

# Land For Sale

Parcel #15262.0031 5.71 Acres

New North Parcel +/- 2.1 Acres \$228,690

New Center Parcel +/- 1.7 Acres \$186,135

New South Parcel +/- 1.9 Acres \$206,910

Price Reflects \$2.50 per SF



**BERKSHIRE  
HATHAWAY**

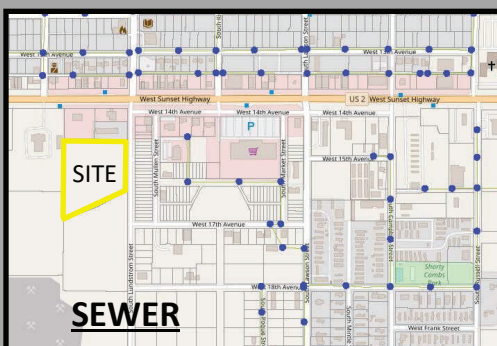
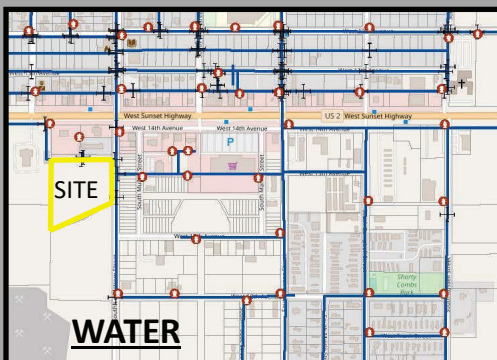
Commercial Services

First Look Real Estate

**Mike King**  
**509-863-4853**



**Lundstrom & 16th Ave, Airway Heights**



## Business Zoning Use Info:

- Total Land Size 5.71 Acres/ 248,534 SF
- Zoning C-1A General Commercial-Type Use
- General Retail, most all types
- General Services, most all types
- General Office, most all types
- Medical Clinic, First Care, Dental, Veterinary
- Auto/Truck Sales, Service, Repair
- Restaurant, Cafe, Tavern, Lodge, Club
- Hotel, Motel, Cafe
- Church, Day Care, Educ or other Schools
- Fitness Gym, Spa, Health Club

# Property Information

- Parcel #15262.0031 to be Segregated
    - ◇ New North Parcel +/- 91,316 SF @ \$2.50/SF
    - ◇ New Center Parcel +/- 74,454 SF @ \$2.50/SF
    - ◇ New South Parcel +/- 82,764 SF @ \$2.50/SF
  - Utilities Location
  - Electric along east property line
  - Water NE Corner
  - Gas SE Property Line
  - Asphalt Roadway
  - Utilities: Electric/Gas/Water at Broadway
  - Sewer Available 465 lineal ft estimated
  - Sewer line at US Post Office neighbor
  - Sewer estimate \$125/ lineal ft, 15ft depth
- Lundstrom & 16th Ave, Airway Heights, WA



**BERKSHIRE  
HATHAWAY**

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**Neighbor USPS**



Google Earth



# Future Hwy-2 Trucker's Bypass



**BERKSHIRE HATHAWAY**

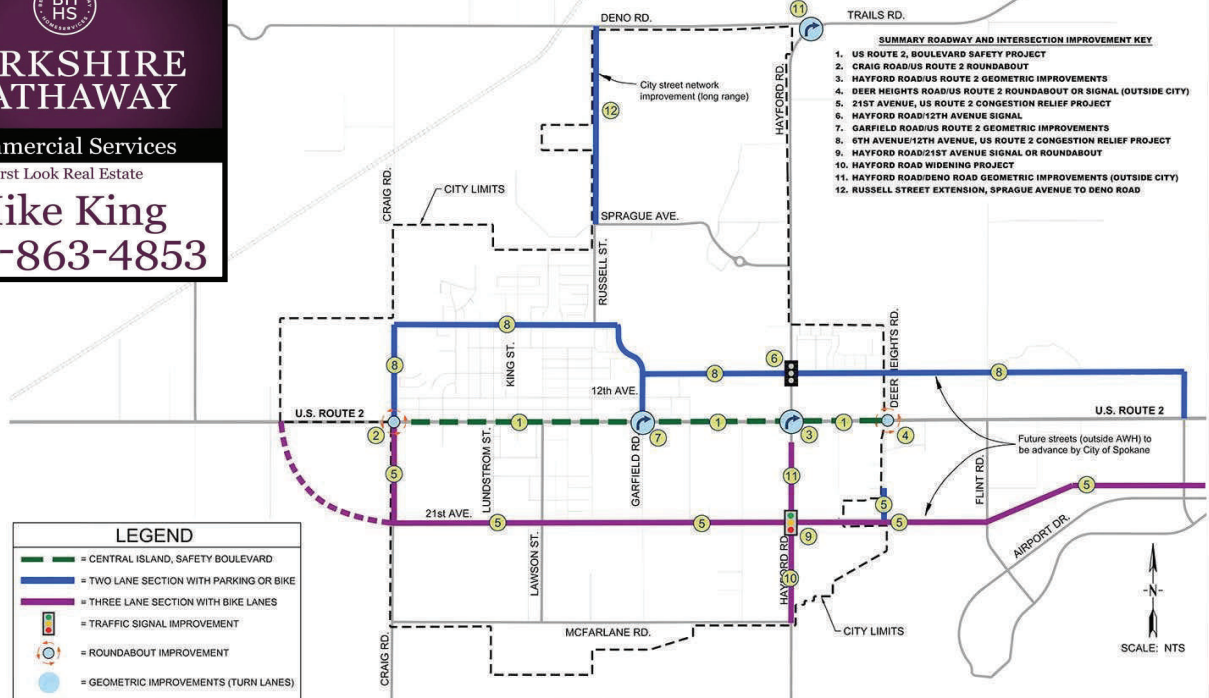
Commercial Services

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Figure 4.6 - Roadway & Intersection Improve



**LEGEND**

- = CENTRAL ISLAND, SAFETY BOULEVARD
- = TWO LANE SECTION WITH PARKING OR BIKE
- = THREE LANE SECTION WITH BIKE LANES
- = TRAFFIC SIGNAL IMPROVEMENT
- = ROUNDABOUT IMPROVEMENT
- = GEOMETRIC IMPROVEMENTS (TURN LANES)

- SUMMARY ROADWAY AND INTERSECTION IMPROVEMENT KEY**
1. US ROUTE 2, BOULEVARD SAFETY PROJECT
  2. CRAIG ROAD/US ROUTE 2 ROUNDABOUT
  3. HAYFORD ROAD/US ROUTE 2 GEOMETRIC IMPROVEMENTS
  4. DEER HEIGHTS ROAD/US ROUTE 2 ROUNDABOUT OR SIGNAL (OUTSIDE CITY)
  5. 21ST AVENUE, US ROUTE 2 CONGESTION RELIEF PROJECT
  6. HAYFORD ROAD/12TH AVENUE SIGNAL
  7. GARFIELD ROAD/US ROUTE 2 GEOMETRIC IMPROVEMENTS
  8. 6TH AVENUE/12TH AVENUE, US ROUTE 2 CONGESTION RELIEF PROJECT
  9. HAYFORD ROAD/21ST AVENUE SIGNAL OR ROUNDABOUT
  10. HAYFORD ROAD WIDENING PROJECT
  11. HAYFORD ROAD/DENO ROAD GEOMETRIC IMPROVEMENTS (OUTSIDE CITY)
  12. RUSSELL STREET EXTENSION, SPRAGUE AVENUE TO DENO ROAD

CITY OF AIRWAY HEIGHTS  
TRANSPORTATION CALCULATION PLAN  
ROADWAY AND INTERSECTION IMPROVEMENT RECOMMENDATIONS  
CITY OF AIRWAY HEIGHTS

**T O ENGINEERS**  
121 W. PACIFIC AVENUE, SUITE 200  
SPOKANE, WASHINGTON 99201  
PHONE: (509) 319-5500 WWW.TO-ENGINEERS.COM  
FAX: (509) 319-5500

**RECORD OF SURVEY**  
IN THE NE1/4 & THE NW1/4 SECTION 26, T.25N., R.41E., W.M.

**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD THIS 27th DAY OF September 2016  
AT 10:14 A.M. IN BOOK 417 AT SURVEYS AT PAGE 2  
AT THE REQUEST OF Mike King, Surveyor  
COUNTY AUDITOR: [Signature]

**LEGEND:**  
○ - FOUND #4 REBAR W/CAP "NOORE LS 150#"  
- SET #4 REBAR WITH CAP OF WASHER W/PLD STAMPED "WCS LS 43816"  
RP - UNLESS NOTED OTHERWISE REFERENCE POINT, "F" FOUND IN CURB

**EQUIPMENT & PROCEDURES**  
THIS SURVEY WAS PERFORMED WITH A TOPCON "HYPER" 87X GPS SYSTEM AND A 5-SECOND TOPCON OPT 3000SL TOTAL STATION THEODOLOITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-060, WAC 332-130-100.

**LEGAL DESCRIPTION**  
PER OLD NATIONAL TITLE INSURANCE COMPANY, SHEET NO. 581-1228 THE WEST 479.00 FEET OF THE EAST 509.00 FEET OF THE WESTERN QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 41 EAST OF THE WILLAMETTE, MERIDIAN, LYING NORTH OF THE FOLLOWING DESCRIBED LINE:  
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 0°11'38" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER AND THE CENTERLINE OF LUNDSTROM STREET 087.22 FEET; THENCE NORTH 89°42'24" WEST A DISTANCE OF 30.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID STREET AND THE POINT OF BEGINNING; THENCE SOUTH 89°53'11" WEST A DISTANCE OF 282.80 FEET; THENCE SOUTH 71°54'26" WEST A DISTANCE OF 273.89 FEET AND THE TENACITY OF THIS LINE DESCRIPTION, SAID POINT IS 306.00 FEET WEST OF AND DISTANT FROM THE EAST LINE OF SAID NORTHWEST QUARTER;  
EXCEPT THE NORTH 288.50 FEET THEREOF;  
SITUATE IN THE CITY OF AIRWAY HEIGHTS, COUNTY OF SPOKANE, STATE OF WASHINGTON

**REFERENCES:**  
(151) RECORD OF SURVEY AS RECORDED IN BOOK 44 OF SURVEYS, PAGE 87  
(163) RECORD OF SURVEY AS RECORDED IN BOOK 36 OF SURVEYS, PAGE 50  
(163) RECORD OF SURVEY AS RECORDED IN BOOK 13 OF SURVEYS, PAGE 88  
(143) SEE W.S.D.O.T. MONUMENTATION AND RIGHT OF MAPS SIGNED 6/29/2007 BY JOHN S. LACY

**BASIS OF BEARINGS:**  
THE BEARING OF 58°57'18"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 41 EAST, W.M., AS SHOWN ON THE SURVEY AS RECORDED IN BOOK 87 OF SURVEYS, PAGE 87 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

**SURVEYOR'S NOTE:**  
1. PURPOSE OF THE SURVEY WAS TO ESTABLISH THE CORNERS FOR LOTS PER THE SUPPLIED LEGAL DESCRIPTION.  
2. ALL RIGHT OF WAY WERE CALCULATED USING THE PLAT PER #1 AND #4.  
3. SOME UTILITIES WERE FOUND ON THE PROPERTY, NO INFORMATION WAS SUPPLIED TO

**SURVEYOR'S CERTIFICATE:**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE HEIGHTS CHURCH IN SEPTEMBER, 2016

9/27/16  
JOHN A. GORDON, PLS No. 43810

**LOCATION**  
N-W NE  
E-W SE  
S-W SW  
N-E NE  
E-E SE  
S-E SW

**FIG#00 #:** 16-1067  
**DATE:** 09/16/16  
**DRAWN BY:** JAG  
**APPROVED:** [Signature]  
P.S.

**WVCE**  
WIPAC CONSULTING ENGINEERS  
1200 N. GULLAVILLE ROAD  
SPOKANE VALLEY WASHINGTON 99216  
PH: 509-898-8877 FAX: 509-898-8877

**SHEET 1 OF 1**  
**JOB NUMBER 16-1667**