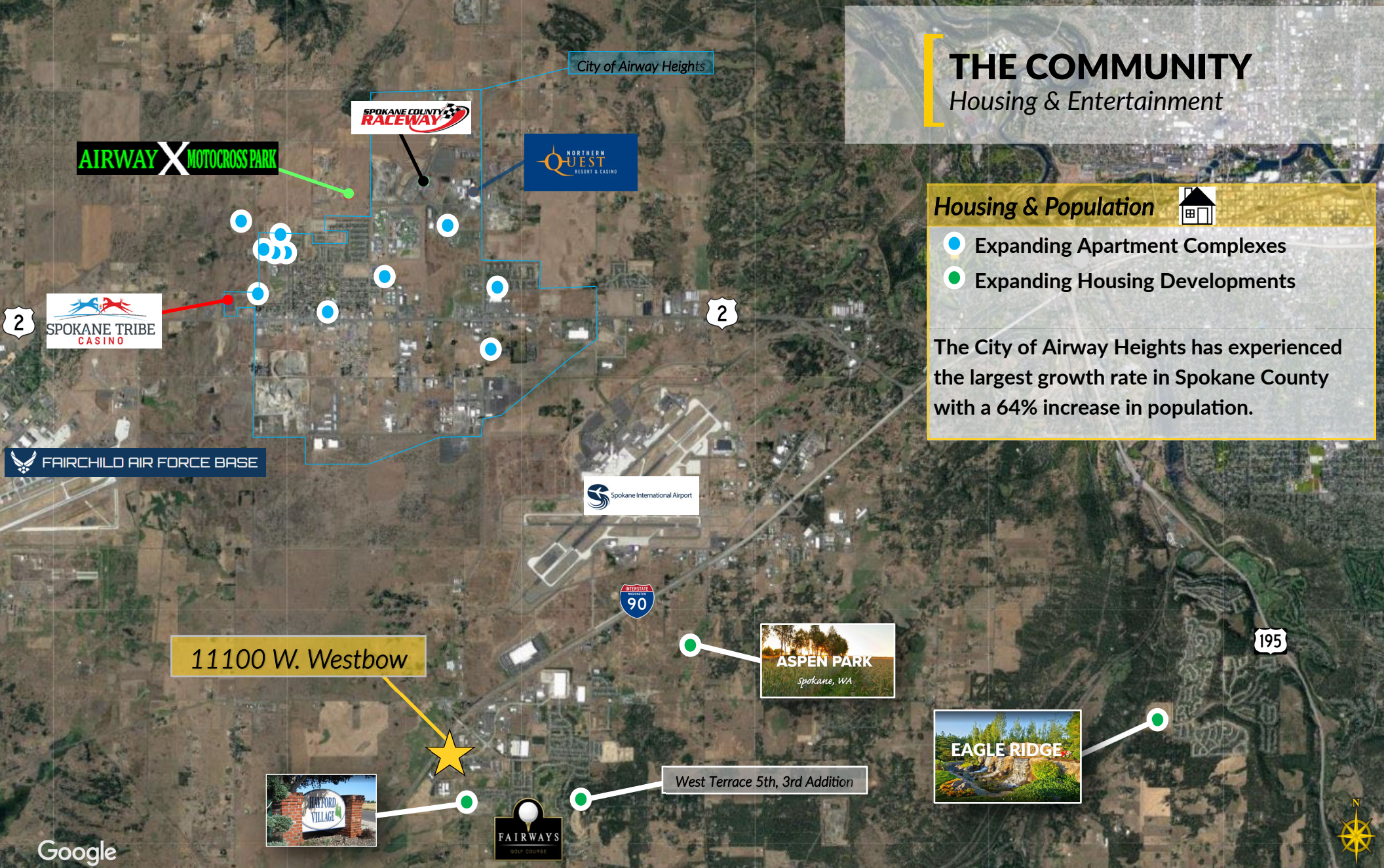
Housing & Entertainment

Housing & Population



- Expanding Apartment Complexes
- Expanding Housing Developments

The City of Airway Heights has experienced the largest growth rate in Spokane County with a 64% increase in population.



Google

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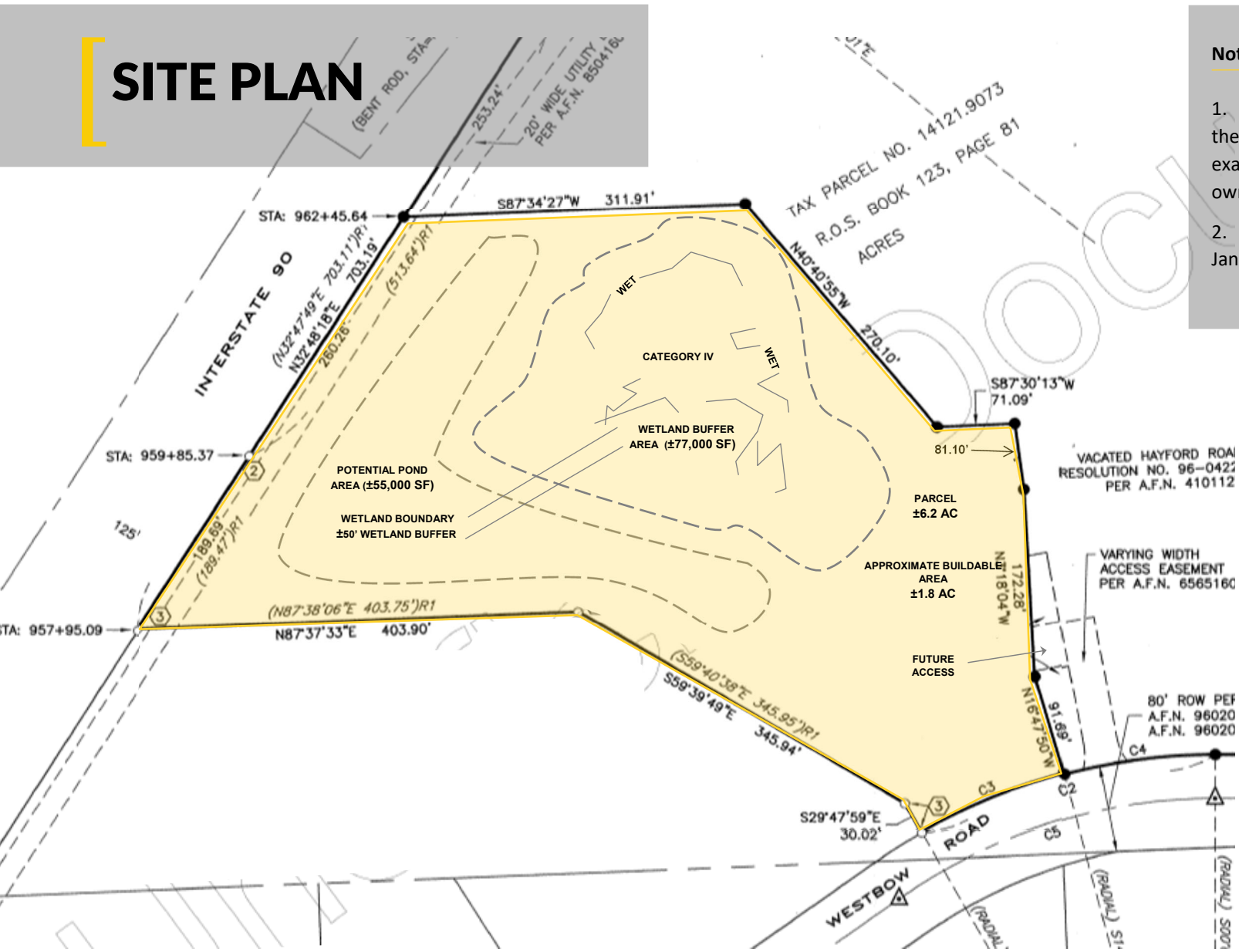
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SITE PLAN



Notes

1. The location of the future access into the owner's parcel is approximate. The exact location will be agreed to by the owner prior to acquisition.
2. Record of Survey 6573793 dated January 9, 2017

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