

395



White Rd

Future
Louisiana Pacific Facility
(80 Acres)

Craig Rd

Site
55 Acres

FOR SALE

55 Acre White Rd Development Land

14113.9039, 14113.9040

Medical Lake, WA 99022

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,600,888
PRICE / SF:	\$1.50 / SF
LOT SIZE:	55.11 Acres OR 2,400,592 SF
ZONING:	Rural Traditional
SUBMARKET:	West Plains
APN:	14113.9039, 14113.9040

PROPERTY OVERVIEW

55+ acres of vacant level land on White Rd For Sale. Located in the West Plains growth area of Spokane, WA. Comprised of two parcels sized at 32.44 acres and 22.67 acres

PROPERTY HIGHLIGHTS

- Only 5 minutes to I-90 with future road improvement plans in process (Craig Rd re-alignment)
- Current zoning is Rural Traditional
- Louisiana-Pacific Corporation, LPX (NYSE) recently purchased 80+ acres across the street to the south of White Rd. Plans to develop a new manufacturing and distribution facility
- Great investor property to land bank and develop
- Path of progress (Future growth area)
- Spokane County is actively pursuing improved zoning and infrastructure to the surrounding areas

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I-90 ACCESS



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RETAILER MAP



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Drive Times From Spokane

W White Rd
Industrial Land

Seattle, WA
4 Hrs | 279 Miles

Portland, OR
5.5 Hrs | 528 Miles

Yakima, WA
3 Hrs | 202 Miles

Tri Cities, WA
2 Hrs | 143 Miles

Reno, NV
12.5 Hrs | 773 Miles

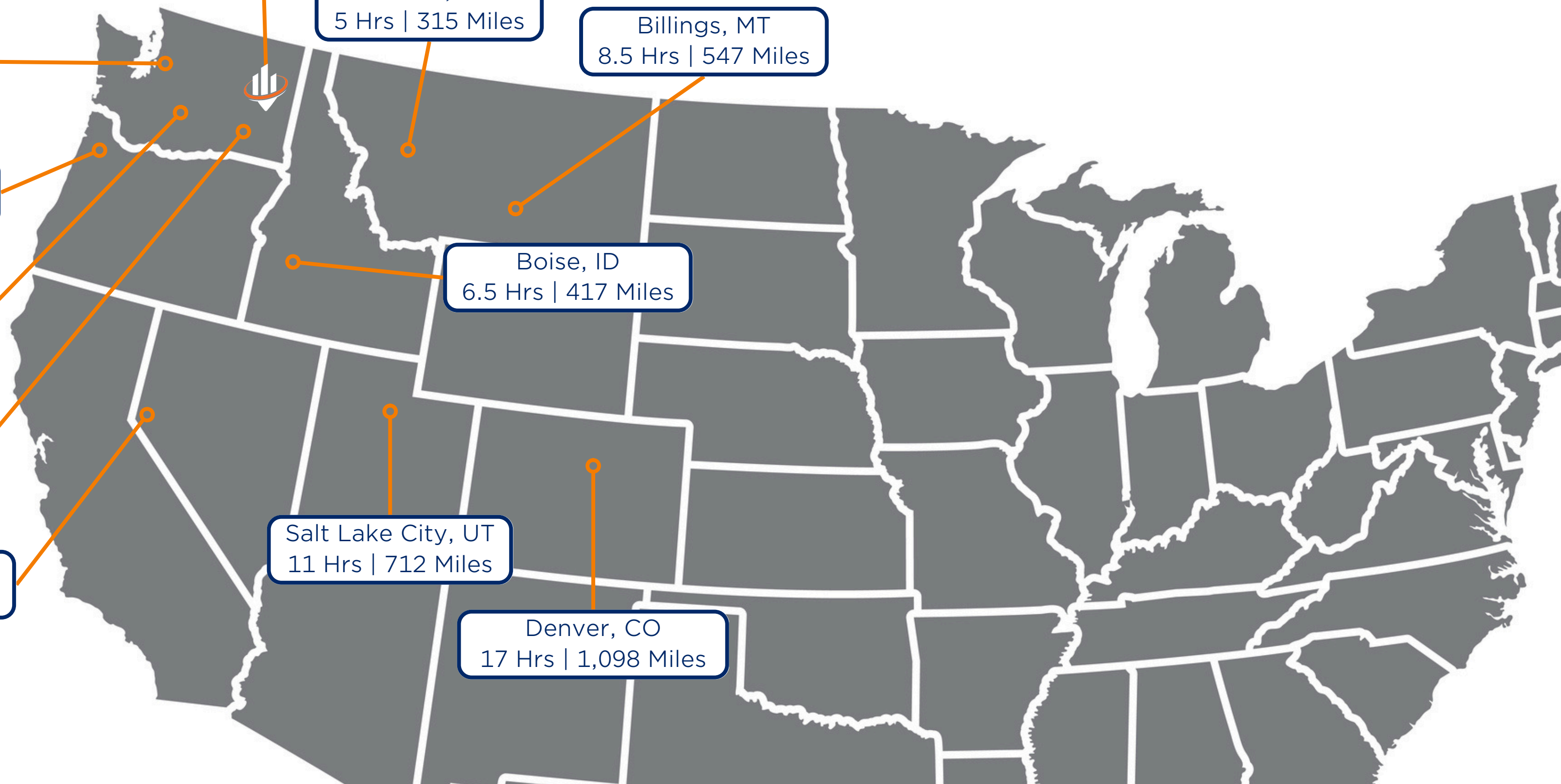
Helena, MT
5 Hrs | 315 Miles

Billings, MT
8.5 Hrs | 547 Miles

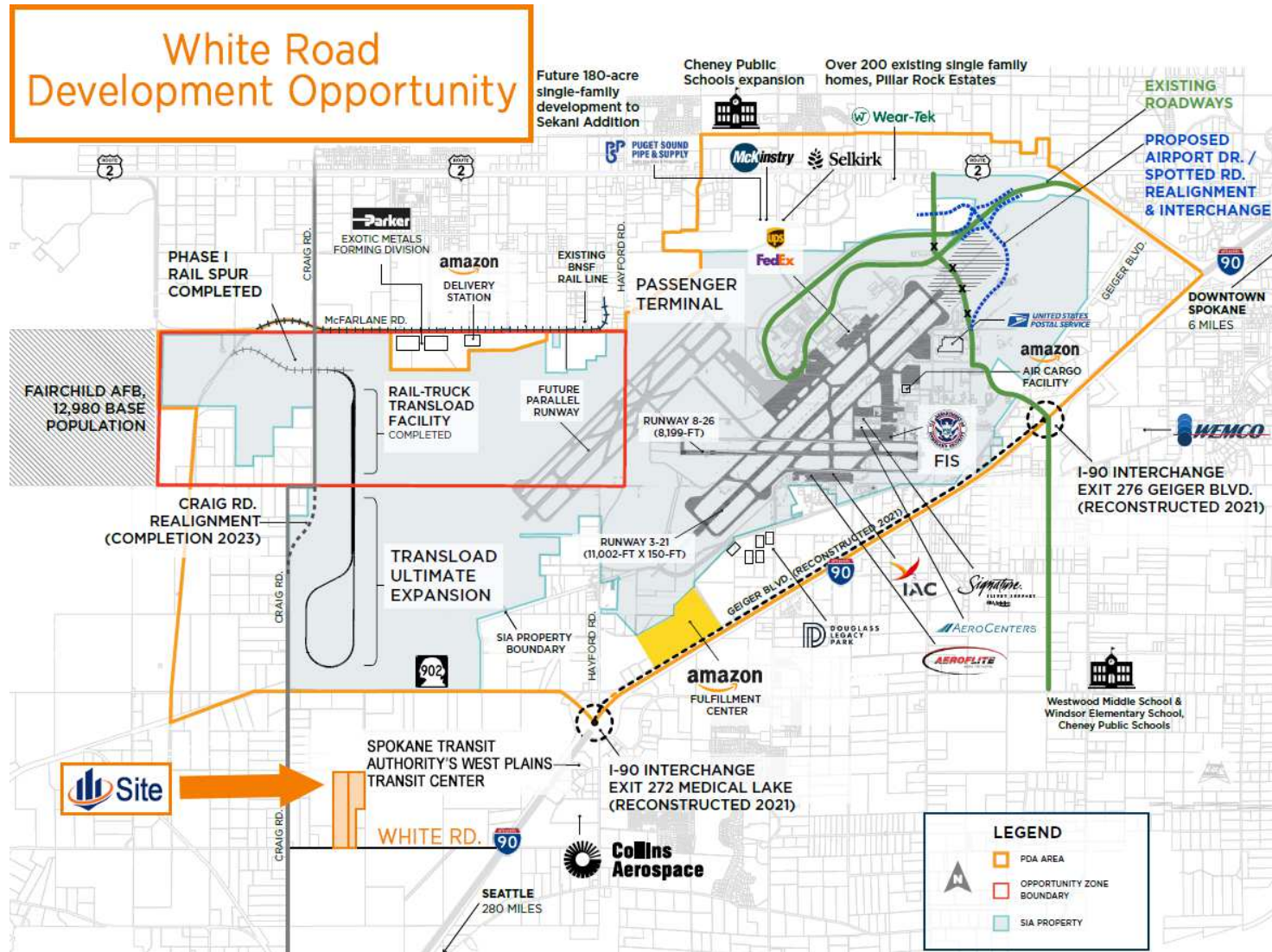
Boise, ID
6.5 Hrs | 417 Miles

Salt Lake City, UT
11 Hrs | 712 Miles

Denver, CO
17 Hrs | 1,098 Miles



WEST PLAINS-AIRPORT AREA MAP



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DEMOGRAPHICS MAP & REPORT

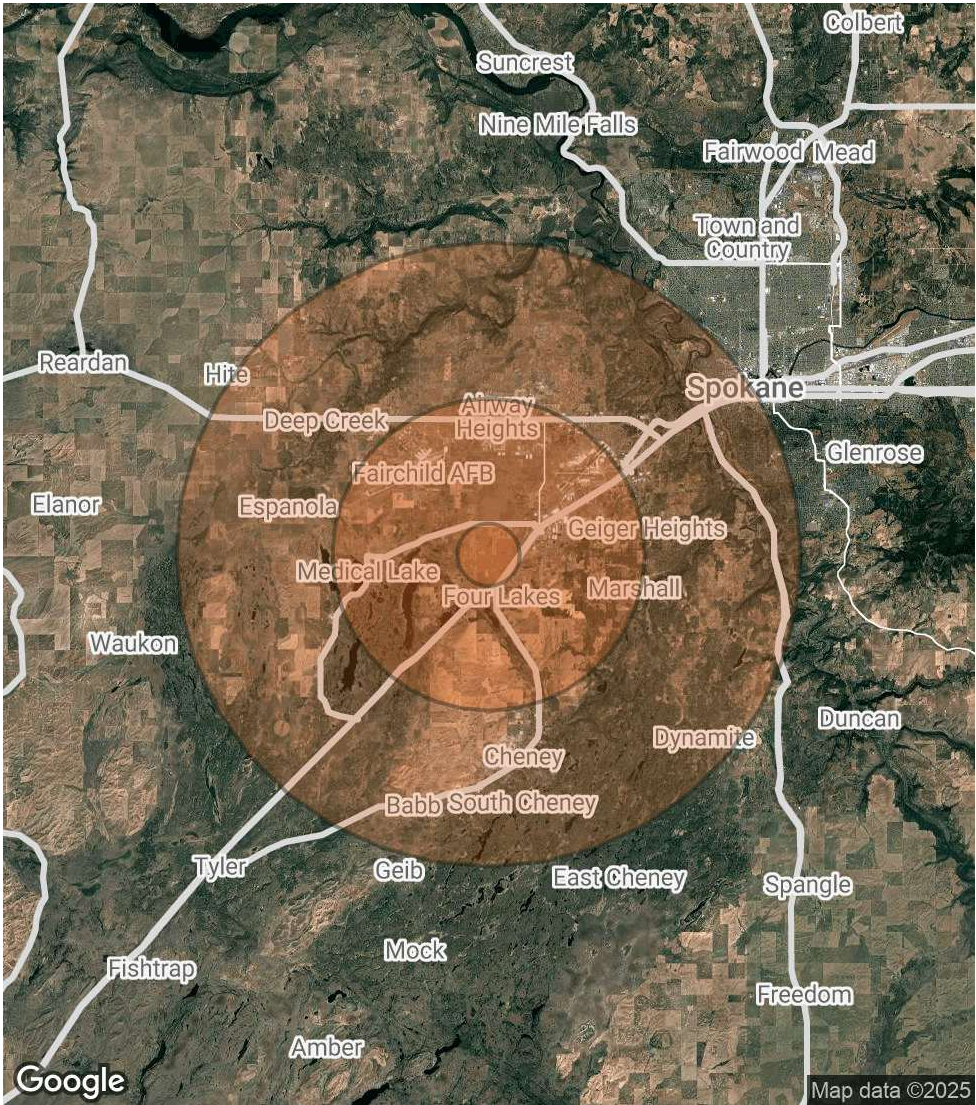
POPULATION 1 MILE 5 MILES 10 MILES

TOTAL POPULATION	138	19,408	53,453
AVERAGE AGE	40.6	30.4	31.7
AVERAGE AGE (MALE)	38.5	29.7	31.5
AVERAGE AGE (FEMALE)	42.3	30.8	31.7

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	50	5,287	16,895
# OF PERSONS PER HH	2.8	3.7	3.2
AVERAGE HH INCOME	\$73,446	\$56,996	\$58,620
AVERAGE HOUSE VALUE		\$192,341	\$259,157

* Demographic data derived from 2020 ACS - US Census



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