

FOR SALE

± 41.5 ACRES

**Final lot size and configuration to be determined prior to closing*

Extraordinary Housing Development Opportunity

Fairmount Memorial Association Surplus Land

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**KIEMLE
HAGOOD**

PROPERTY OVERVIEW

Fairmount Memorial
Association Surplus Land

DEVELOPMENT OPPORTUNITY
FOR SALE

Fairmount Memorial Association is providing a unique opportunity in Northwest Spokane for a new housing development. This ± 41.5 Acre parcel of land is located adjacent to Fairmount Memorial Park, Dwight Merkel Sports Complex, and the brand-new Pauline Flett Middle School. The property is mostly level and lightly treed with approximately 1,600 feet of ridge line looking South and West which allows for multiple expansive view lots. The property lies within the boundaries of both the city of Spokane, and Spokane School District #81. Zoning for the property is Residential Single Family (RSF) which allows for a density of 4 – 10 units per acre.

Sale Price:

Contact Listing Broker

Parcel Number:

*Portion of 26341.0007
& 26341.0019

Land Size:

$\pm 1,764,180$ SF $< \pm 41.5$ Acres $>$

Shape:

Generally Square

County:

Spokane County

Zoning:

Residential Single Family (RSF)

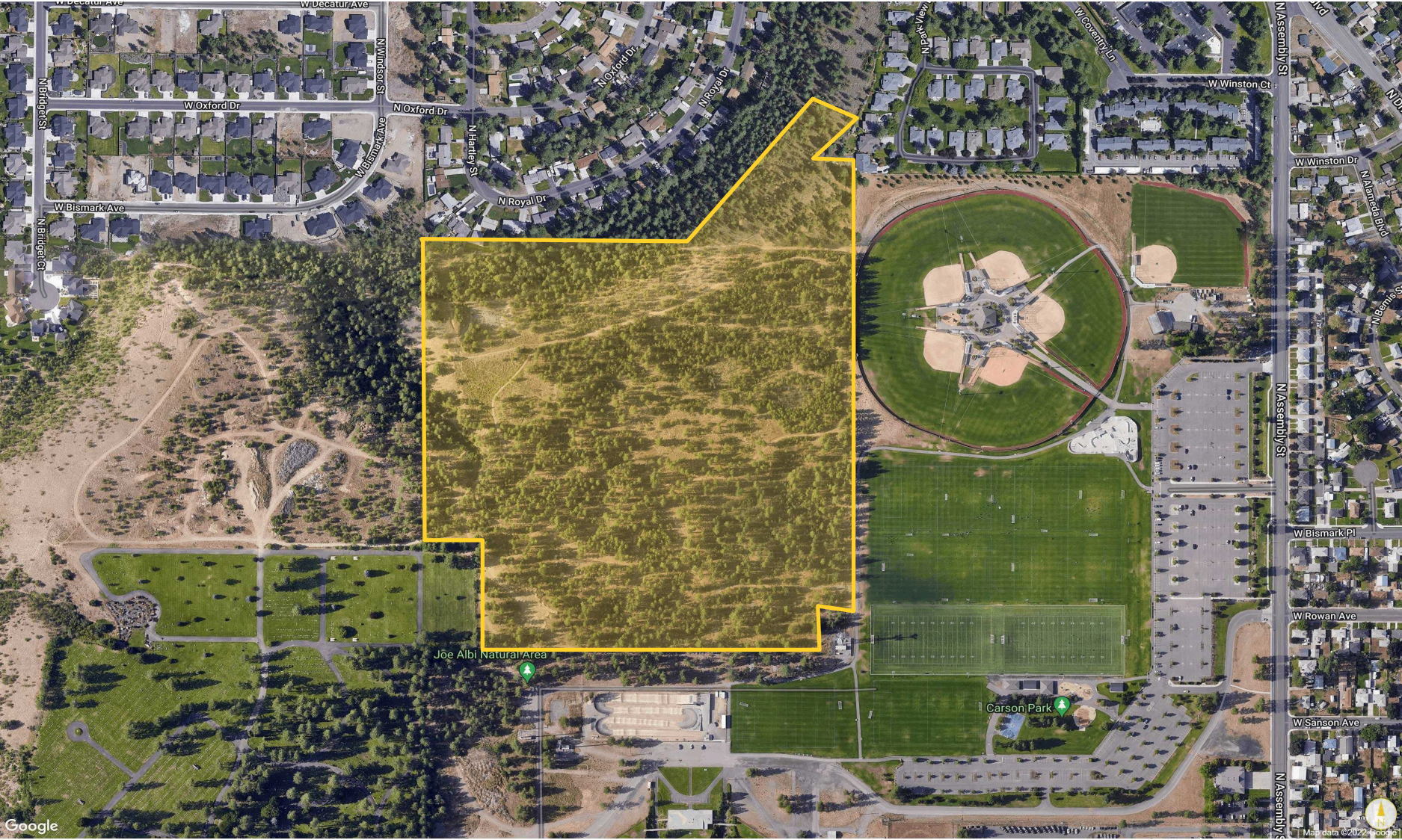
Watch Video Tour



PARCEL INFORMATION

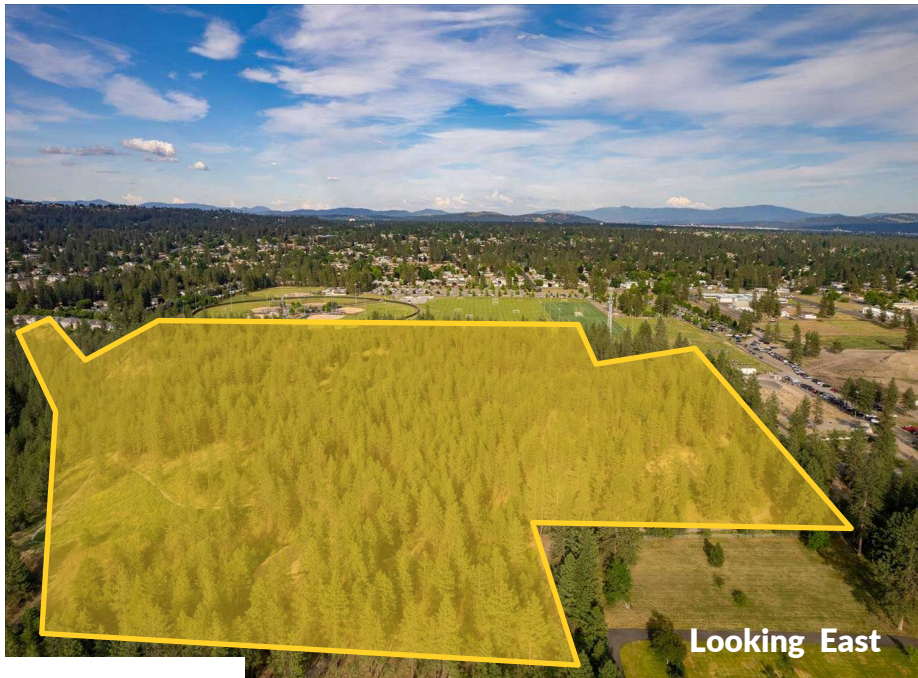
Fairmount Memorial Association Surplus Land
Parcel Numbers | 26341.0007 (portion of) & 26341.0019

DEVELOPMENT OPPORTUNITY
FOR SALE





Looking Northeast



Looking East

PROPERTY PHOTOS



Looking Southeast



Looking Southwest

THE SURROUNDING AREA

Fairmount Memorial
Association Surplus Land

DEVELOPMENT OPPORTUNITY
FOR SALE



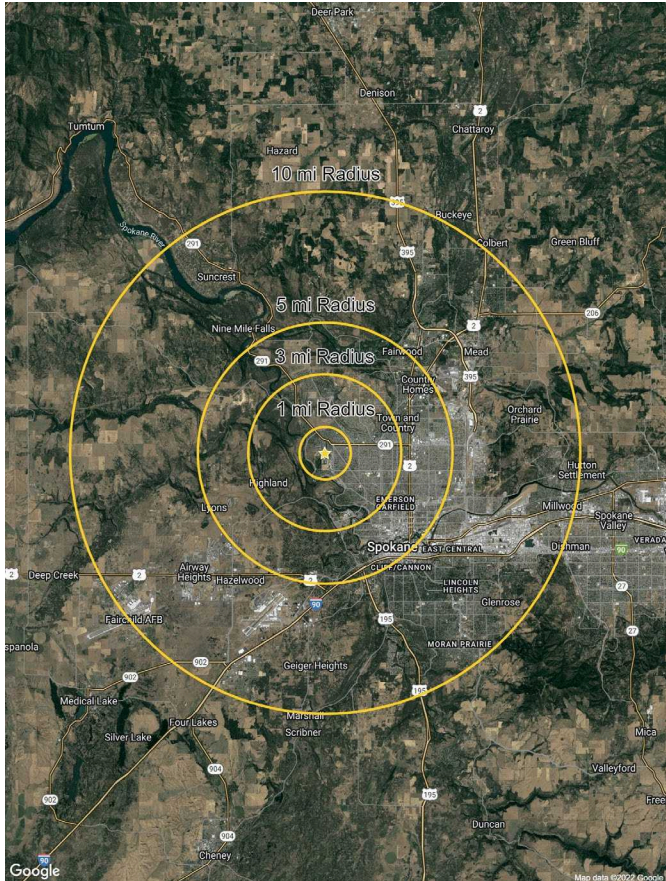
AERIAL VIEW

Fairmount Memorial
Association Surplus Land



DEMOS & TRAFFIC

Fairmount Memorial
Association Surplus Land



DEMOGRAPHICS



	1MI	3MI	5MI	10MI
Estimated Population (22)	8,784	58,475	163,283	355,199
Projected Population (27)	8,690	59,517	164,741	364,912
Projected Annual Growth (22-27)	-0.2%	0.4%	0.2%	0.5%
Estimated Households (22)	3,484	23,168	66,549	141,691
Average Household Income (22)	\$82,458	\$87,391	\$70,853	\$80,571
Median Household Income (22)	\$69,754	\$72,643	\$58,429	\$66,049
Median Age (22)	41.6	38.8	36.4	38.0
Estimated Daytime Demographic (22)	5,198	29,177	142,899	290,705

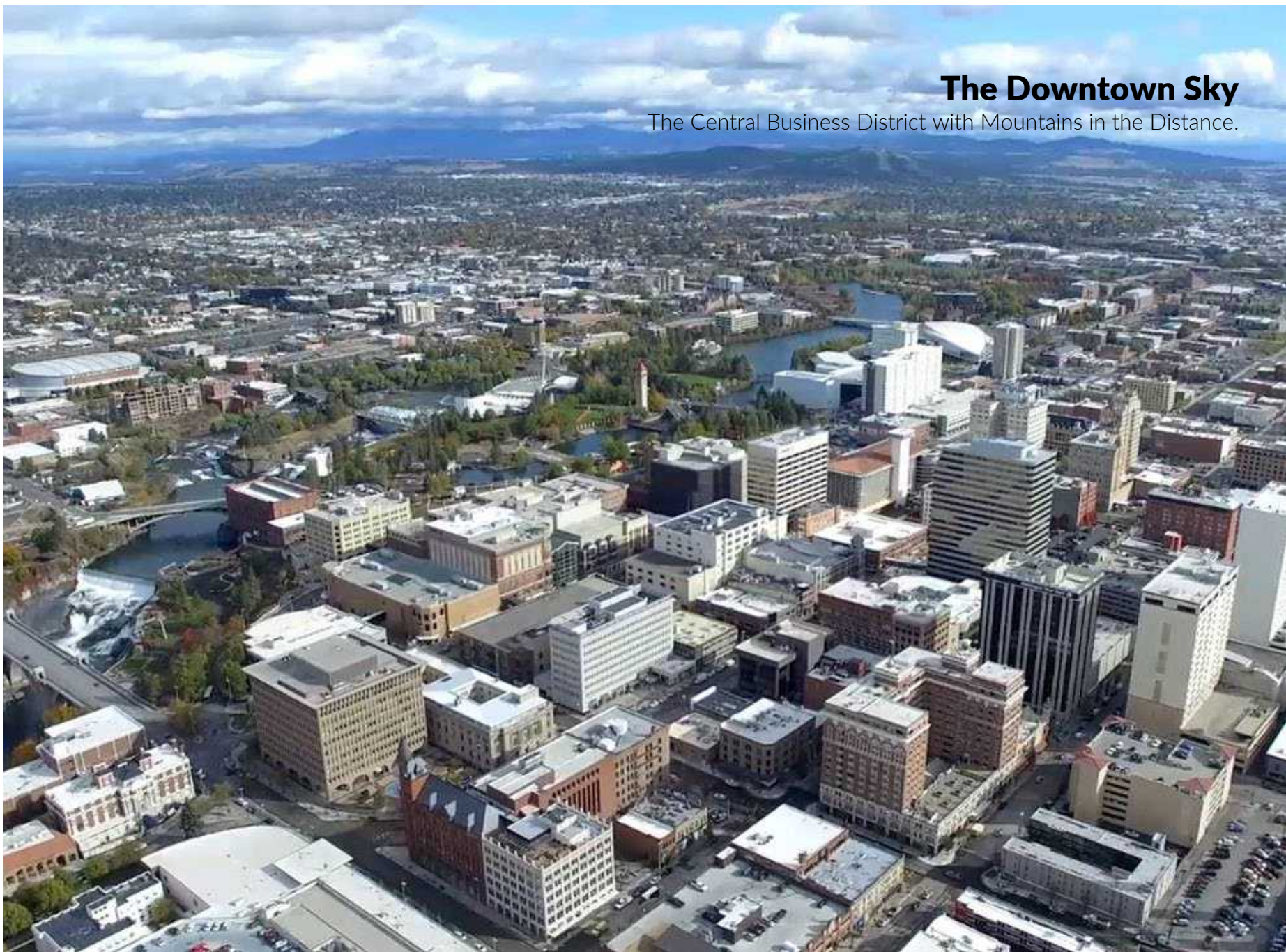
TRAFFIC COUNTS



- N. Assembly Street: ± 6,500 ADT
- N. Driscoll Boulevard: ± 4,800 ADT
- W. Wellesley Avenue: ±17,800 ADT
- W. Francis Avenue: ±40,700 ADT

The Downtown Sky

The Central Business District with Mountains in the Distance.



REGIONAL HIGHLIGHTS

Spokane County

Demographics



2022
Estimated
Population
548,942



2022
Estimated
Businesses
20,647



2022
Estimated
Median HHI
\$63,518



2022
Projected
Population Growth
0.8%

2021 DEMOS

Spokane County, WA

Estimated Population (21)	544,603
Projected Population (26)	594,595
Census Population (20)	539,339
Historical Annual Growth (10-20)	1.4%
Projected Annual Growth (21-26)	1.8%
Estimated Households (21)	214,613
Average Household Income (21)	\$84,104
Median Household Income (21)	\$62,303
Median Age (21)	36.8
Estimated Total Businesses (21)	20,533
Estimated Daytime Demographic (21)	413,179

2022 DEMOS

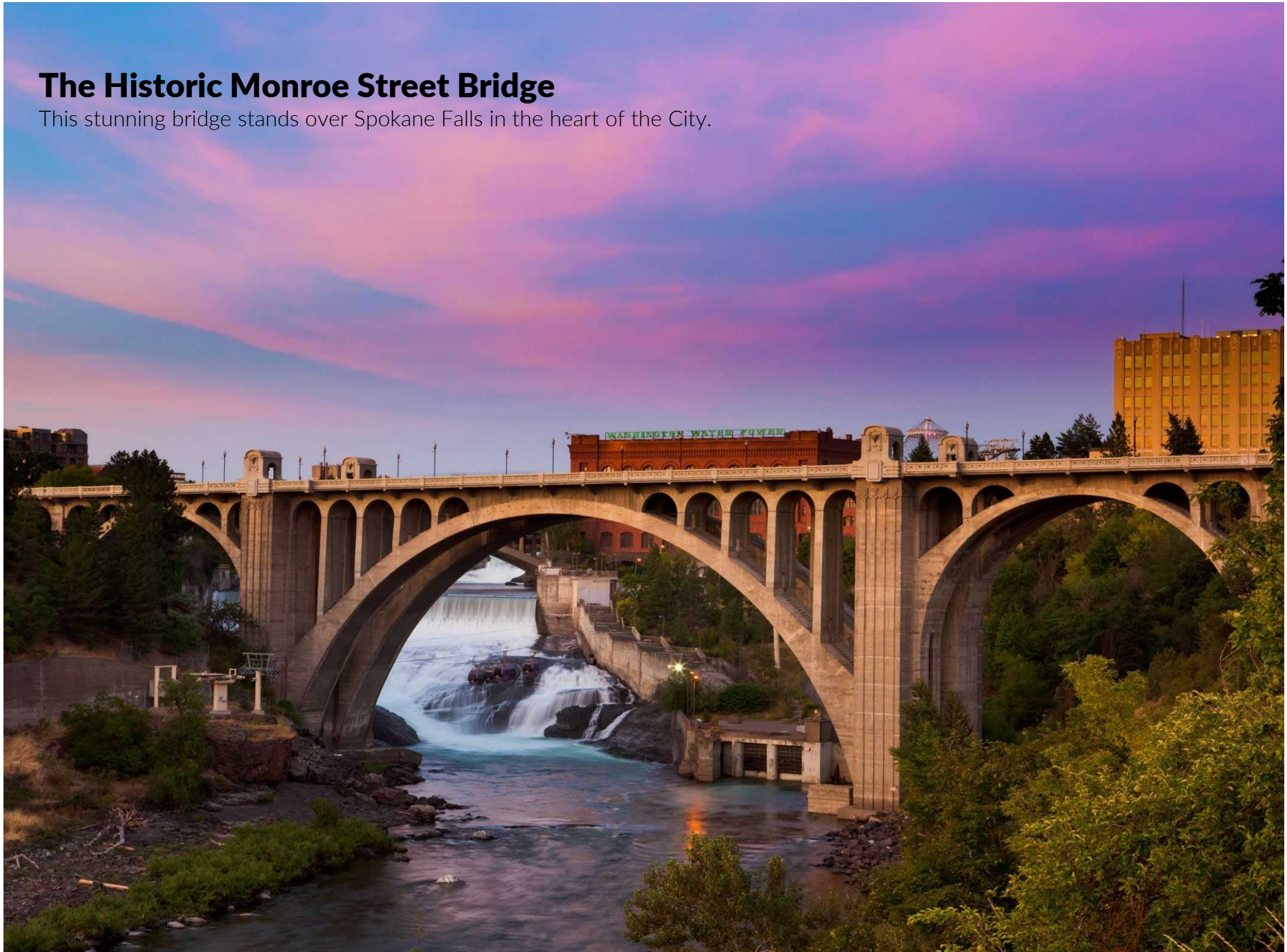
Spokane County, WA

Estimated Population (22)	548,942
Projected Population (27)	570,779
Census Population (20)	539,339
Historical Annual Growth (10-20)	1.4%
Projected Annual Growth (22-27)	0.8%
Estimated Households (22)	216,431
Average Household Income (22)	\$83,308
Median Household Income (22)	\$63,518
Median Age (22)	37.9
Estimated Total Businesses (22)	20,647
Estimated Daytime Demographic (22)	412,991



The Historic Monroe Street Bridge

This stunning bridge stands over Spokane Falls in the heart of the City.



HIGHER EDUCATION

Colleges and Universities



Public Undergraduate and Graduate University Founded in 1882

Number of Students: +/-10,682
City: Cheney and Spokane
Two campus site. Main campus in Cheney.



Community College for Extended Learning Founded in 1963

Number of Students: +/-7,588
City: Spokane
Two city locations.



Private Undergraduate and Graduate University, Law School Founded in 1887

Number of Students: +/-6,780
City: Spokane



Private Undergraduate and Graduate University Founded in 1890

Number of Students: +/-2,611
City: Spokane



Public Undergraduate and Graduate University, Medical School Founded in 1889

Number of Students: +/-30,000
City: Pullman and Spokane
Main campus in Pullman
Distance to Pullman: 72 mi



Public Undergraduate and Graduate University Founded in 1889

Number of Students: +/-12,000
City: Moscow, Idaho
Distance: 90 miles

Higher Education Breakdown



Spokane County

Associate Degree: 13.1%
Bachelor Degree: 19.7%
Graduate Degree: 11.8%

Any College (Some or Higher): 70.7%

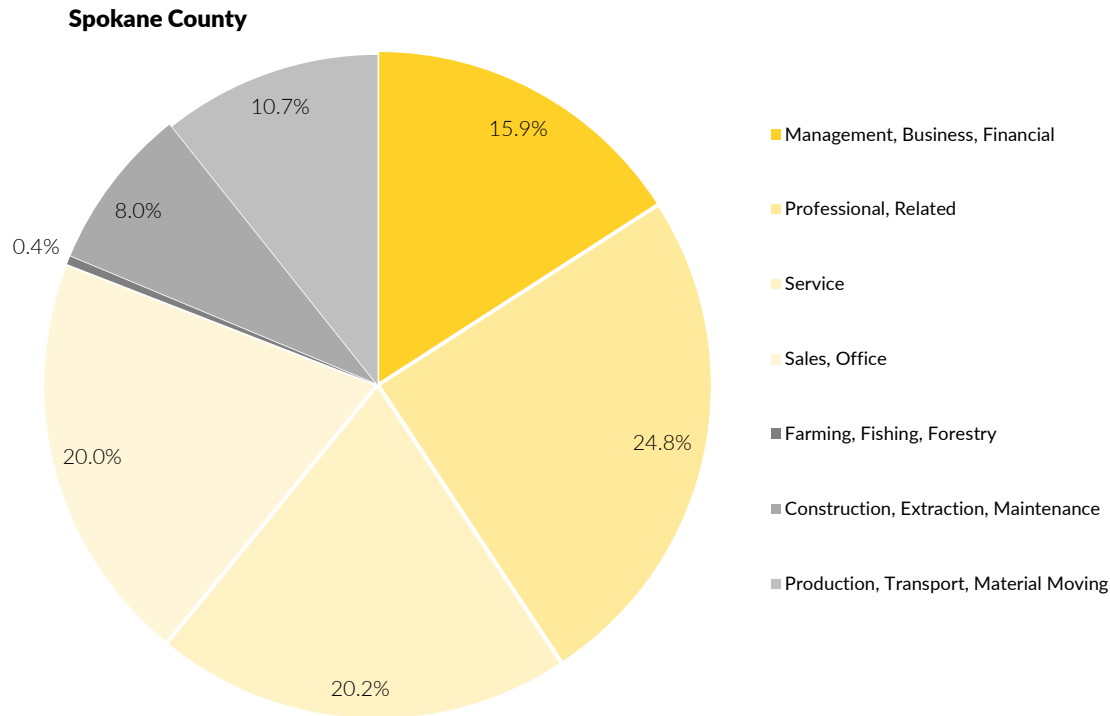
BUSINESS SECTOR

Spokane County

Current Unemployment Rate

Spokane County 5.0%
City of Spokane 5.3%

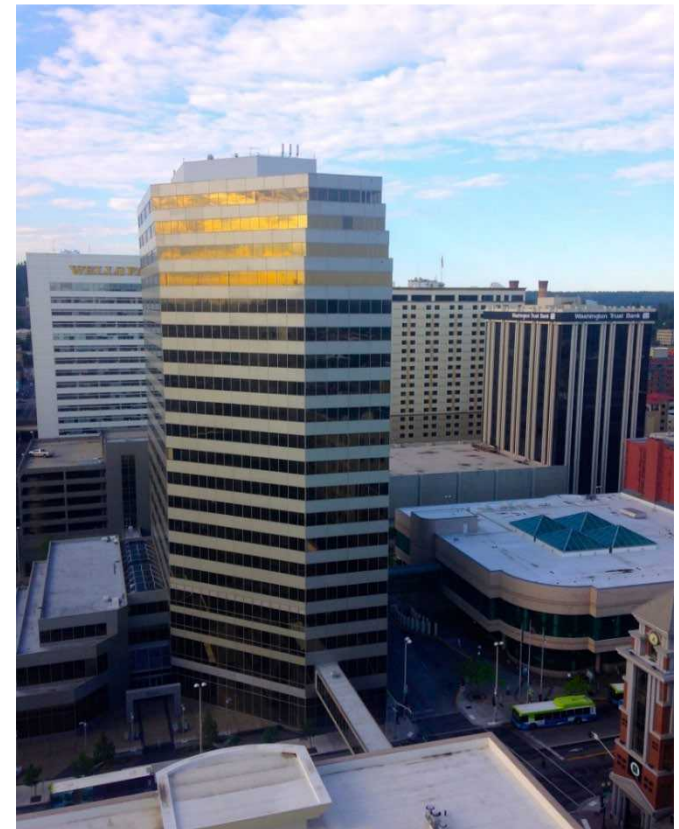
Industry Breakdown



Occupational Classifications

Blue Collar: 92,012 Employees

White Collar: 142,006 Employees



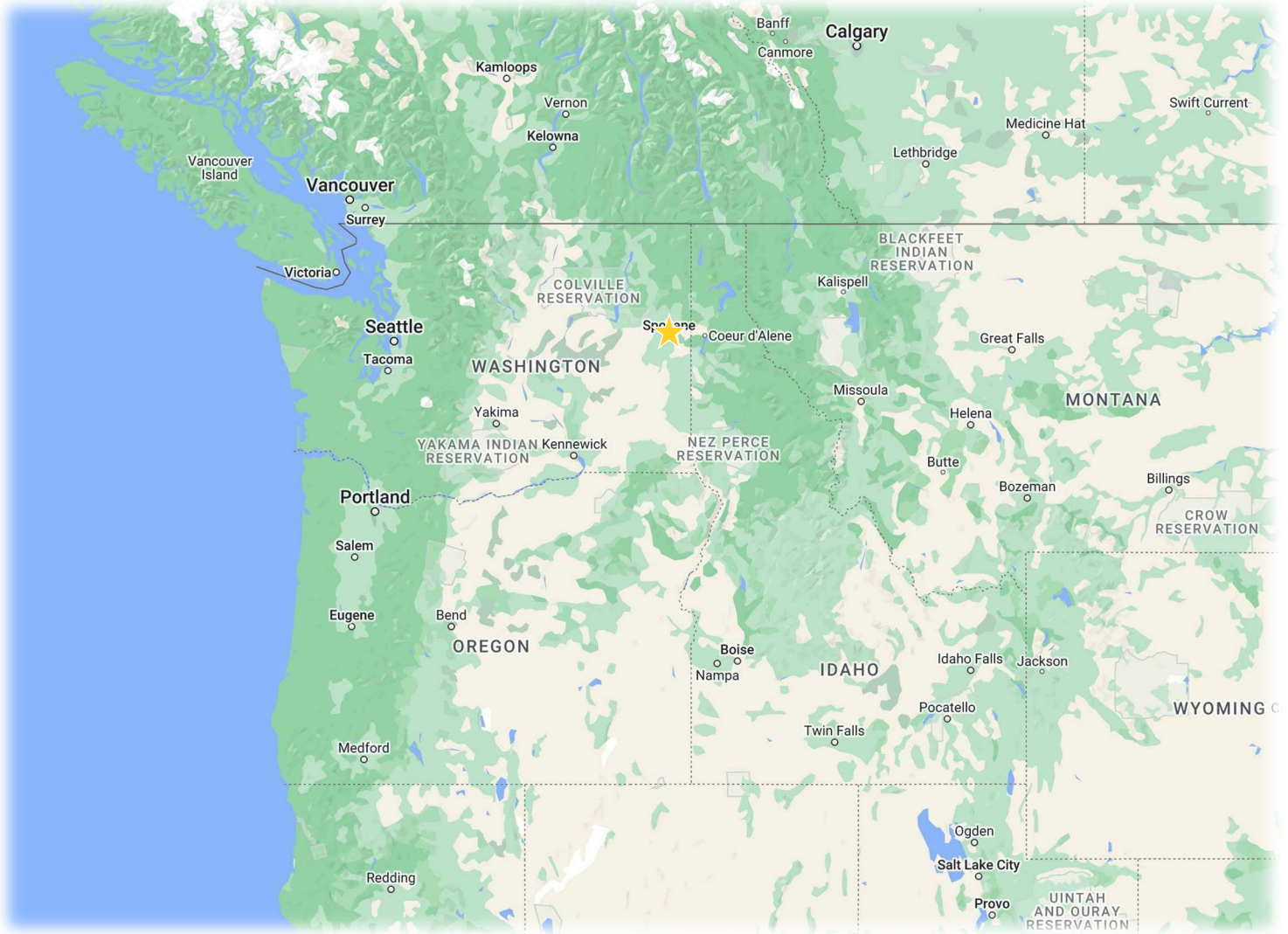
Natural Beauty of the Region

Riverside State Park – The Bowl & Pitcher Recreation Area



THE LOCATION

The City of Spokane is centrally located in the Intermountain Northwest.



Distance
to >>>

Coeur d'Alene, ID

1 hr | 38 mi

Tri Cities, WA

2 hrs 24 min | 148 mi

Missoula, MT

3 hrs 28 min | 202 mi

Seattle, WA

4 hrs 24 min | 285 mi

Portland, OR

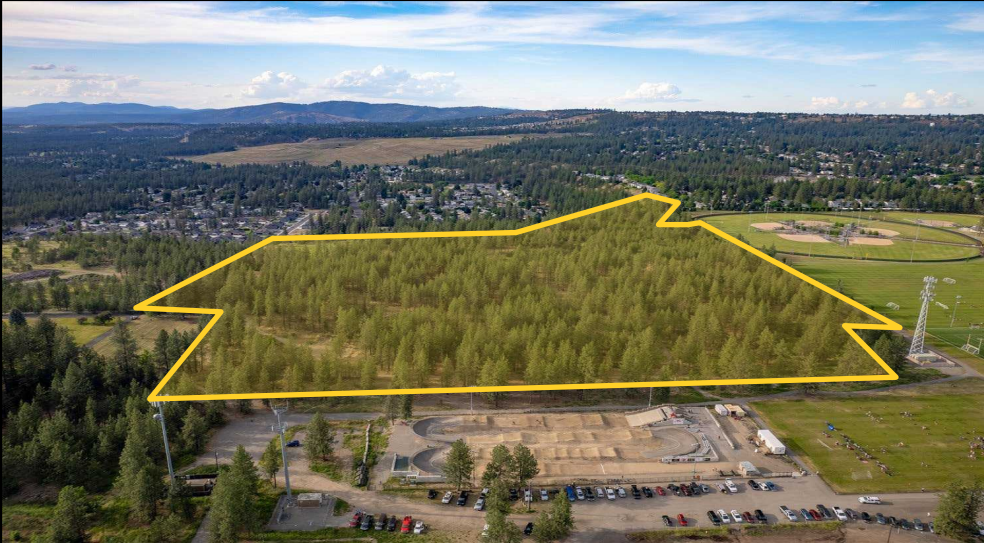
5 hrs 38 min | 358 mi

Boise, ID

6 hrs 48 min | 428 mi

EXTRAORDINARY HOUSING DEVELOPMENT OPPORTUNITY

Fairmount Memorial
Association Surplus Land



601 WEST MAIN AVENUE, SUITE 400 | SPOKANE, WA 99201

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For more information on this opportunity:



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