



SALE

Grainery District Development

PARCEL # 1935230810001

Ritzville, WA 99169

PRESENTED BY:

TAYLOR GIBBONS

O: 509.939.1741

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

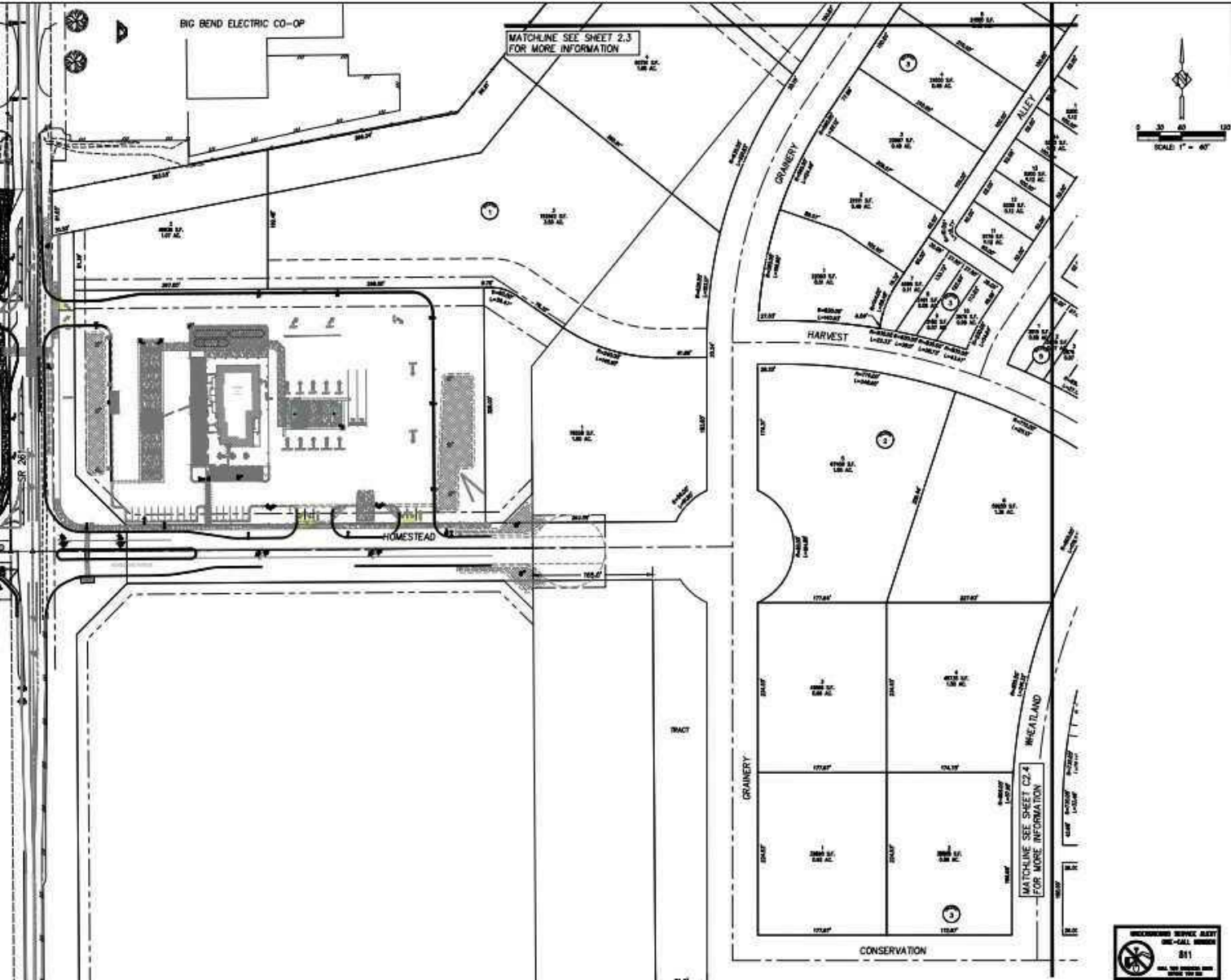
- Large Master plan being developed by owners to include future retail and residential developments
- Land has already been annexed in to City Limits of Ritzville.
- Easy Access on and off Interstate 90
- Demand for residential units in Ritzville
- 19,000 Cars Per Day on Interstate 90

OFFERING SUMMARY

SALE PRICE:	Contact Listing Agent
LOT SIZE:	287 Acres
AVAILABLE COMMERCIAL ACREAGE:	84 acres
AVAILABLE RESIDENTIAL ACREAGE:	203 acres
ZONING:	Tourist Commercial and High Density Residential

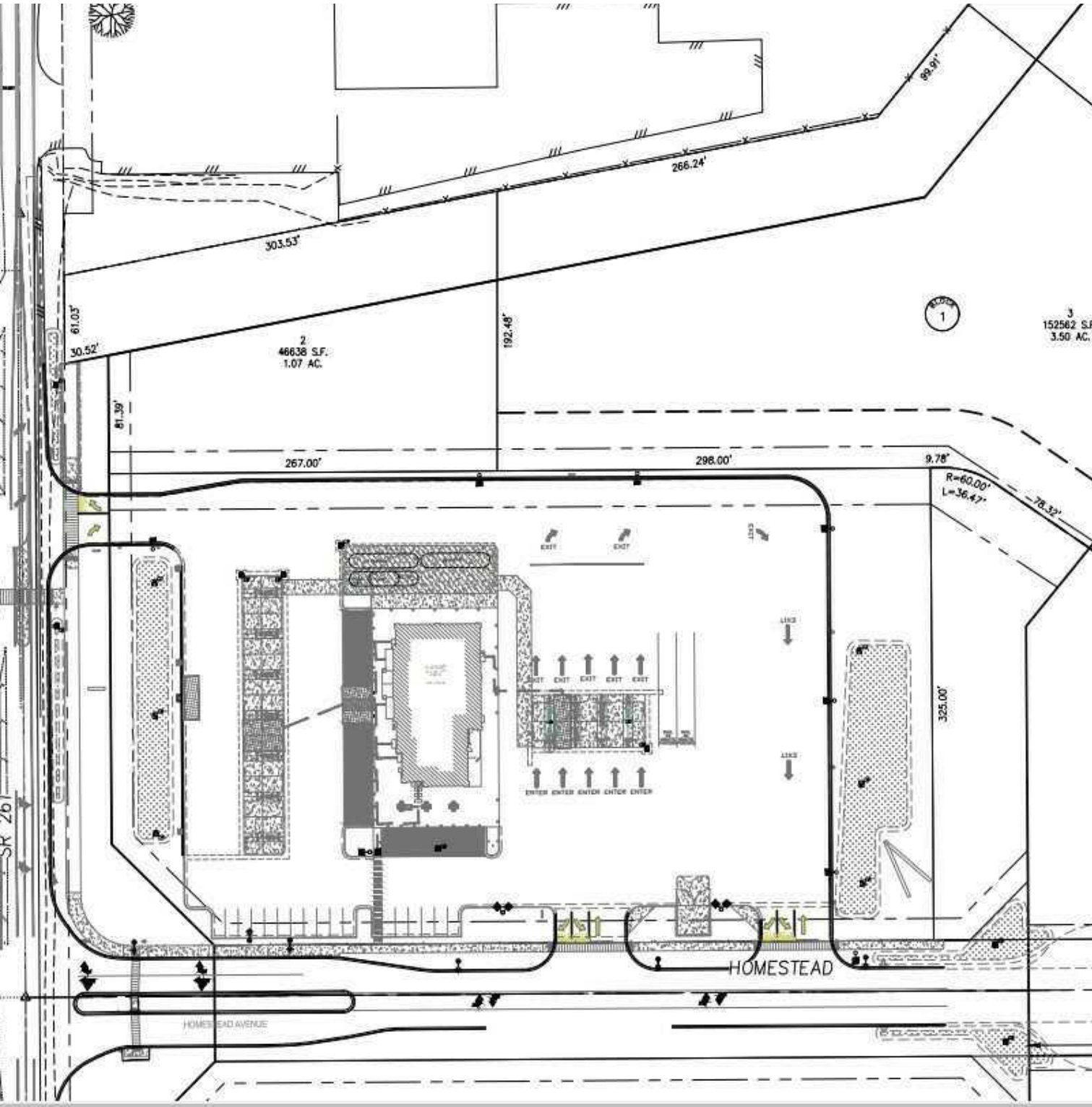
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ADDITIONAL PHOTOS

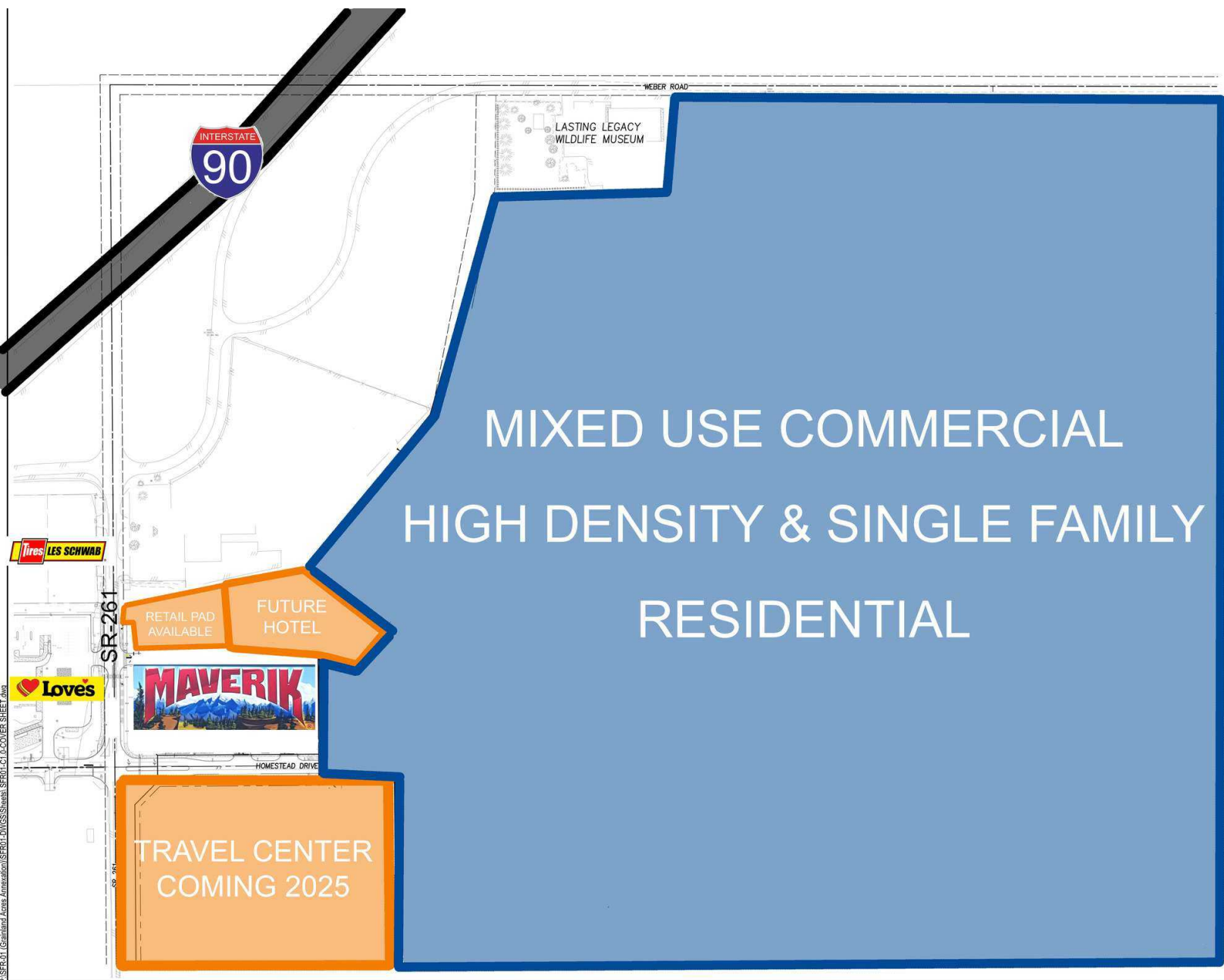


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RETAIL PAD



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MIXED USE COMMERCIAL
HIGH DENSITY & SINGLE FAMILY
RESIDENTIAL

RETAIL PAD
AVAILABLE

FUTURE
HOTEL



TRAVEL CENTER
COMING 2025

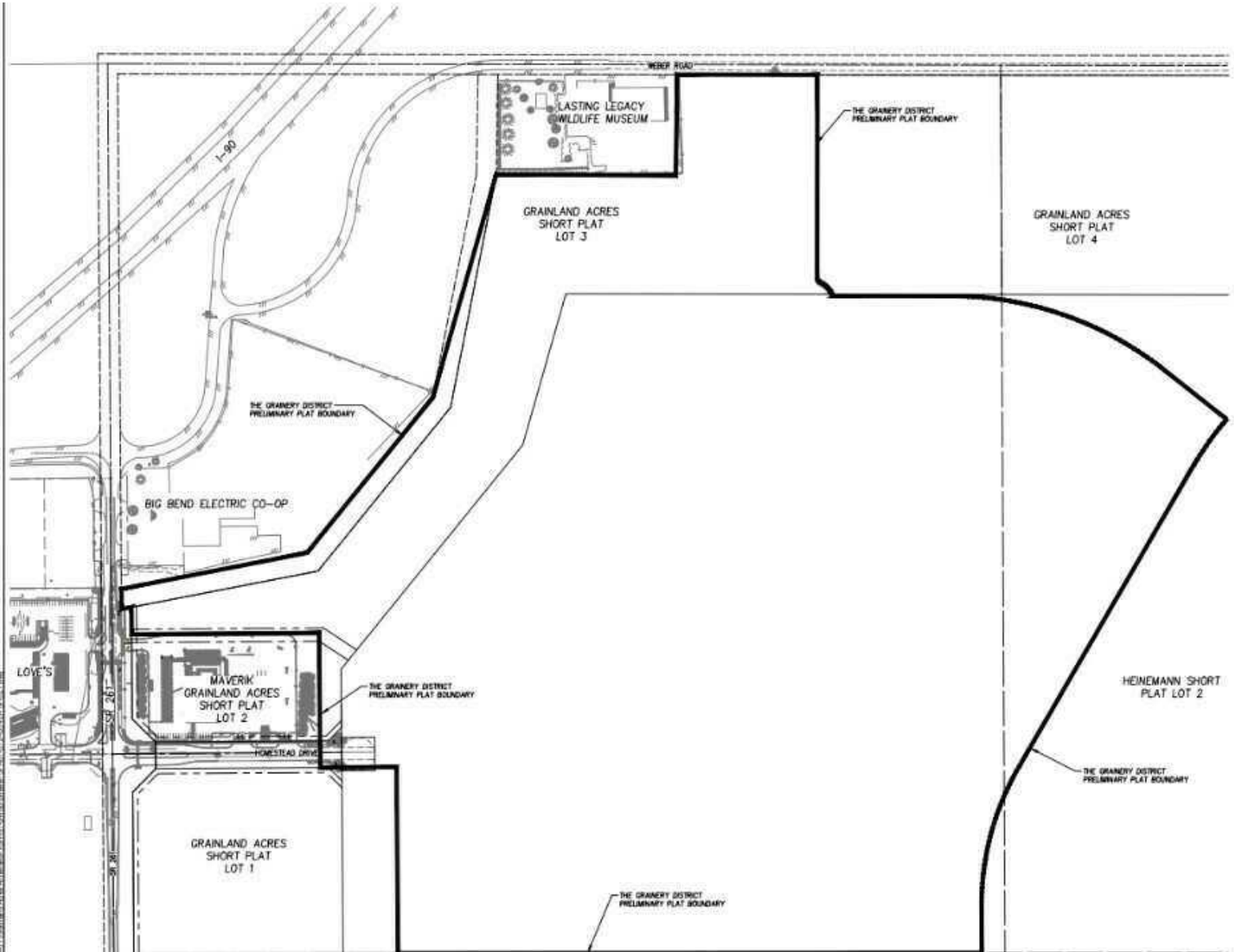
LASTING LEGACY
WILDLIFE MUSEUM

WEBER ROAD

SR-261

HOMESTEAD DRIVE

SHORT PLAT



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NEW MAVERIK GAS STATION SITE



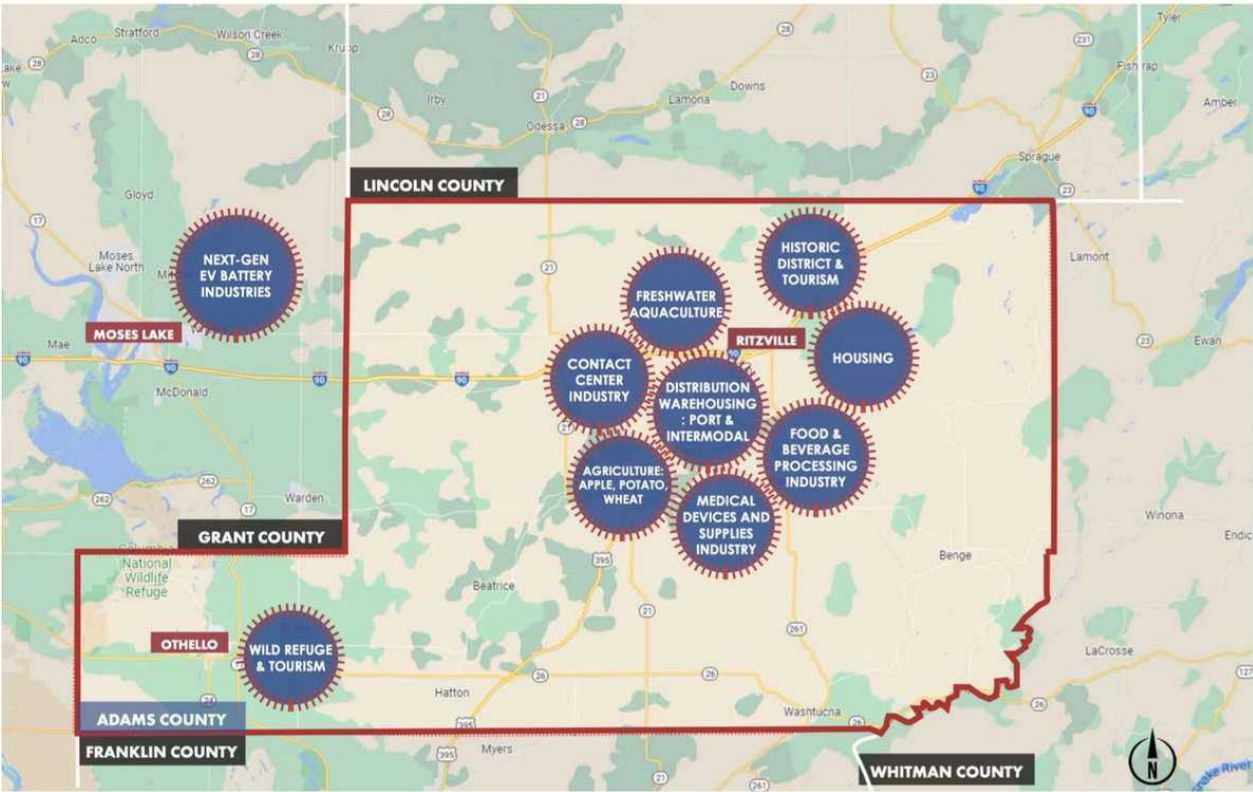
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AERIAL OF NEW MAVERIK GAS STATION SITE



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REGIONAL SITE OVERVIEW- ADAMS COUNTY TARGET INDUSTRY



PROPERTY DESCRIPTION

Located at the intersection of I-90 and Highway 395, historic Ritzville personifies small town America.

Favorable land prices, competitive electricity rates from Big Bend - Electric Co-op and the overall low cost of doing business in Adams County makes Ritzville a great opportunity for future development.

Ritzville has access to major highways (261, 395 and I-90) and the Burlington Northern Santa Fe Class 1 mainline, which runs through the middle of Ritzville.

Ritzville is a very popular stop for travelers needed a break from driving, food, coffee and gas. This interchange connects Spokane to Seattle and is the turnoff to head South towards the Wine Country of Walla Walla and the Lush Tri-Cities consisting of Pasco, Richland and Kennewick.

With a population of just over 1700 residents, this vibrant, heart of Wheatland community offers a quality of life that is rare today. Ritzville is a place where business owners know their customers by name, where residents know their neighbors, where our kids walk to school, library and the water park.

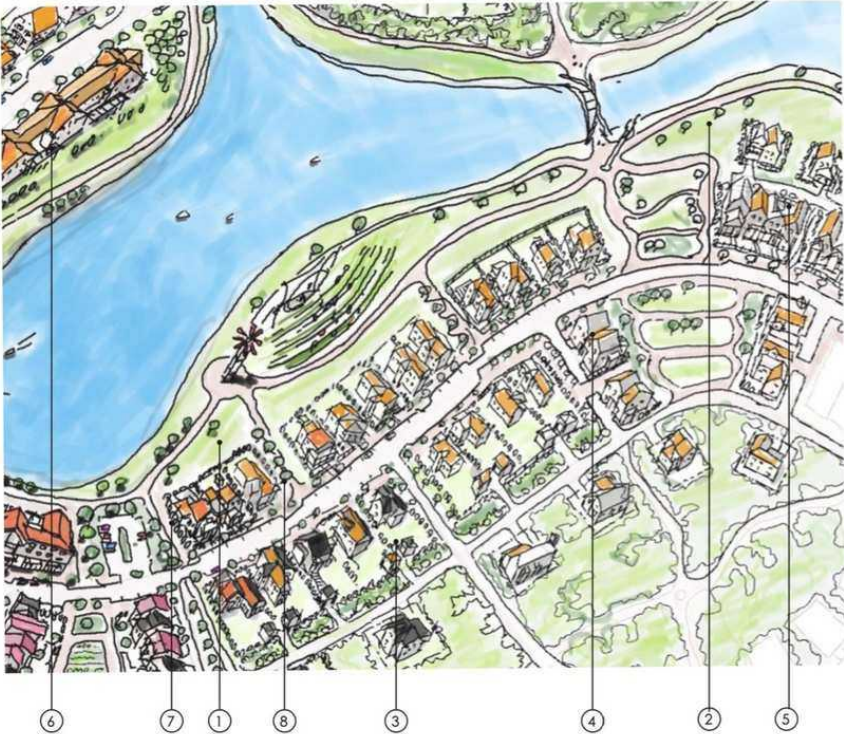
45 Minute West of the Amazon Distribution Plan on the West Plains
57 Minutes West of Spokane
3 Hrs East of Seattle

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DEMOGRAPHICS 1 MILE 10 MILES 30 MILES

TOTAL HOUSEHOLDS	4	451	3,213
TOTAL POPULATION	13	1,256	8,102
AVERAGE HH INCOME	\$61,964	\$52,795	\$54,252

RESIDENTIAL SITE DEVELOPMENT TYPES



LEGEND:

- ① URBAN VILLA
- ② GARDEN VILLA
- ③ HOMESTEAD RESIDENCES
- ④ TOWNHOME
- ⑤ FOURPLEX TOWNHOME
- ⑥ LAKE VIEW APARTMENT
- ⑦ ASSISTED LIVING
- ⑧ URBAN RESIDENCE



URBAN VILLA



HOMESTEAD RESIDENCES



LAKE VIEW APARTMENT



FRONT PORCH

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TOWN SQUARE DEVELOPMENT PLAN



- LEGEND:**
- ① RITZVILLE FLOUR MILL FLAGSHIP STORE
 - ② GRAIN SILOS
 - ③ VISITOR/GENERAL STORE
 - ④ COFFEE SHOP
 - ⑤ INDOOR MARKET
 - ⑥ ART/PLAZA
 - ⑦ PAVILION/ OUTDOOR FARMERS MARKET
 - ⑧ EVENT HALL/ MULTI PURPOSE



RITZVILLE FLOUR MILL AS CENTER OF TOWN SQUARE



PAVILION/OUTDOOR FARMERS MARKET



TOWN SQUARE EVENTS



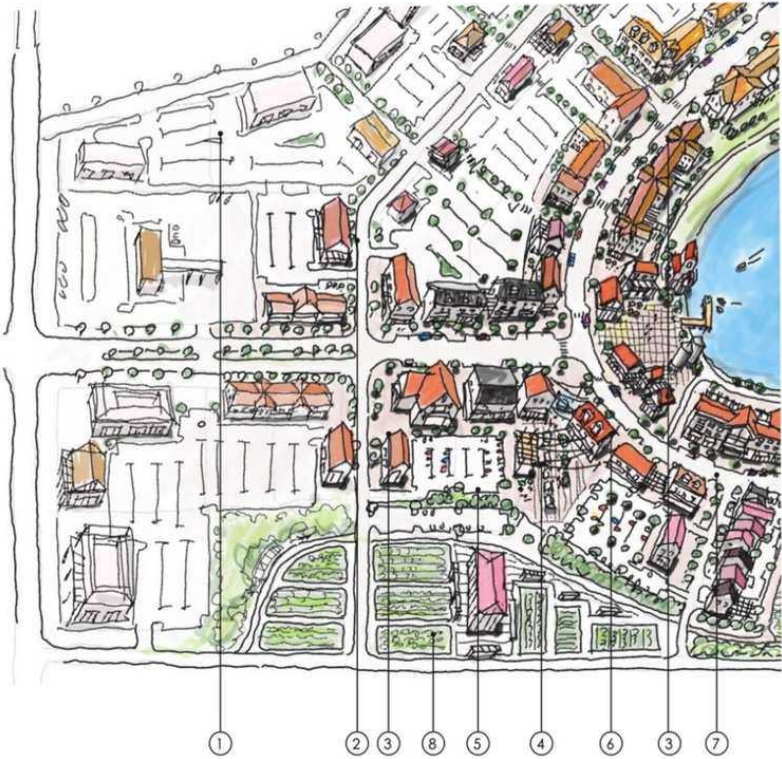
TOWN SQAURE NIGHT MARKET



MARKET WITH F&B

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RETAIL DEVELOPMENT PLAN



LEGEND:

- ① FREEWAY RETAIL
- ② RETAIL PAD
- ③ MIXED-USE RETAIL
- ④ MARKET
- ⑤ SEASONAL RETAIL/
OUTDOOR FARMERS MARKET
- ⑥ TOURIST /VISITOR RETAIL
- ⑦ HOTEL
- ⑧ FARM TO TABLE RETAIL



MIXED-USE RETAIL



TOURIST/VISITOR RETAIL



MARKET



FARM TO TABLE RETAIL

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RITZVILLE CULTURE



AGRICULTURE - WHEAT FARMLANDS



RANCH - RODEO



CATTLE RANCH - LIVESTOCK - DAIRY



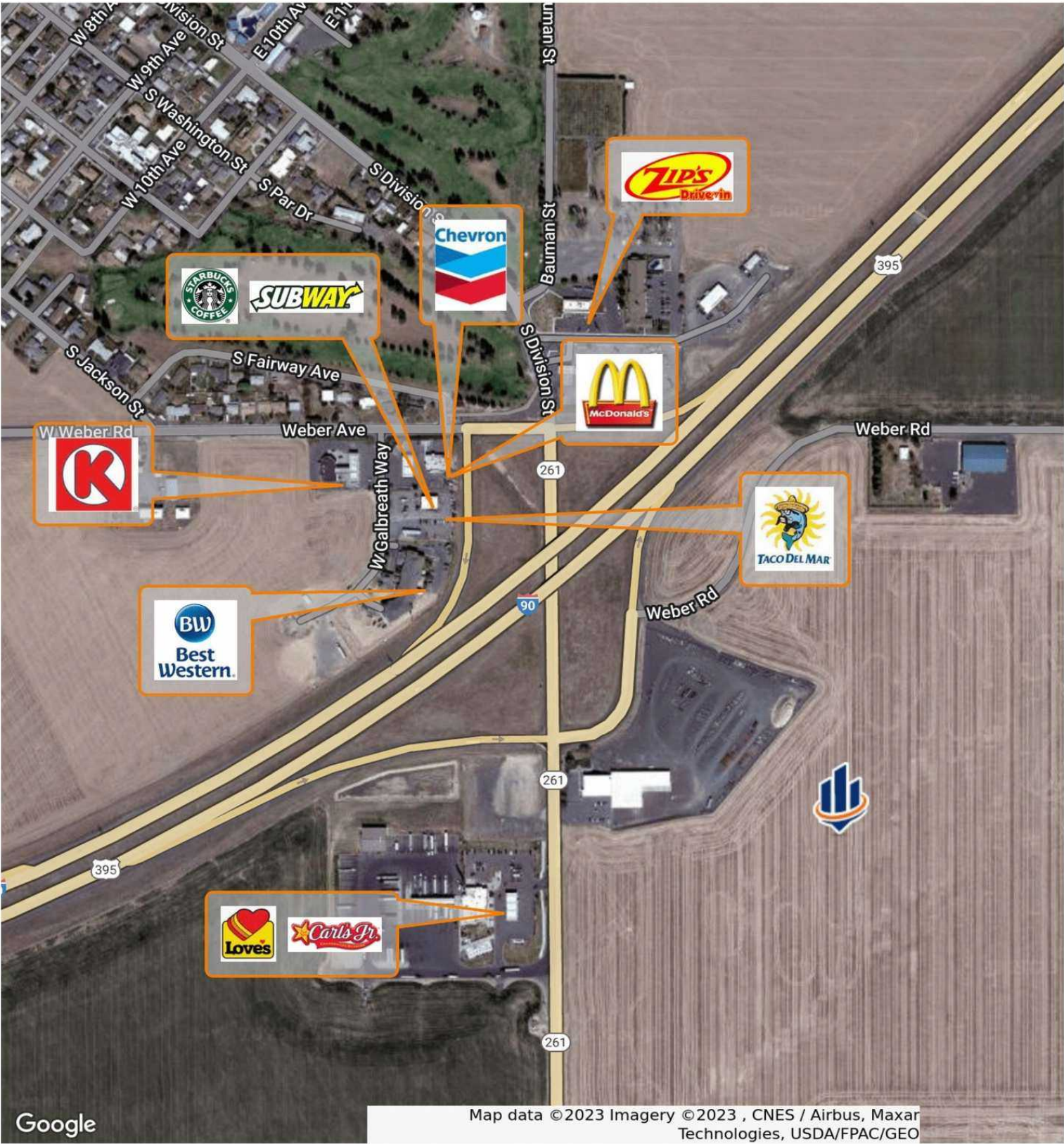
HISTORIC DOWNTOWN - SINCE 1880

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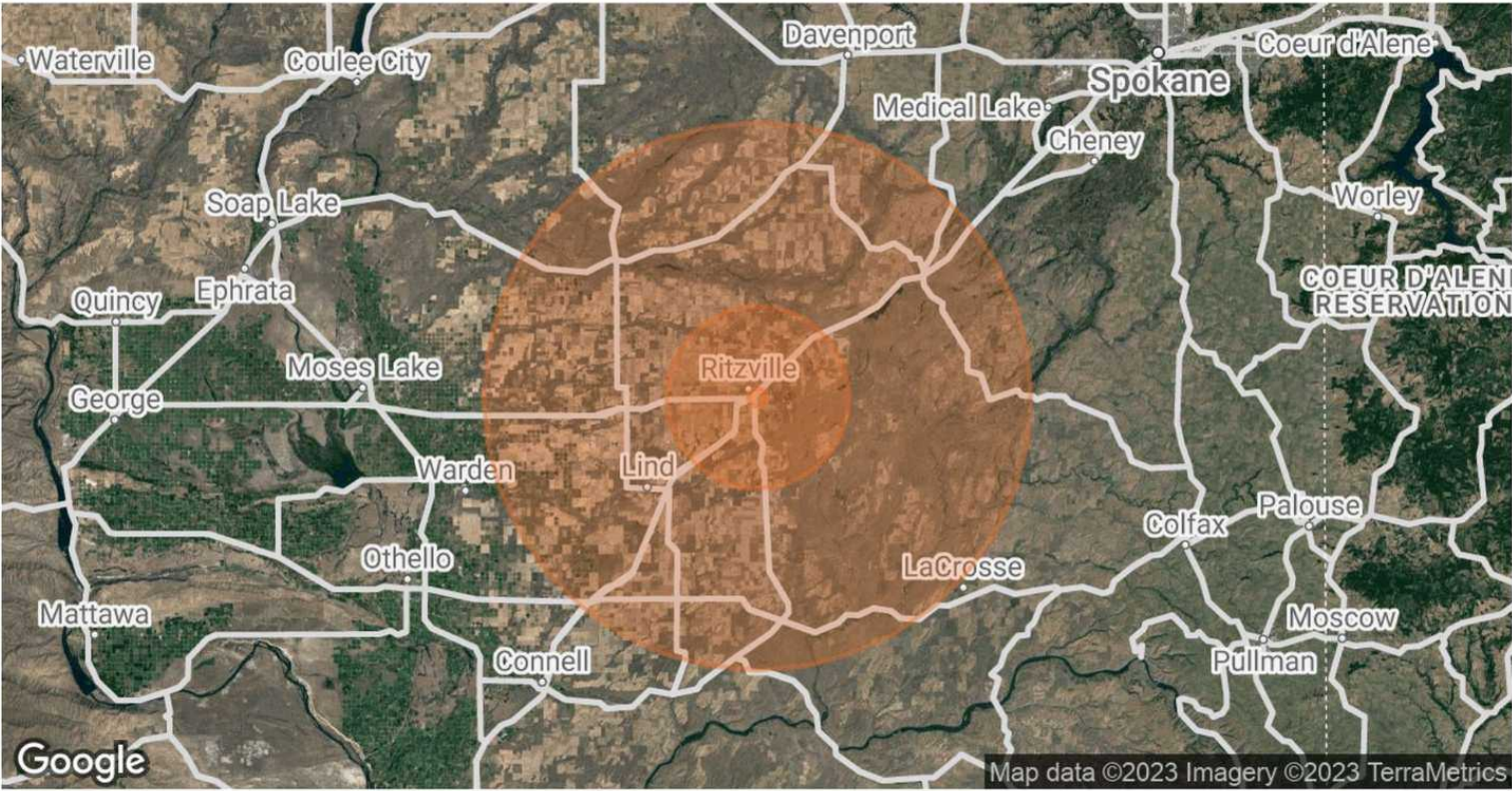
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	13	1,256	8,102
AVERAGE AGE	46.0	45.3	45.1
AVERAGE AGE (MALE)	43.8	43.2	44.1
AVERAGE AGE (FEMALE)	50.0	49.2	47.4
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	4	451	3,213
# OF PERSONS PER HH	3.3	2.8	2.5
AVERAGE HH INCOME	\$61,964	\$52,795	\$54,252
AVERAGE HOUSE VALUE			\$186,107

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 1



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 recently 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 but still primarily focuses on clients in the Northwest. 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

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