

395



White Rd

Future Louisiana Pacific Facility (80 Acres)

Craig Rd

Site
55 Acres

FOR SALE

55 Acre White Rd Development Land

14113.9039, 14113.9040

Medical Lake, WA 99022

PRESENTED BY:

OMAR SADAoui, CCIM
O: 509.321.2000
omar.sadaoui@svn.com
WA #22008121

GUY D. BYRD
O: 509.321.2000
guy.byrd@svn.com
WA #17968



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,600,888
PRICE / SF:	\$1.50 / SF
LOT SIZE:	55.11 Acres OR 2,400,592 SF
ZONING:	Rural Traditional
SUBMARKET:	West Plains
APN:	14113.9039, 14113.9040

PROPERTY OVERVIEW

55+ acres of vacant level land on White Rd For Sale. Located in the West Plains growth area of Spokane, WA. Comprised of two parcels sized at 32.44 acres and 22.67 acres

PROPERTY HIGHLIGHTS

- Only 5 minutes to I-90 with future road improvement plans in process (Craig Rd re-alignment)
- Current zoning is Rural Traditional
- Louisiana-Pacific Corporation, LPX (NYSE) recently purchased 80+ acres across the street to the south of White Rd. Plans to develop a new manufacturing and distribution facility
- Great investor property to land bank and develop
- Path of progress (Future growth area)
- Spokane County is actively pursuing improved zoning and infrastructure to the surrounding areas

OMAR SADAQUI, CCIM

O: 509.321.2000

omar.sadaoui@svn.com

WA #22008121

GUY D. BYRD

O: 509.321.2000

guy.byrd@svn.com

WA #17968

I-90 ACCESS



OMAR SADAQUI, CCIM
O: 509.321.2000
omar.sadaoui@svn.com
WA #22008121

GUY D. BYRD
O: 509.321.2000
guy.byrd@svn.com
WA #17968

RETAILER MAP



OMAR SADAQUI, CCIM
O: 509.321.2000
omar.sadaoui@svn.com
WA #22008121

GUY D. BYRD
O: 509.321.2000
guy.byrd@svn.com
WA #17968

W White Rd
Industrial Land

Seattle, WA
4 Hrs | 279 Miles

Portland, OR
5.5 Hrs | 528 Miles

Yakima, WA
3 Hrs | 202 Miles

Tri Cities, WA
2 Hrs | 143 Miles

Reno, NV
12.5 Hrs | 773 Miles

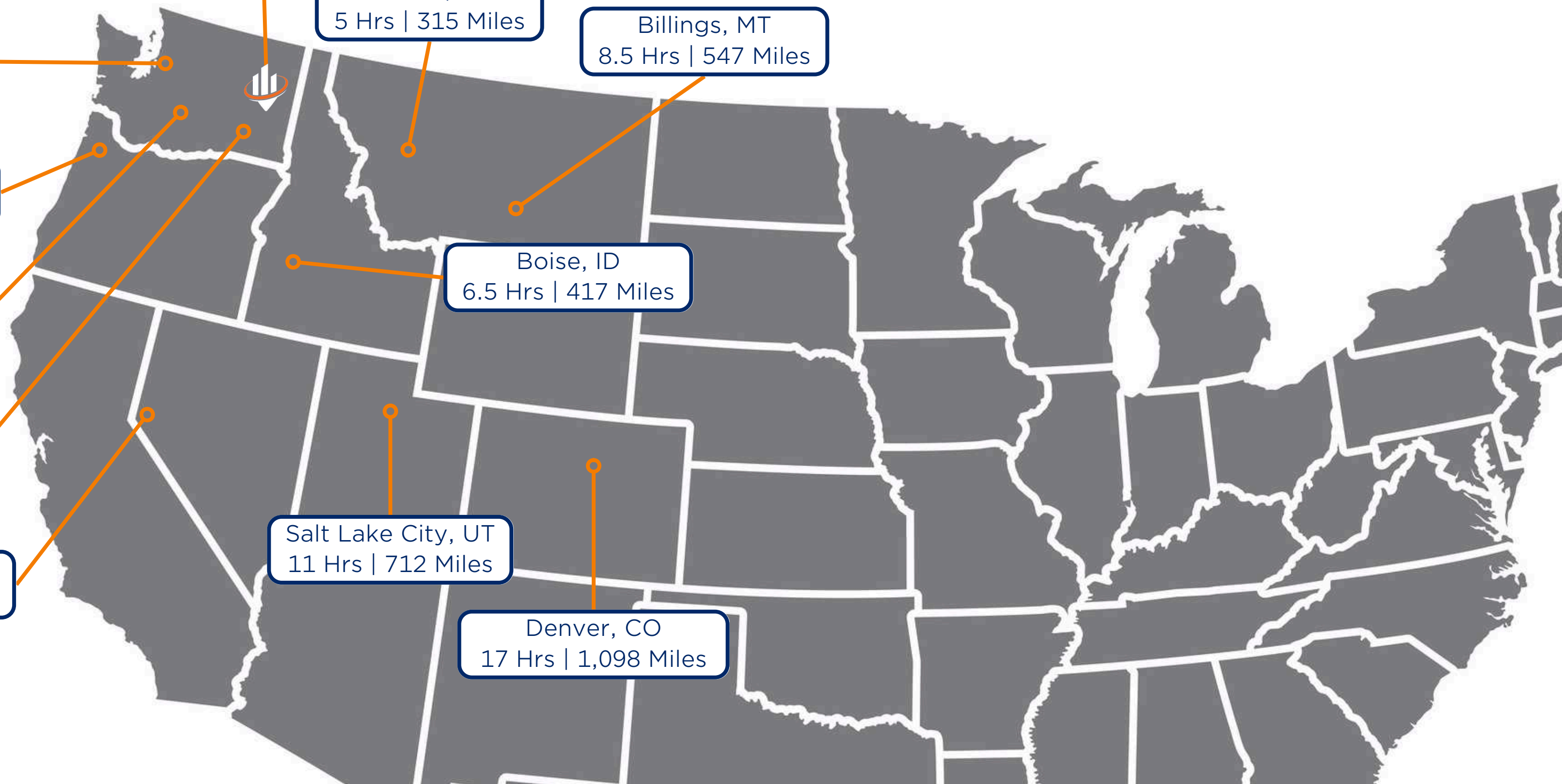
Helena, MT
5 Hrs | 315 Miles

Billings, MT
8.5 Hrs | 547 Miles

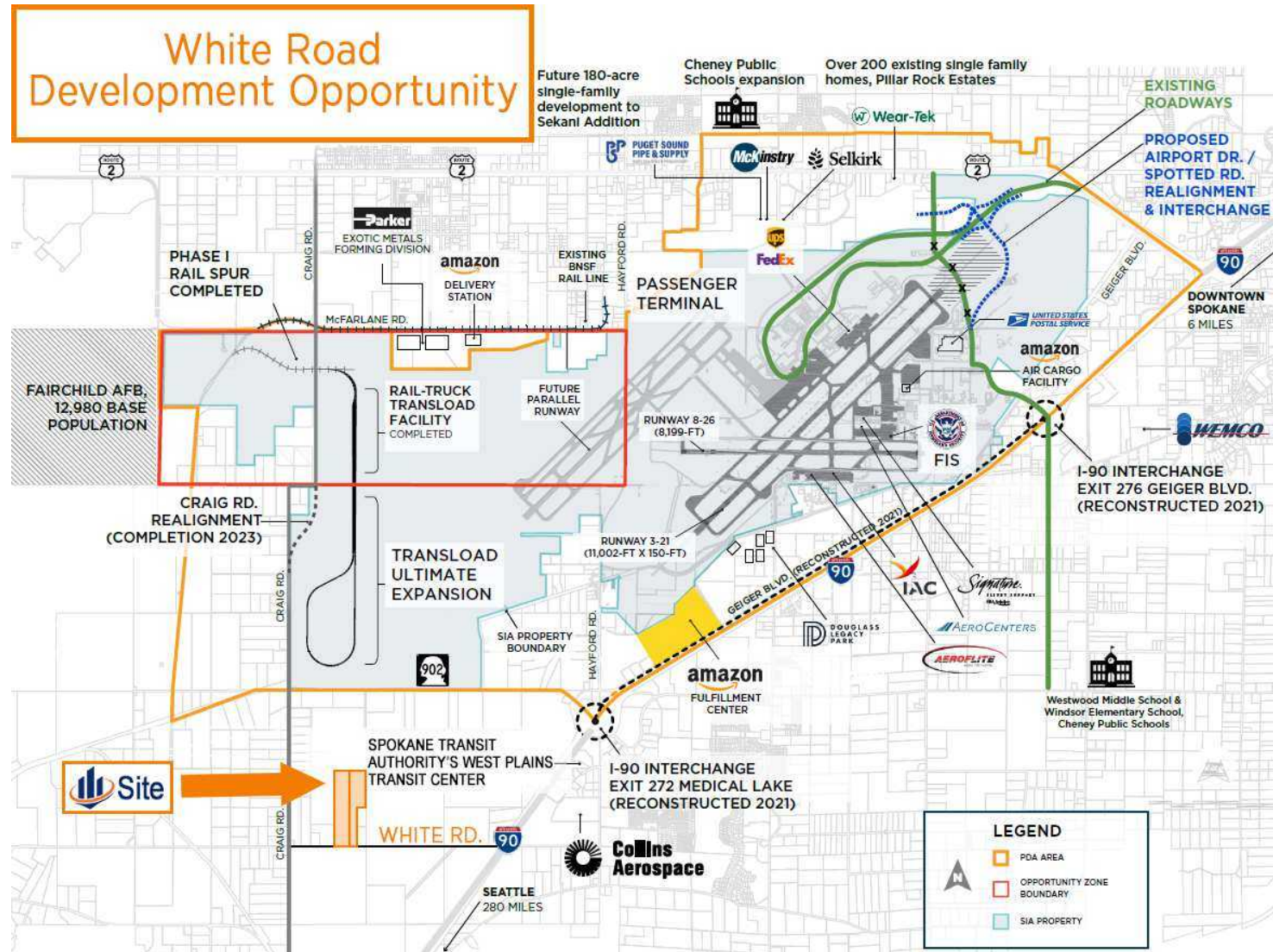
Boise, ID
6.5 Hrs | 417 Miles

Salt Lake City, UT
11 Hrs | 712 Miles

Denver, CO
17 Hrs | 1,098 Miles



WEST PLAINS-AIRPORT AREA MAP



OMAR SADAQUI, CCIM
 O: 509.321.2000
 omar.sadaoui@svn.com
 WA #22008121

GUY D. BYRD
 O: 509.321.2000
 guy.byrd@svn.com
 WA #17968

DEMOGRAPHICS MAP & REPORT

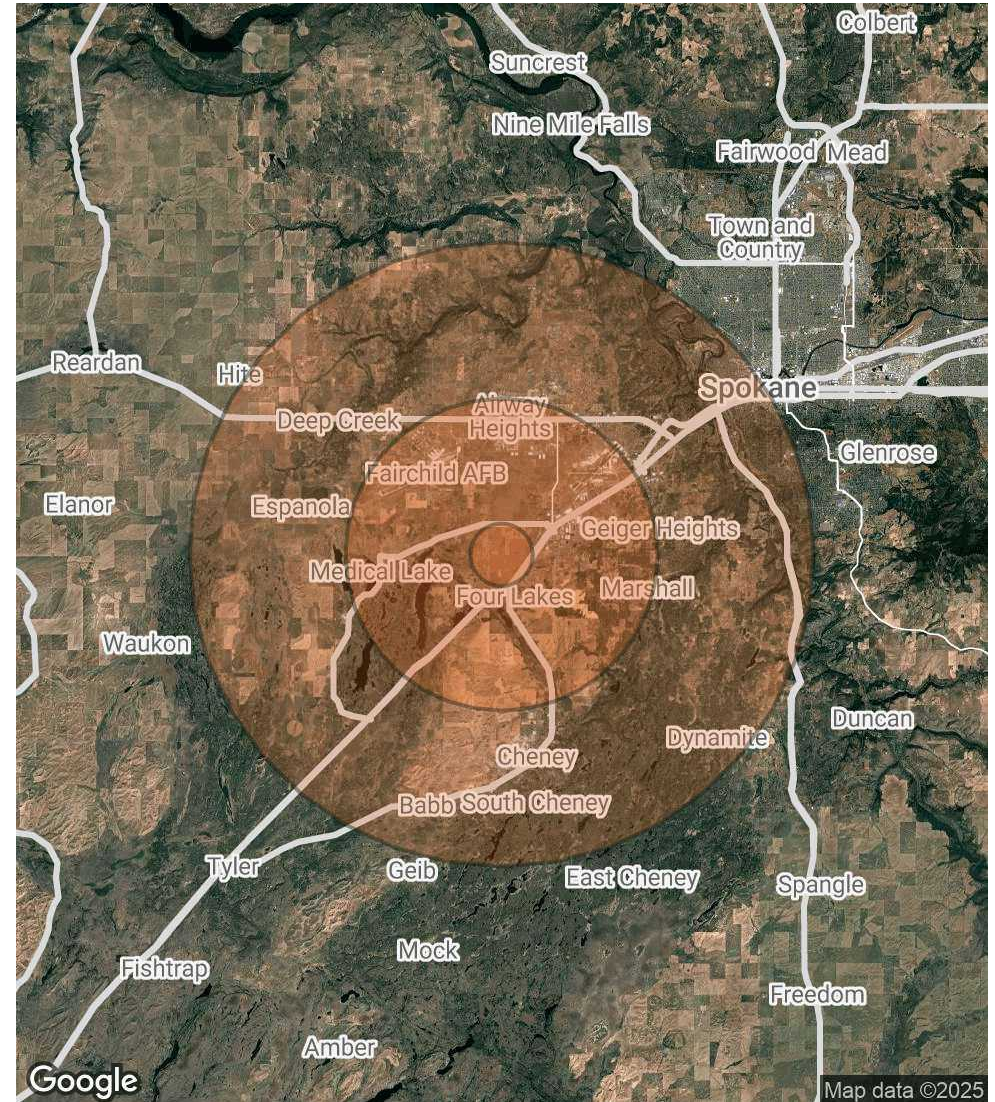
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	138	19,408	53,453
AVERAGE AGE	40.6	30.4	31.7
AVERAGE AGE (MALE)	38.5	29.7	31.5
AVERAGE AGE (FEMALE)	42.3	30.8	31.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	50	5,287	16,895
# OF PERSONS PER HH	2.8	3.7	3.2
AVERAGE HH INCOME	\$73,446	\$56,996	\$58,620
AVERAGE HOUSE VALUE		\$192,341	\$259,157

* Demographic data derived from 2020 ACS - US Census



OMAR SADAQUI, CCIM
 O: 509.321.2000
 omar.sadaoui@svn.com
 WA #22008121

GUY D. BYRD
 O: 509.321.2000
 guy.byrd@svn.com
 WA #17968

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

OMAR SADAQUI, CCIM

O: 509.321.2000

omar.sadaoui@svn.com

WA #22008121

GUY D. BYRD

O: 509.321.2000

guy.byrd@svn.com

WA #17968