

LAND FOR SALE or LEASE



PINES LAND

1105 N PINES RD
SPOKANE VALLEY, WA 99206

OFFERING PRICE \$170,000

SITE SIZE ±0.36 AC
±15,668 SF

COLIN CONWAY

509.755.7595

colin.conway@kiemlehagood.com

BRANDON PETERSON

509.755.7541

brandonp@kiemlehagood.com

**KIEMLE
HAGOOD**

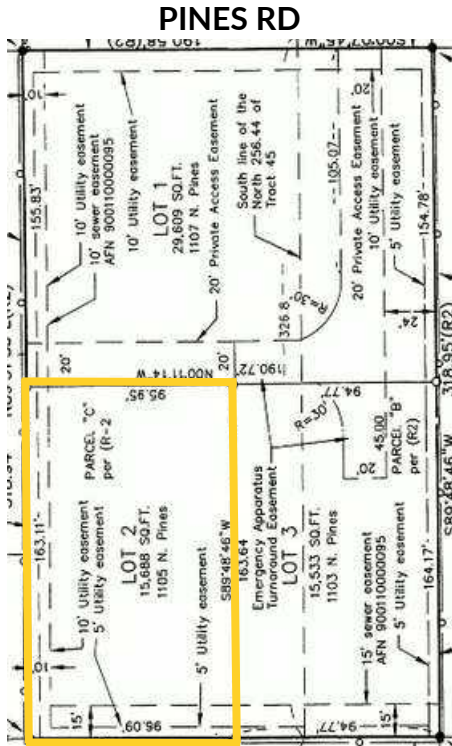
PARCEL DETAILS

This secondary, rectangular ±15,668 square-foot lot offers excellent development potential in a rapidly growing area. Zoned CMU Corridor Mixed Use, the property is ideal for a variety of commercial or mixed-use projects. With private ingress/egress and existing CC&Rs in place, it provides added convenience and clarity for development. Located just off Pines Rd and only blocks away from I-90 access.

ZONING | CMU - Corridor Mixed Use

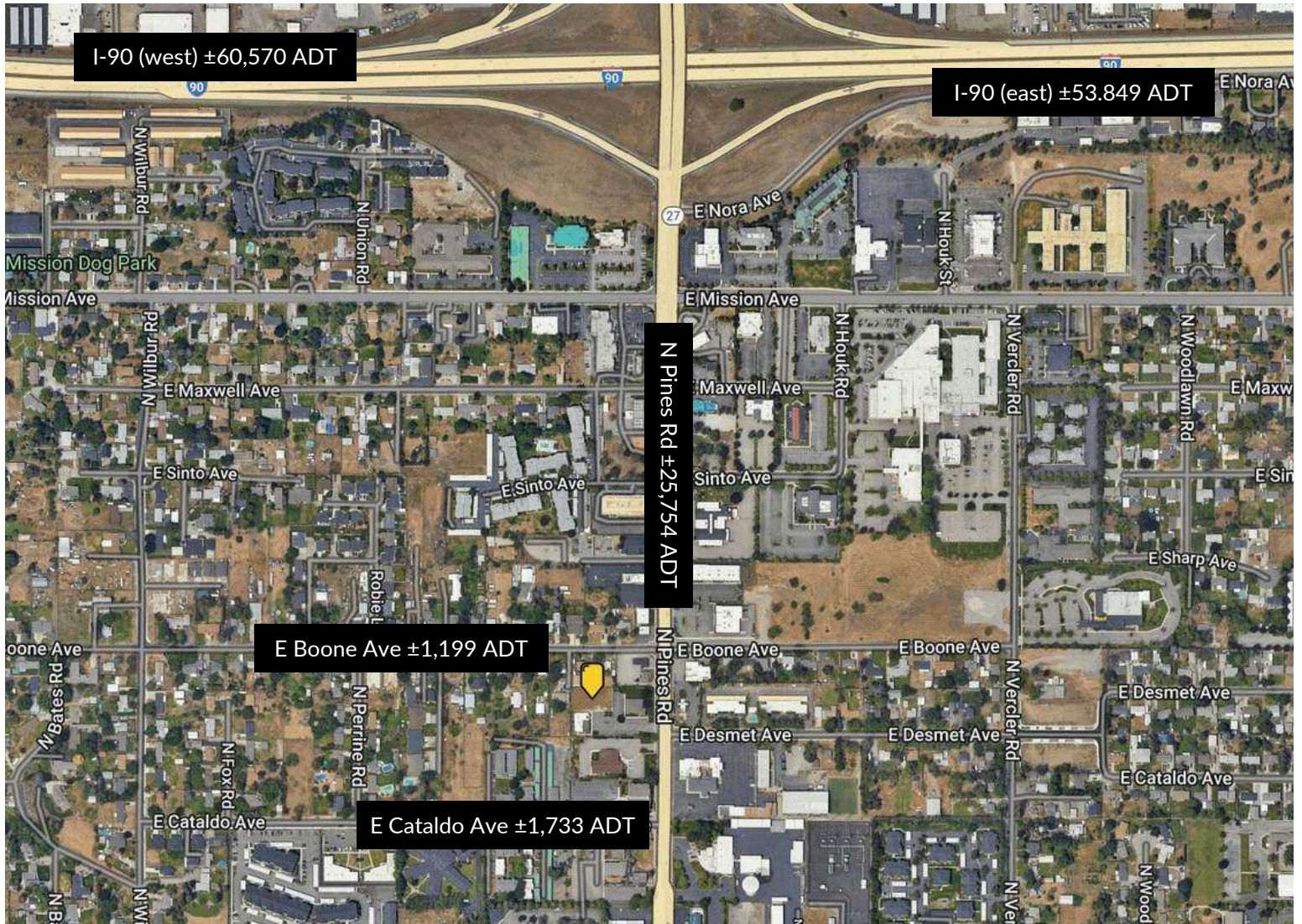
PROPERTY TYPE | Land

BUILD TO SUIT | Contact Listing Broker for Details and Pricing



DEMOGRAPHICS	1 MI	3 MI	5 MI	
Est Pop 2024	14,439	80,858	133,372	
Projected Pop 2029	14,629	81,526	135,633	
Proj Ann Growth (24-29)	1.30%	0.82%	1.68%	
Est Daytime Pop	9,977	58,436	92,855	
2024 Average HHI	\$71,323	\$92,412	\$105,629	
2024 Median HHI	\$54,025	\$70,703	\$81,333	

TRAFFIC INFORMATION



DISTANCE AND DRIVE TIME

Distance to Spokane International Airport | 15.7 miles, 18 minutes

Distance to Downtown Spokane | 10.8 miles, 20 minutes

Distance to Liberty Lake WA | 7.2 miles, 10 minutes

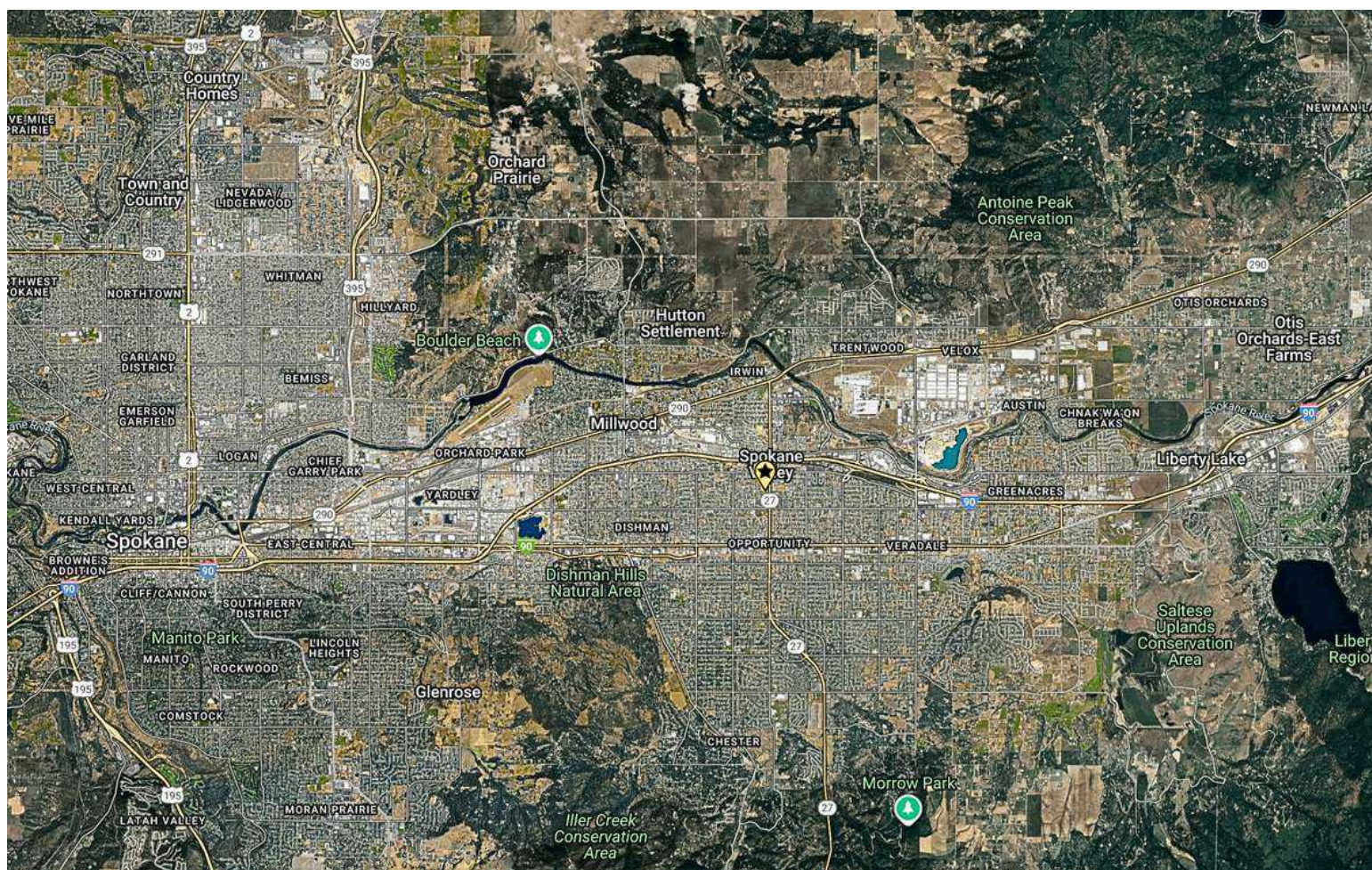
Distance to Post Falls ID | 15.6 miles, 18 minutes

Distance to Coeur d'Alene ID | 23.9 miles, 28 minutes



SITE PHOTOS





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VIEW LOCATION



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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

**601 W Main Avenue, Suite 400
Spokane WA 99201**