

W 9 Mile Rd Development Land

9 MILE LAND, SPOKANE, WA

FOR SALE



ALL OUTLINES SHOWN ARE
APPROXIMATE. BUYER TO VERIFY ALL
BOUNDARIES VIA SURVEY AND OR TITLE
REPORT.
NO REPRESENTATIONS ARE MADE ABOUT
PROPERTY LINE LOCATIONS.



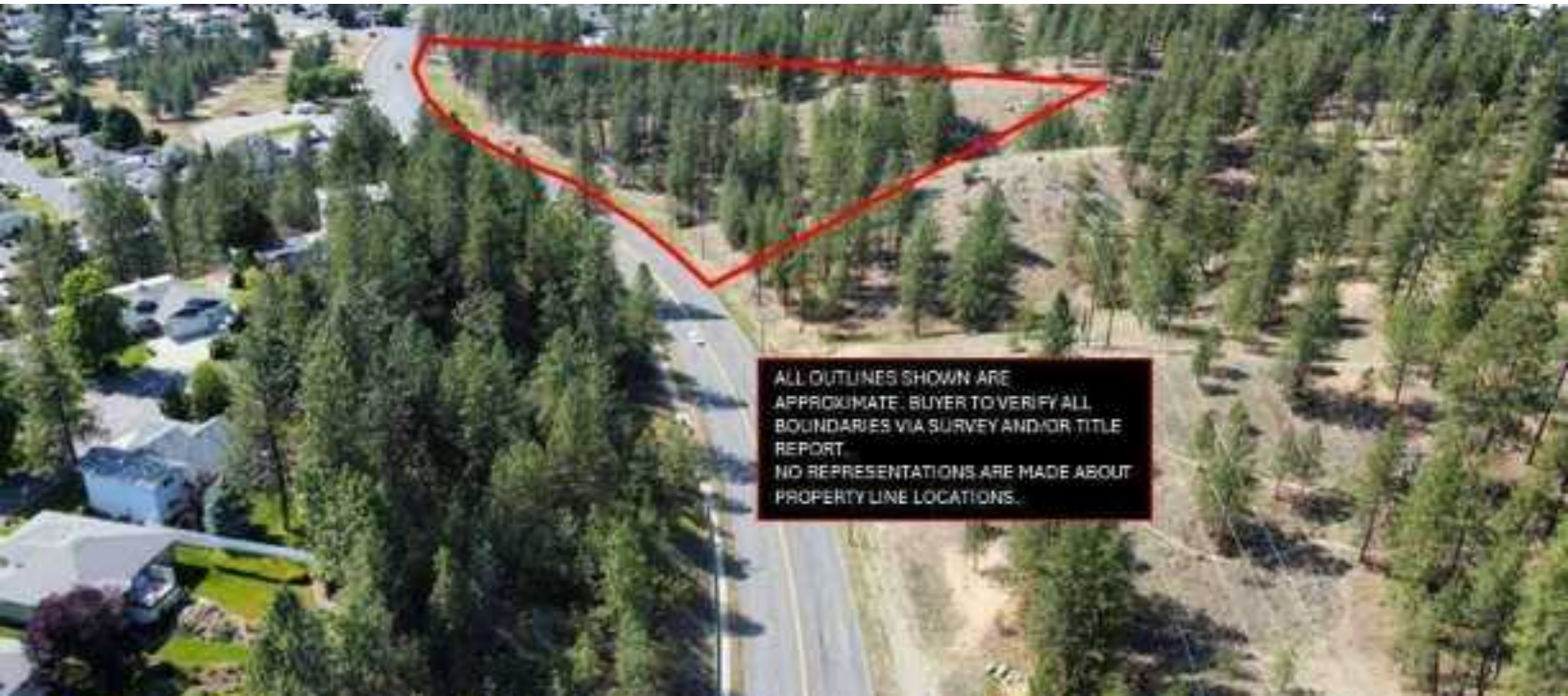
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CHRIS BORNHOFT, CCIM

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Executive Summary

9 MILE LAND, SPOKANE, WA



OFFERING SUMMARY

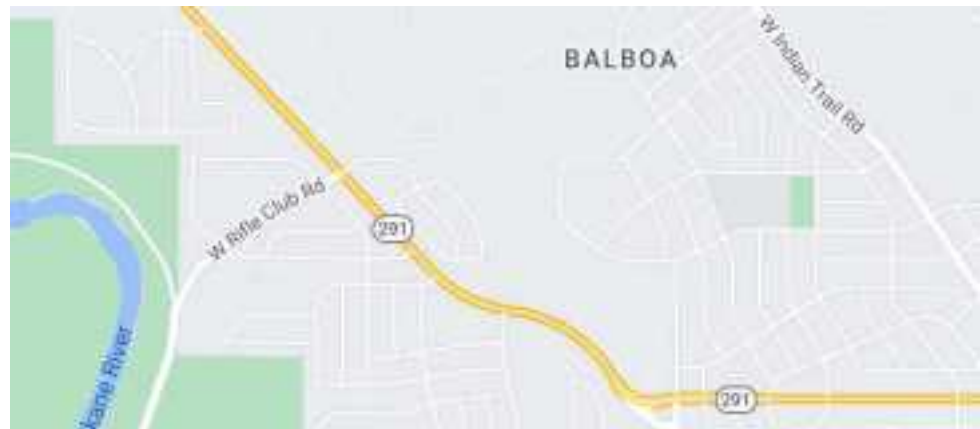
Sale Price: Call For Offers

Lot Size: 8.05 Acres

Zoning: R1

PROPERTY OVERVIEW

8 acres of residential zoned development land. Located on 9 Mile Road. Parcel #: 26274.0015. Contact broker for more details or information.



Information is deemed reliable but not guaranteed. Broker not responsible for changes, errors, or omissions. All square footages are for convenience only. All information should be verified prior to purchase or lease.

Additional Photos

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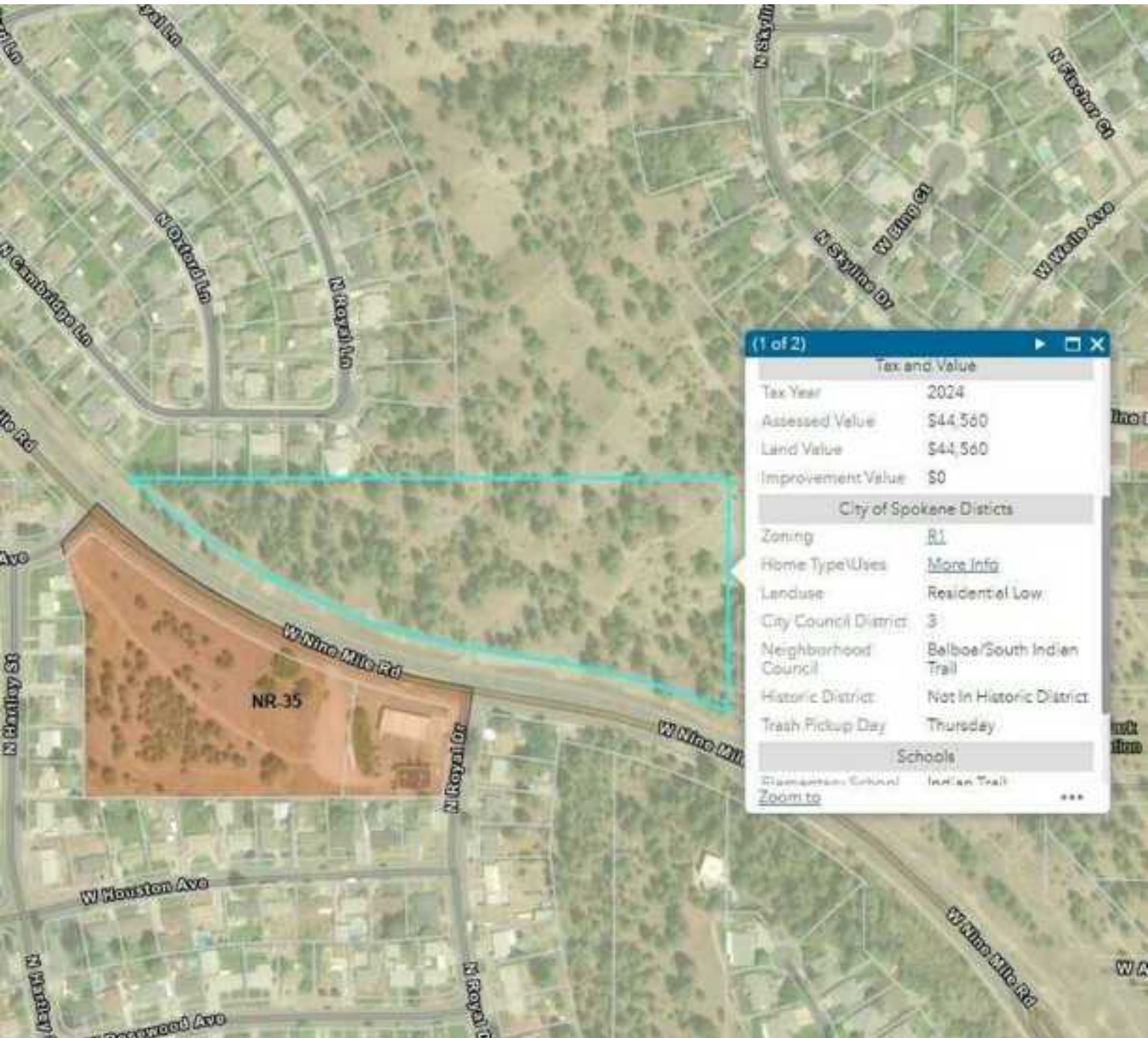
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Residential Zone Table

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TABLE 17C.111.100-1
RESIDENTIAL ZONE PRIMARY USES
(Click here to view PDF)

Use is: P - Permitted N - Not Permitted L - Allowed, but special limitations CU - Conditional Use review required	RA	R1	R2	RMF	RHD
RESIDENTIAL CATEGORIES					
Group Living [1]	L/CU	L/CU	L/CU	L/CU	L/CU
Residential Household Living	P	P	P	P	P
COMMERCIAL CATEGORIES					
Adult Business	N	N	N	N	N
Commercial Outdoor Recreation	N	CU	CU	CU	CU
Commercial Parking	N	N	N	N	N
Drive-through Facility	N	N	N	N	N
Major Event Entertainment	N	N	CU	CU	CU
Office	N	N	N	CU[2]	CU[2]
Quick Vehicle Servicing	N	N	N	N	N
Retail Sales and Service	N	N	N	N	N
Mini-storage Facilities	N	N	N	N	N
Vehicle Repair	N	N	N	N	N
INDUSTRIAL CATEGORIES					
High Impact Uses	N	N	N	N	N
Industrial Service	N	N	N	N	N
Manufacturing and Production	N	N	N	N	N
Railroad Yards	N	N	N	N	N
Warehouse and Freight Movement	N	N	N	N	N
Waste-related	N	N	N	N	N

Wholesale Sales	N	N	N	N	N
INSTITUTIONAL CATEGORIES					
Basic Utilities [3]	L	L	L	L	L
Colleges	CU	CU	CU	P	P
Community Service	L[4]/CU	L[4]/CU	C[4]/CU	P	P
Daycare [5]	L	L	L	P	P
Medical Center	CU	CU	CU	CU	CU
Parks and Open Areas	P	P	P	P	P
Religious Institutions	L[6]/CU	L[6]/CU	L[6]/CU	P	P
Schools	L[7]/CU	L[7]/CU	L[7]/CU	P	P
OTHER CATEGORIES					
Agriculture	L[8]	N	N	N	N
Aviation and Surface Passenger Terminals	N	N	N	N	N
Detention Facilities	N	N	N	CU	CU
Essential Public Facilities	CU	CU	CU	CU	CU
Mining	N	N	N	N	N
Rail Lines and Utility Corridors	CU	CU	CU	CU	CU
Notes: * The use categories are described in chapter 17C.190 SMC. * Standards that correspond to the bracketed numbers [] are stated in SMC 17C.111.110. * Specific uses and development may be subject to the standards in SMC 17C.320.080.					



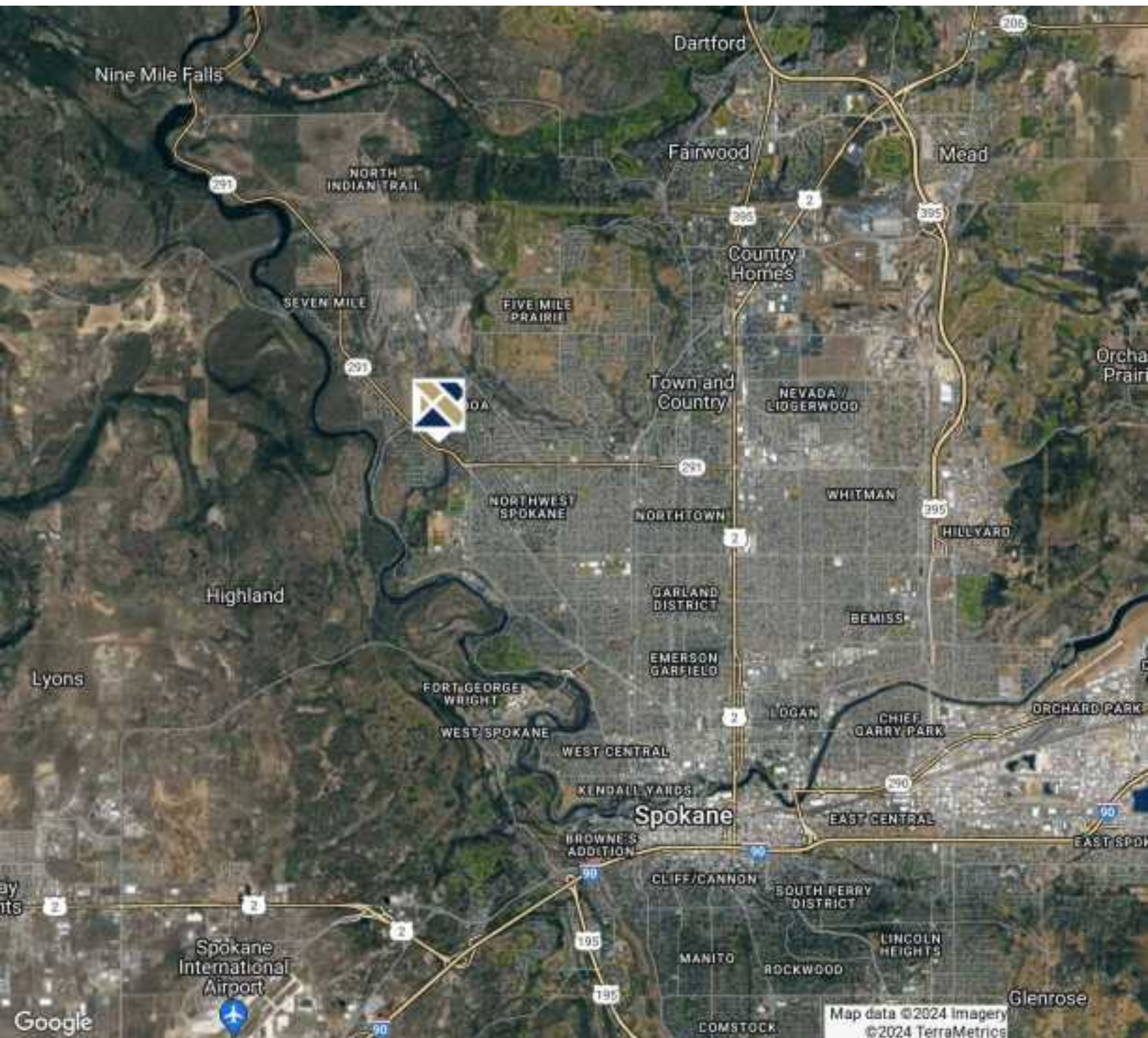
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Location Map

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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,127	58,391	155,513
Average Age	42	41	39
Average Age (Male)	41	39	38
Average Age (Female)	43	42	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,027	22,509	62,394
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$109,470	\$104,276	\$86,149
Average House Value	\$462,788	\$446,454	\$410,485

Demographics data derived from AlphaMap



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