



**SALE**

**1750 S. GRAND AVE.**

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Pullman, WA 99163

**PRESENTED BY:**

**TAYLOR GIBBONS**

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## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,600,000
<b>LOT SIZE:</b>	9 Acres (5 usable)
<b>ZONING:</b>	C3

## PROPERTY OVERVIEW

Rare opportunity to develop land in Pullman. This land consists of 9 acres with appx 5 acres of usable land. Seller has the following material/studies that will come with the land: Topographic Study, Preliminary Plats Plans, WSDOT Intersection Plan for Approval, WSDOT Construction Plans, Cover Sheet/ Overall Sheet, Roadway & Stormwater Design, Utility Design, Bridge/Culvert Design & HECRAS, Wetland Delineation/Mitigation

## PROPERTY HIGHLIGHTS

- 1.45 Miles from Washington State University
- Near Bus Routes to WSU
- Appx 5 usable acres on the South entrance to Pullman
- C-3 Zoning allows for a wide variety of uses including Hotel, Retail, Residential etc.

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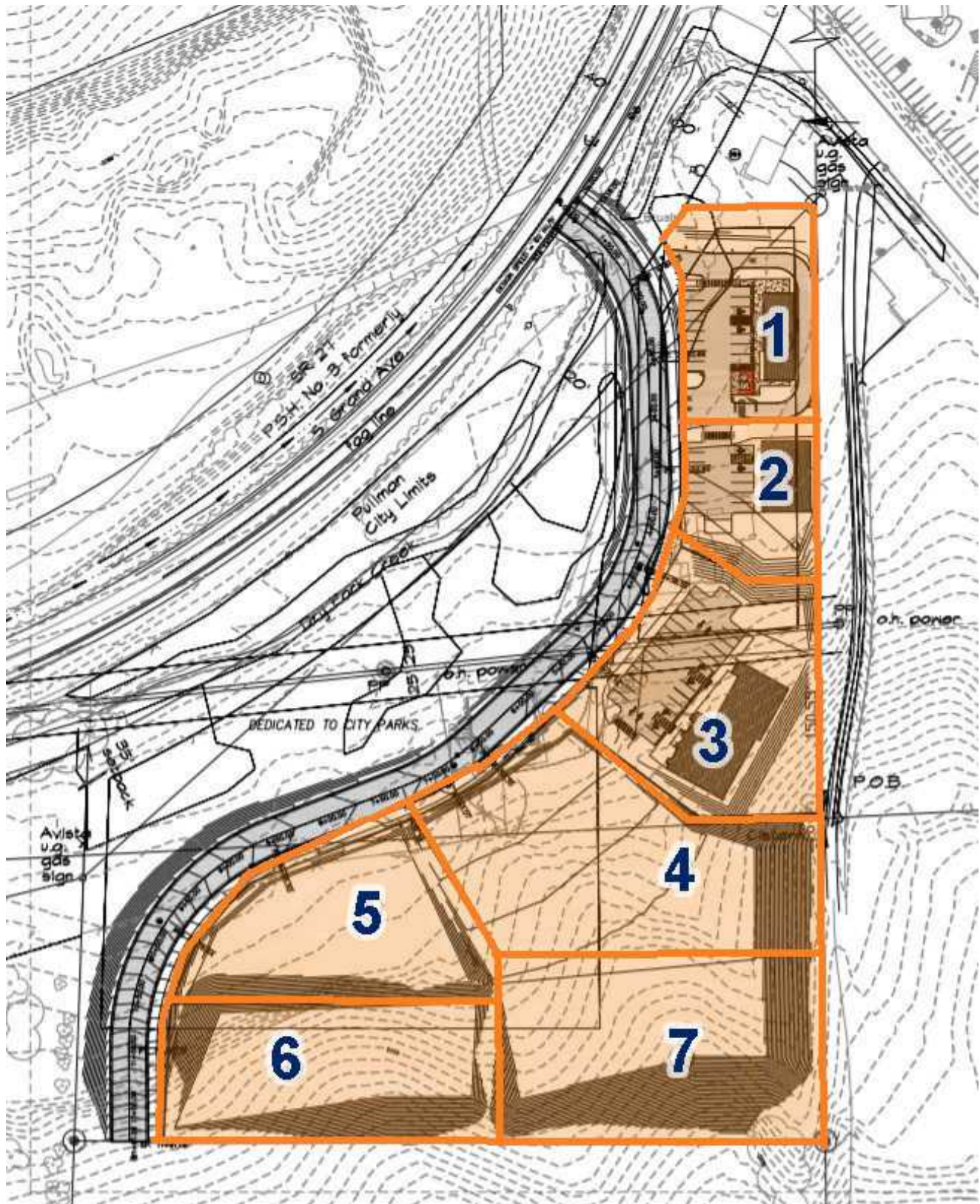
## PROPOSED RENDERING



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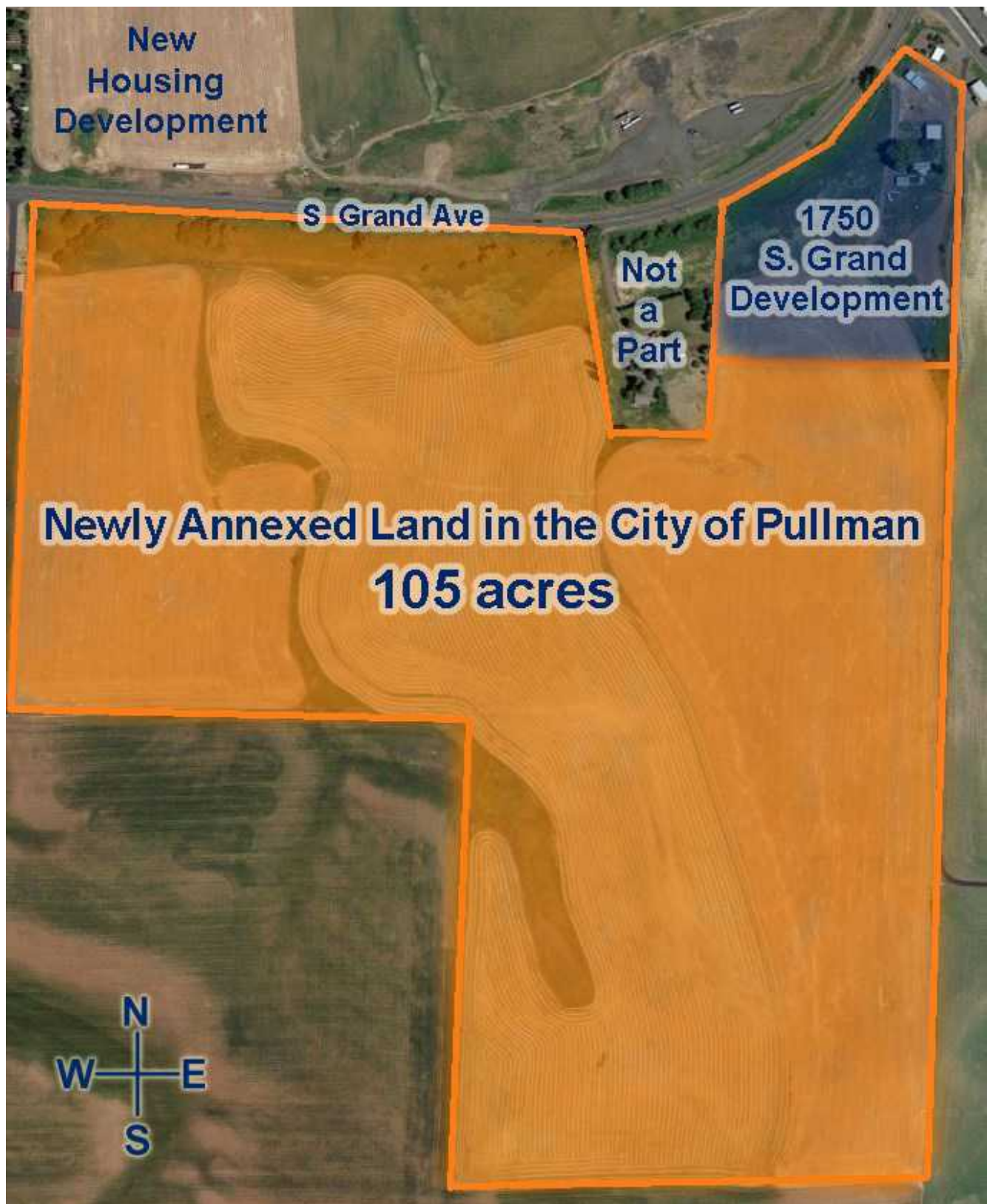
## PROPOSED PARCEL LAYOUT



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## NEWLY ANNEXED SURROUNDING PROPERTY



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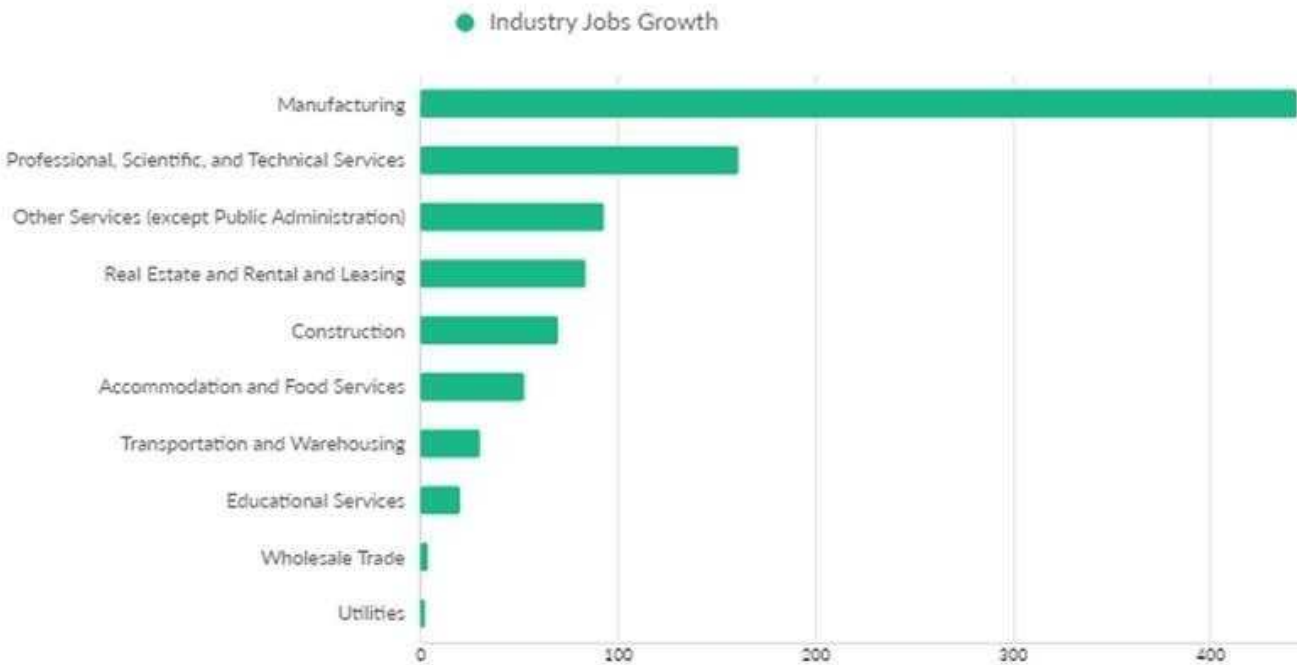
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JOB STATISTICS FOR PULLMAN

Top Growing Industries



[Hide Detailed Data](#) [Jump to Detailed Table](#)

Industry	2015 Jobs	2020 Jobs	Change in Jobs	% Change in Jobs	2020 LQ	2020 Earnings Per Worker	2019 GRP
Manufacturing	2,130	2,574	444	+21%	1.82	\$97,372	\$304.97M
Professional, Scientific, and Technical Services	336	497	161	+48%	0.41	\$70,173	\$51.67M
Other Services (except Public Administration)	528	621	93	+18%	0.73	\$23,780	\$20.48M
Real Estate and Rental and Leasing	292	376	84	+29%	1.21	\$37,726	\$45.27M
Construction	292	362	70	+24%	0.35	\$49,874	\$24.50M
Accommodation and Food Services	1,539	1,592	53	+3%	1.03	\$22,142	\$61.34M
Transportation and Warehousing	163	193	30	+18%	0.28	\$61,246	\$22.75M
Educational Services	96	116	20	+21%	0.25	\$26,841	\$4.89M
Wholesale Trade	113	117	4	+4%	0.18	\$65,630	\$31.42M
Utilities	35	37	2	+6%	0.61	\$137,142	\$21.31M

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## NEARBY RETAILERS



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## PULLMAN, WA



### CITY HIGHLIGHTS

- Pullman is located in Whitman County in the southeastern Washington state which is known as “The Palouse” region of the Pacific Northwest.
- Pullman is situated across four major hills which divide the city into nearly equal quarters: these are Military Hill, Pioneer Hill, Sunnyside Hill, and College Hill.
- This charming city is home to Washington State University and just east of the Washington Idaho border about 8 miles from lies Moscow Idaho home to the University of Idaho.
- Pullman’s full time population is around 35,000 which grows to around 55,000 when classes are in session at WSU.
- Bloomberg Businessweek selected Pullman as the “Best Place to Raise Kids” in Washington. Factors included affordability, safety, a family- friendly lifestyle, the quality of Pullman High School, the presence of Washington State University, and the natural environment of the area.
- Pullman is known for its rolling hills and noted as a fertile agricultural area which produces mostly wheat and legumes.
- The Pullman Industrial Park is home to the international headquarters of Schweitzer Engineering Laboratories and other companies associated with the expanding high tech industry.
- Downtown you’ll find a diverse mix of local and national retail stores and restaurants,

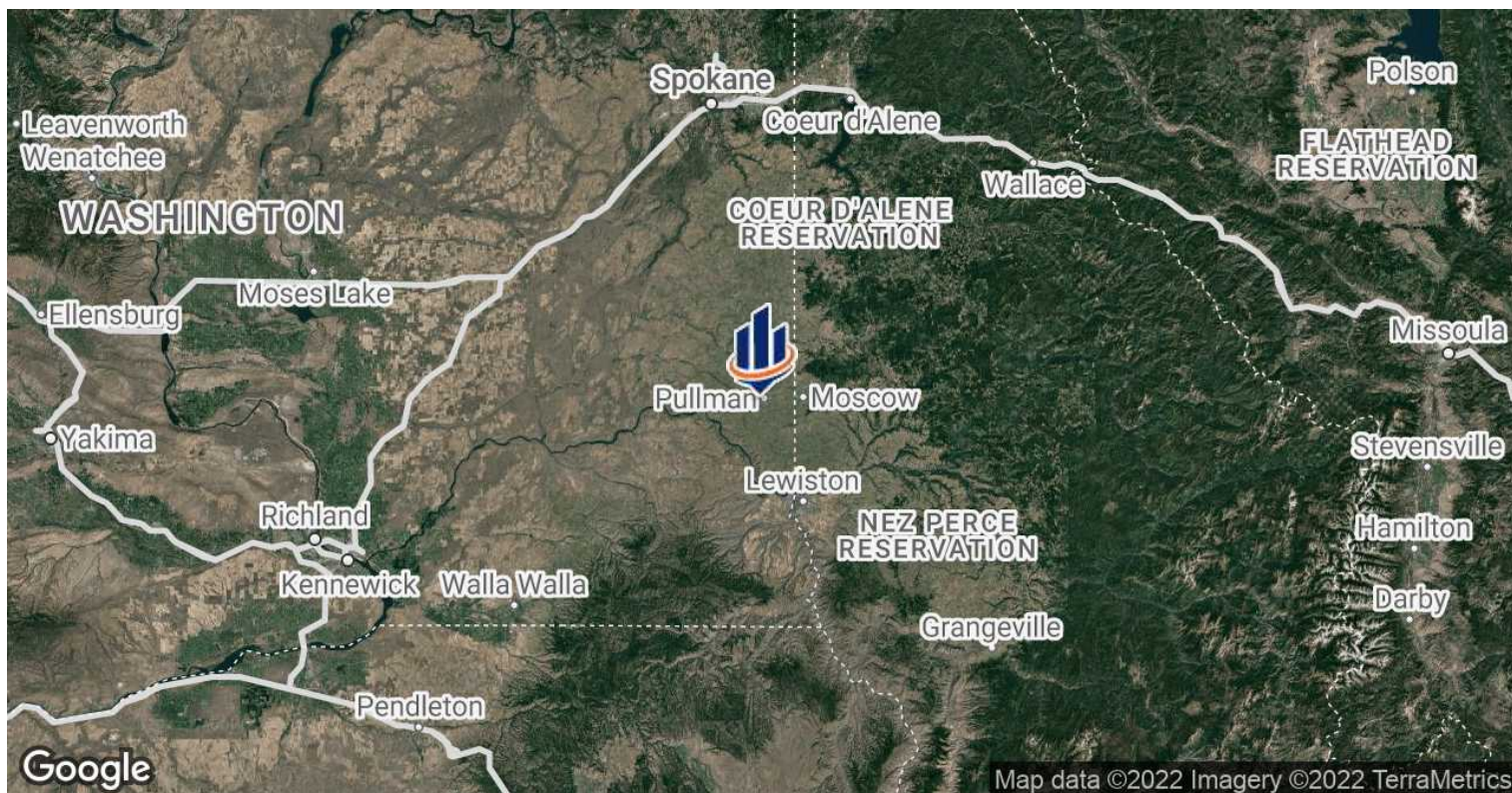
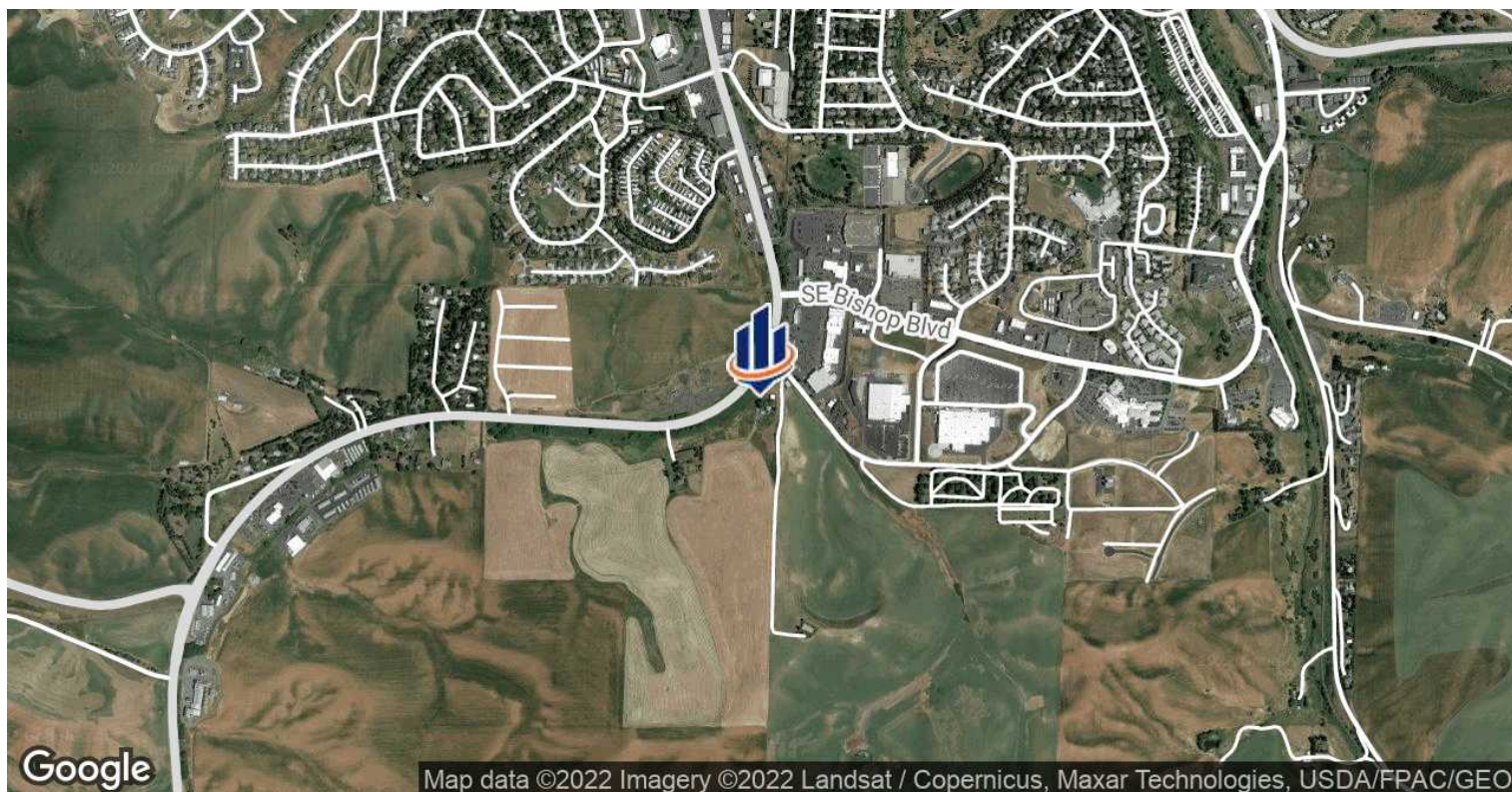
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## LOCATION MAP



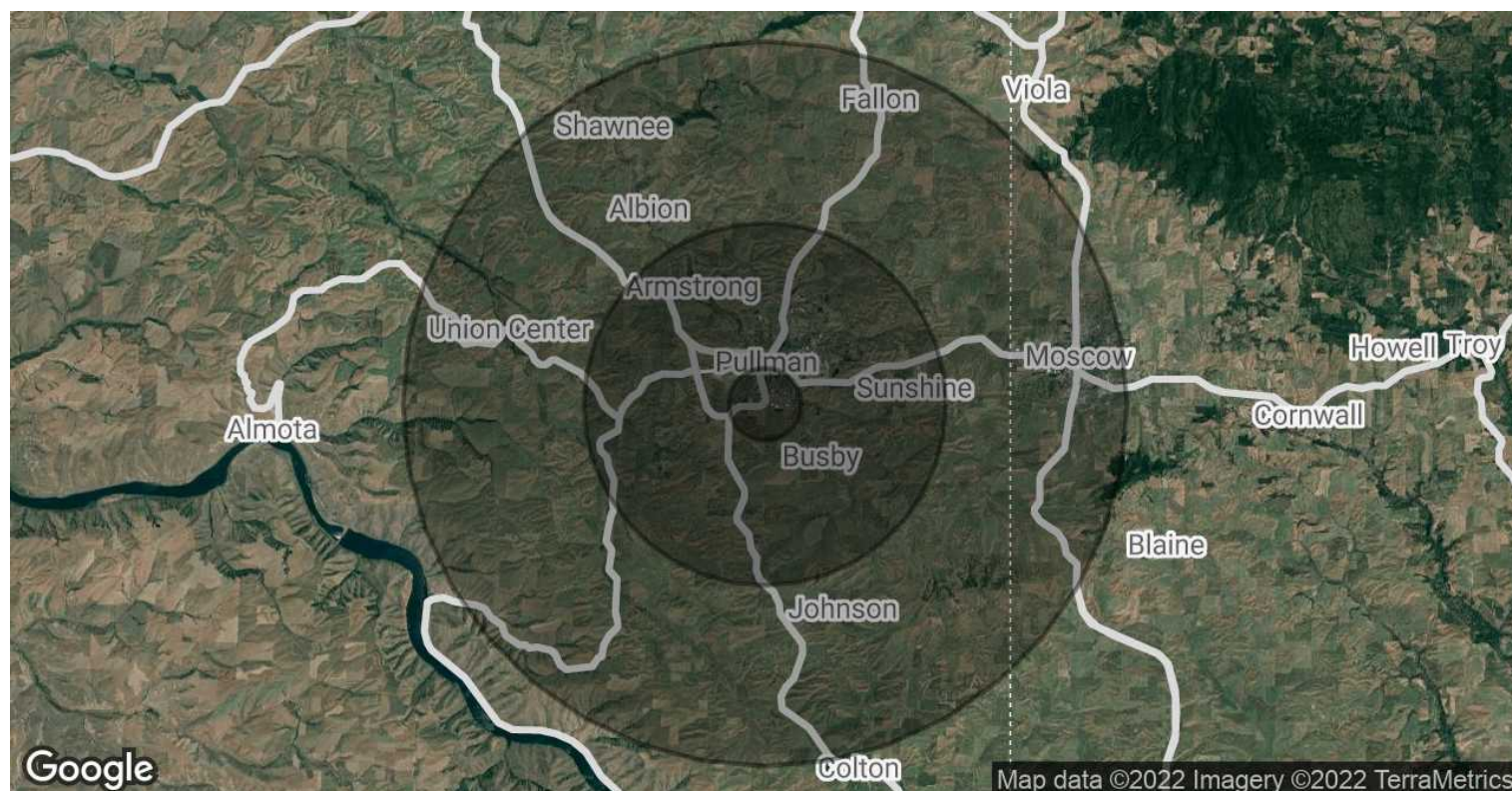
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	220	21,569	40,490
AVERAGE AGE	36.4	23.9	26.6
AVERAGE AGE (MALE)	35.5	24.0	26.6
AVERAGE AGE (FEMALE)	38.7	24.0	26.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	95	5,570	13,841
# OF PERSONS PER HH	2.3	3.9	2.9
AVERAGE HH INCOME	\$78,949	\$42,801	\$49,387
AVERAGE HOUSE VALUE	\$252,643	\$242,500	\$240,512

\* Demographic data derived from 2020 ACS - US Census

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## ADVISOR BIO 1



### TAYLOR GIBBONS

Retail and Hotel Advisor

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**Direct:** 509.939.1741 | **Cell:** 509.939.1741

### PROFESSIONAL BACKGROUND

Taylor Gibbons specializes in Hotel and Retail Development. He is an SVN certified Land Specialist and a member of the SVN Hotels Team.

Taylor has worked with most major Hotel flags. He recently completed a Marriott deal at the Spokane International Airport and the Staybridge Suites in Coeur d' Alene, ID.

He also currently works with National Retail Tenants looking for sites in the Northwest.

He grew up in Spokane and attended Gonzaga Preparatory School and then moved to Santa Barbara where he graduated from the University of California Santa Barbara, Majoring in Political Science.

He has lived in Santa Barbara, CA, Franklin, TN, Spokane, WA, and now currently resides in Phoenix, AZ with his family. He loves coaching baseball and soccer and doing all the other activities that come with family life.

### EDUCATION

The University of California Santa Barbara

Santa Barbara City College

Gonzaga Preparatory School, Spokane, WA Institute of Integrative Nutrition in New York City

### MEMBERSHIPS

Member of SVN Hotels Group

ICSC International Council of Shopping Centers Member

AADP American Association of Drugless Practitioners

NMTCB Certified Member of The Nuclear Medicine Technology Certification Board

R.T., C.T., ARRT Certified Member of The American Registry Of Radiologic Technologists SNMMI Society of Nuclear Medicine and Molecular Imaging

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