

## // NORTHGATE LAND FOR SALE

Spokane, WA 99218



This land is located in a premier location on the Northside of Spokane, adjacent to Mead Works Development is a 300+ Acre project located south and east of the intersection of Farwell Road and the Newport Highway. The project will be an urban mixed-use neighborhood with a pedestrian focus, extensive trails, and open space. This community will be a walkable mixed-use neighborhood with a combination of office, retail, and residential uses, including single family, multifamily, and 55+ housing. The project is expected to home approximately 1400+ units living units.

### PROPERTY FEATURES

- Parcels for sale in North Spokane - ONLY 1 LEFT
- Mixed-use zoning
- Near Costco, future 165,000 SF retail developments, North South Freeway, Whitworth University, Mead High School, Northwood Middle School, Mead Works Development, and Multicare
- Offers future ingress and egress
- Great future site for medical, retail, senior housing, office and industrial

#### AVAILABLE PARCELS

Parcel 5

#### PARCEL SIZE

7.22 Acres

// PRESENTED BY:

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# // RETAILER MAP



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# // MARKET CONDITIONS

The North South Corridor will connect to US 395 at Wandermere and US 2 to the north and connect to I-90 near the Freya/Thor interchange to the south. This will create a 60-mile per hour, 10.5-mile-long north/south limited access facility. Interchanges will be located at Wellesley Avenue and Trent Avenue (SR 290) in addition to the ones already complete at Francis/Freya Street, Parksmith Drive, US 2 and US 395 at Wandermere.



Complete	Columbia to Freya
Complete	BNSF – 2 <sup>nd</sup> Railroad Realignment
2020-2023	NSC – Spokane River to Columbia
2021-2023	Spokane River to Columbia – Shared Use Path
2023-2025	Spokane River Crossing
2020-2023	Sprague Ave to Spokane River – Stage 1
2024-2027	Sprague Ave to Spokane River – Stage 2
2024-2026	Sprague Ave to Spokane River – Stage 3
2025-2030	I-90 to Sprague Ave

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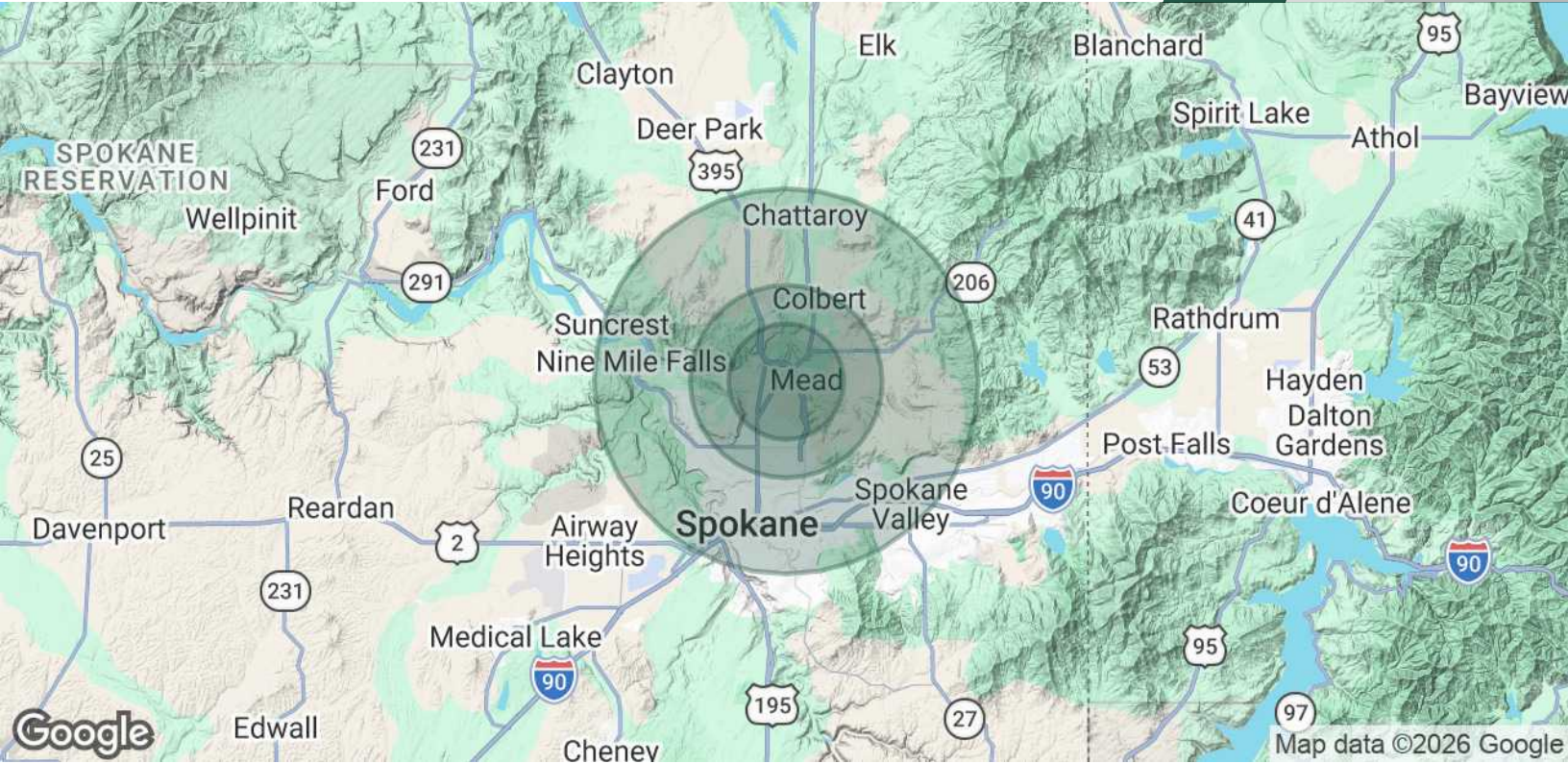
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# // DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
<b>Total Population</b>	38,868	105,855	321,209
<b>Average Age</b>	39.7	38.6	38.9
<b>Average Age (Male)</b>	38.1	37.0	37.6
<b>Average Age (Female)</b>	40.9	39.4	39.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
<b>Total Households</b>	15,905	44,086	141,216
<b># of Persons per HH</b>	2.4	2.4	2.3
<b>Average HH Income</b>	\$77,580	\$71,740	\$69,204
<b>Average House Value</b>	\$244,159	\$220,224	\$216,643

2020 American Community Survey (ACS)

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