

SALE

Prairie Ridge

Airway Heights, WA 99001

PRESENTED BY:

TAYLOR GIBBONS

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OFFERING SUMMARY

PRICING	Contact Listing Agent
COMMERCIAL LOT SIZE	17.8 acres
LIGHT INDUSTRIAL LOT SIZE	71.03 acres
ZONING	Commercial & Light Industrial

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PROPERTY OVERVIEW

Located in the Opportunity Zone and minutes from Fairchild Air-force Base, Walmart Supercenter, Spokane International Airport, Amazon Distribution Plant, and Interstate 90.

All 71 acres are outside of the restrictive Airport Overlay zone tht rescripts the uses of many nearby land developemnts.

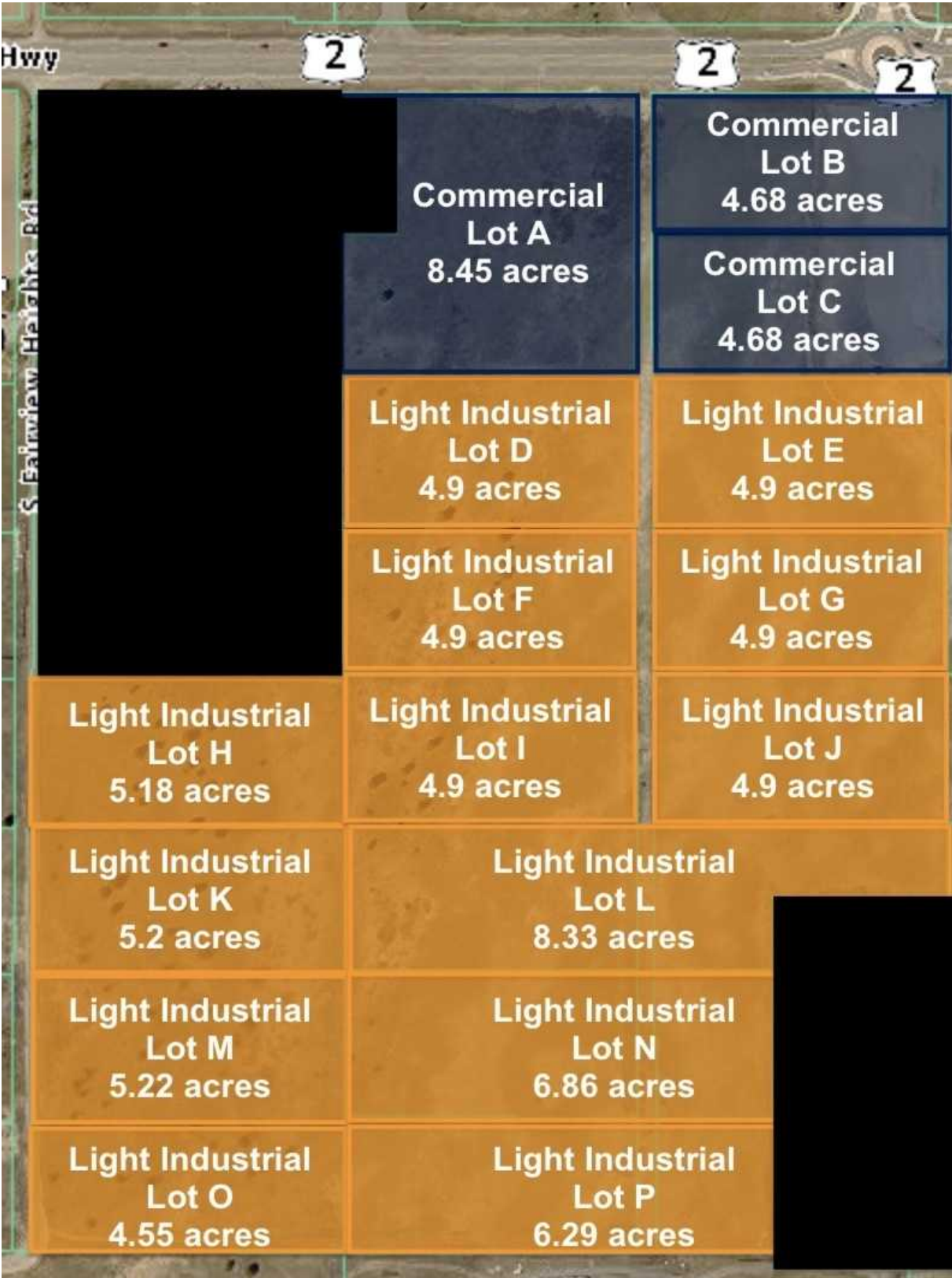
As of today there is 5-7.5 MVA available in this area, in 2 years +/- a new substation will be built and that number will jump to 40-80 MVA.

Spokane Airport has just built a truck/rail loading facility just a mile or two south on Craig Rd.

Another roundabout is planned on the West side of this developemnt along Hwy 2 providing future access to Fairchild Airforce Base. There are also plans for two roads coming to this development from Craig Road from the East.

The rough grading already done at this site provides great value for buyers. The Northern portion of the site has had the overlying layer of topsoil stripped and placed in a stockpile. In these areas, the underlying, well graded sand and gravel has been leveled extensively to achieve grades of 1/2 percent, plus or minus. Footing and Pad excavation could commence without the need for additional grading work. The site geological soil classification is medium and coarse sand with gravel and the occurrence of occasional boulders. This soil type will afford the ability to minimize storm water treatment pond area.

AVAILABLE LOTS



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AERIAL VIEWS WITH FUTURE ACCESS ROADS



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CURRENT GRADED SITE PICS



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RETAILER MAP



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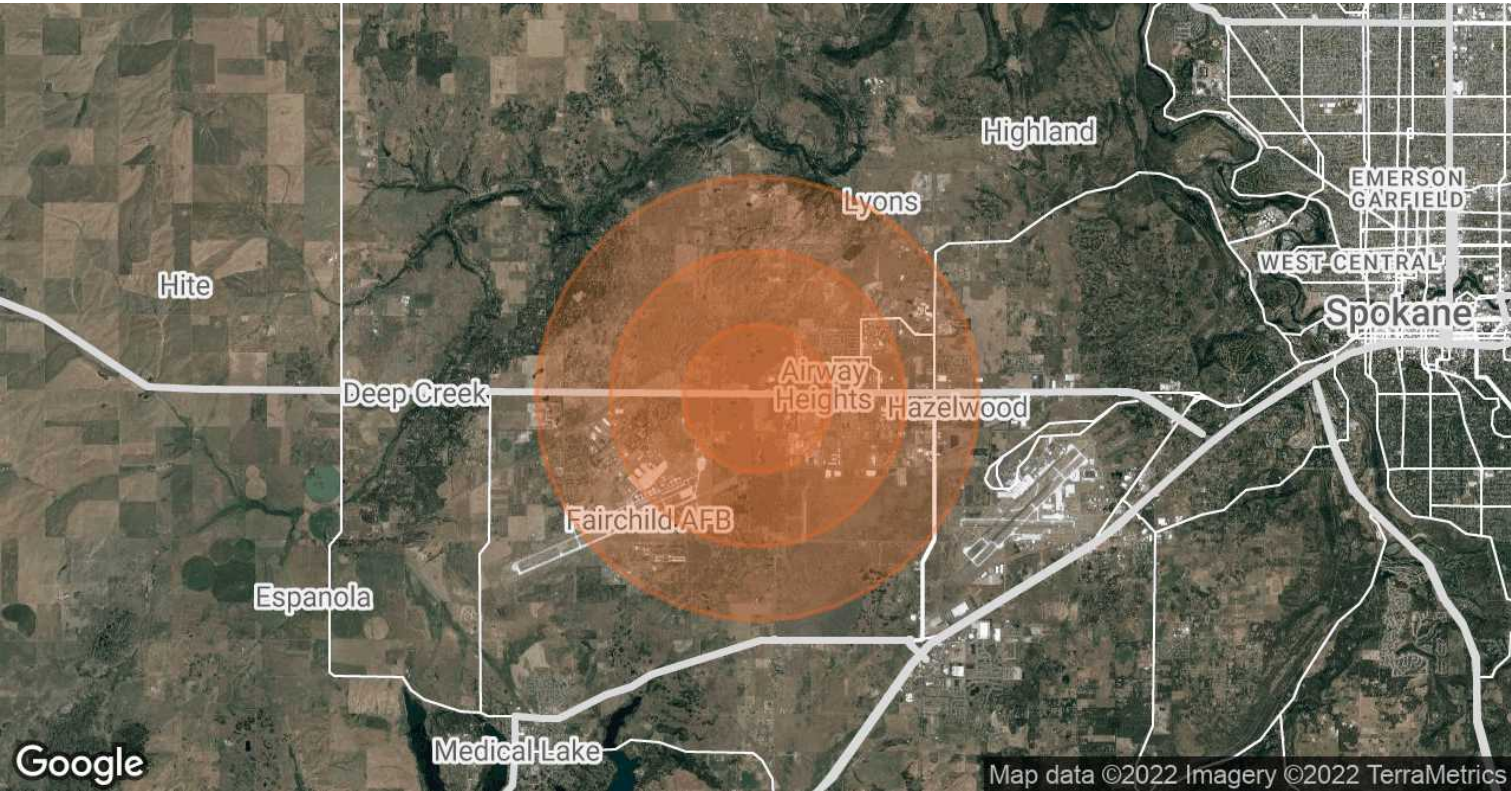
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AREA INFORMATION

- Airway Heights is one of the fastest growing cities in Spokane County
- 75.9% population growth within the city limits from the 2010 to 2020 census
- Located less than 10 miles from downtown Spokane (which is Washington state's second most populated city)
- Located less than 5 miles from Spokane International Airport
- Spokane Tribe Casino recently opened with over 145 acres of expansion including a hotel, convention center, retail center, dining, entertainment center and cultural center
- Northern Quest Hotel and Casino less than 5 miles away drawing guests from all over the state for entertainment and gambling
- Entire city of Airway Heights is designated an Opportunity Zone
- Amazon's new Delivery Center opened in 2021 and Amazon's Distribution Center opened in 2020 employs close to 4000 people

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,609	5,350	9,597
AVERAGE AGE	33.4	34.2	34.1
AVERAGE AGE (MALE)	32.2	34.5	32.9
AVERAGE AGE (FEMALE)	27.7	24.8	30.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	569	977	2,533
# OF PERSONS PER HH	4.6	5.5	3.8
AVERAGE HH INCOME	\$64,463	\$51,827	\$65,286
AVERAGE HOUSE VALUE	\$476,147	\$452,965	\$244,289

* Demographic data derived from 2020 ACS - US Census

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ADVISOR



TAYLOR GIBBONS

Retail and Hotel Advisor

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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 has 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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