

FOR SALE

ONE OF A KIND
RIVERFRONT PROPERTY

Cabela's



Planned Roundabout
2027

SUBJECT
PROPERTY

±813'

±600'

±600'

Idaho

Washington

RIVERVIEW AT STATELINE

Washington State Line Land

KIEMLEHAGOOD

Disclaimer: Parcel boundaries, property lines, state lines, entrances and exits to the Subject Property depicted in marketing materials are for visual reference only and may not be accurate. Broker makes no representations or warranties regarding the accuracy of such information. All information should be independently verified.

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PROPERTY OVERVIEW

RIVERVIEW AT STATELINE **FOR SALE**

These two available parcels located on the Washington side of Stateline are directly adjacent to Cabela's, offer freeway visibility, and run along the Spokane River.

- Zoning: County - Rural Conservation (Spokane County)
- Easy Access from I-90 State Line Exit 299
- Planned Roundabout - 2027 (Appleway & Wellesley)
- ±600 Linear Feet of River Frontage
- Buyer's use to be independently investigated for municipal approvals and feasibility by Buyer prior to close of escrow.

Services:

- Water: Water Service to be provided to Subject Property by Seller upon close of escrow. Size and timeframe to be mutually agreed to by Buyer and Seller during due diligence period.
- Sewer: Not available.
- Septic: Capacity and constraints to be investigated specific to buyer's use during due diligence period.

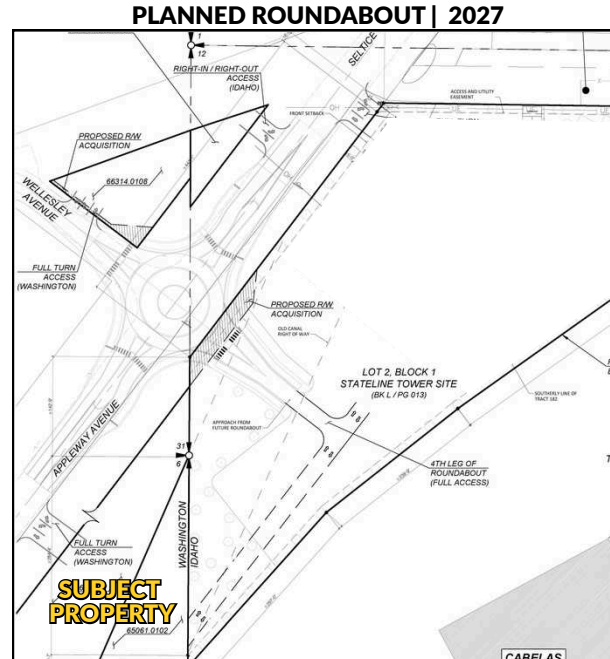
*The above are subject to final municipal approvals, cost and capacity constraints.

Lot #	Acres	Sq. Ft	Price/SF
A & B	±5.40	±235,224	\$10.25
C-SOLD	±7.52	±327,571	SOLD
*Lots A & B must be sold together			



TRAFFIC COUNTS

- W Appleway Avenue | ±9,104 ADT
- W Seltice Way | ±8,395 ADT
- I-90 EB & WB | ±95,532 ADT
- E Wellesley Avenue | ±5,828 ADT

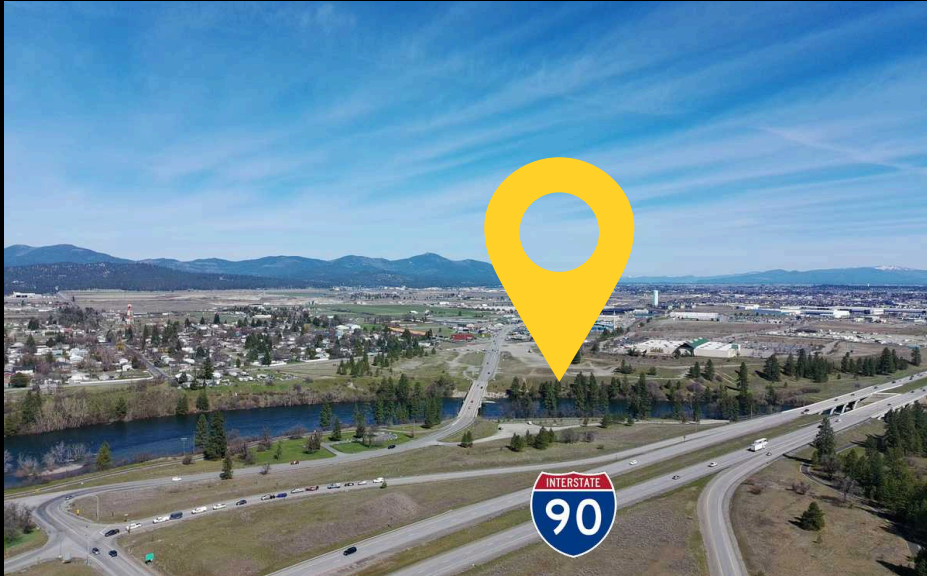


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DEMOGRAPHICS	1 MI	3 MI	5 MI
EST POPULATION 2025	1,813	16,192	47,065
PROJ. POPULATION 2030	1,808	17,215	49,995
2025 AVERAGE HHI	\$121,624	\$119,125	\$123,023
2025 MEDIAN HHI	\$101,484	\$91,771	\$94,404
TOTOAL HH EXPENDITURE	\$73.5 M	\$672.32 M	\$2.04 B



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