

For Sale
Multifamily Land Development Opportunity

NAI Black



Francis Ave @ Havana St/Bigelow Gulch

Hillyard, Washington 99217

Property Description

Land Size: 17.84± Acres mol (777,110± SF)

Allowed Units: 220 Multifamily

Utilities Available

Parcel #: 36352.9043

Zoning: MDR

Nearby Access

- New North/South Freeway
- New completed Bigelow Road
- Easy North side and valley access
- Bus
- Grocery, shopping and services

Sale Price: \$2,850,000 (\$12,955 per door)



For more information

Bryan Walker

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bwalker@naiblack.com

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Spokane, WA 99201
509 623 1000 tel
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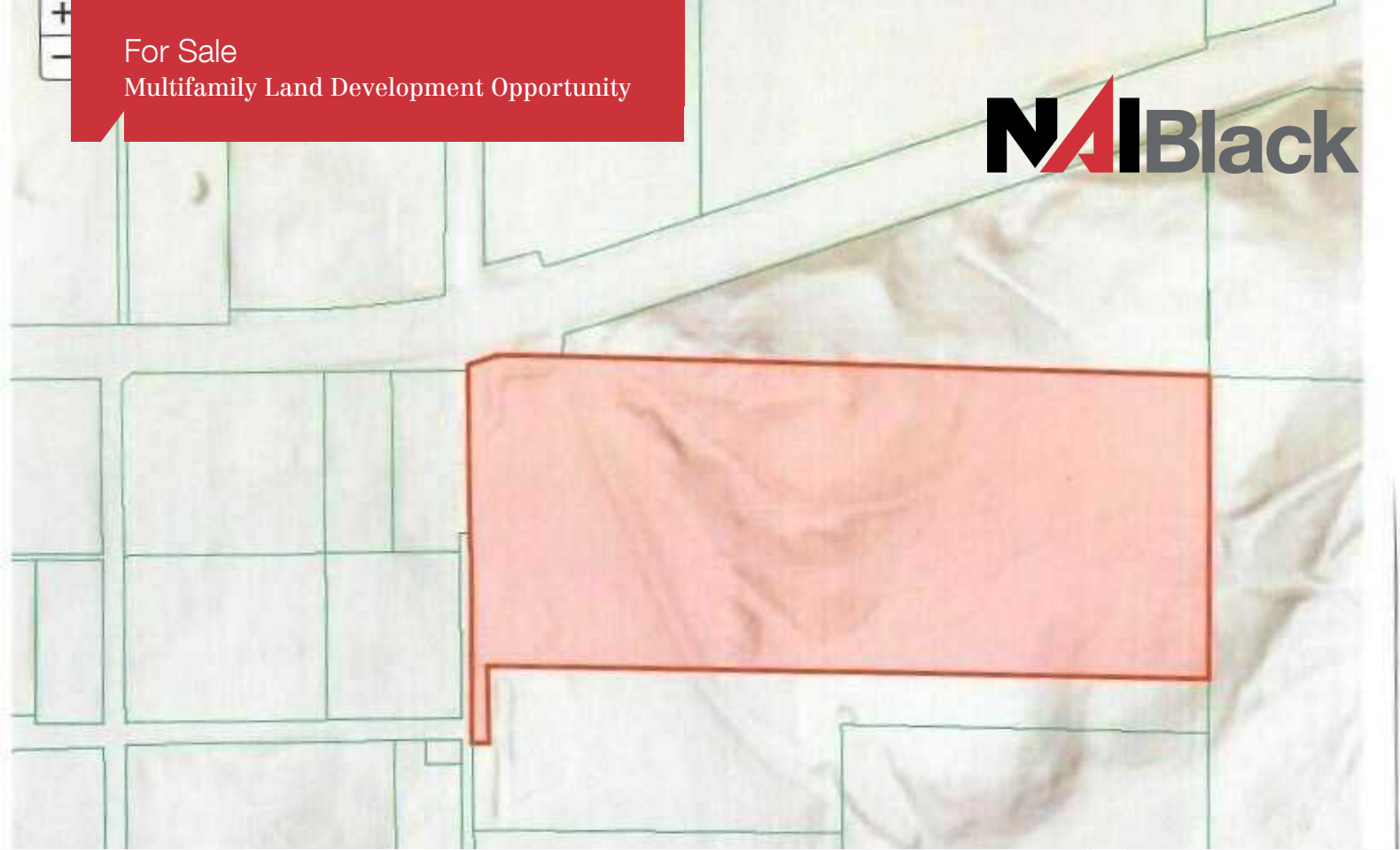
SPEC DATA	
ZONE	M04
DENSITY	15
ALLOWED DENSITY	104
PROJECT AREA	757,972.99
UNITS	220
PARKING	381
STALLS	381
CARSPACES	52
TOTALS	433

	SCALE: HORIZONTAL: 1" = 40' VERTICAL: 1" = 10'	PROJ #: 24-3842 DATE: 10/06/24 DRAWN: XXX REVIEWED: XXX	<input checked="" type="checkbox"/> Civil <input checked="" type="checkbox"/> Structural <input checked="" type="checkbox"/> Mechanical <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Fire <input checked="" type="checkbox"/> Other	 1000 W. WASHINGTON ST. SUITE 100 CHICAGO, IL 60607	PROJECT BASE/OVER DRAWING STREET ADDRESS CITY, STATE	SHEET 1 OF 1 JOB NUMBER 24-3842
	NO DATE BY REVISIONS	NAVD - 88				

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Subject Property

Harmon Park

Hillyard Aquatic Center

Beacon Hill



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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	187	375	1,385
Average Age	43	42	41
Average Age (Male)	42	41	40
Average Age (Female)	44	43	41
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	66	133	518
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$114,217	\$108,214	\$88,150
Average House Value	\$600,309	\$559,314	\$423,378

Demographics data derived from AlphaMap

