

OFFERING MEMORANDUM

COMMERCE PARK AT WEST PLAINS- COMMERCIAL DEVELOPMENT LAND FOR SALE

11515 WEST MEDICAL LAKE
ROAD

Spokane, WA 99004

PRESENTED BY:

JOHN J. HILLIER

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Draft Rendering- pending final BSP



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OFFERING SUMMARY

SALE PRICE:	Contact Broker
TOTAL SIZE:	94 Acres
	4,094,640 SF
PRICE / SF:	\$5.00-\$25.00
ZONING:	Mixed use Regional Commercial Light Industrial
APN:	14121.9027

PROPERTY OVERVIEW

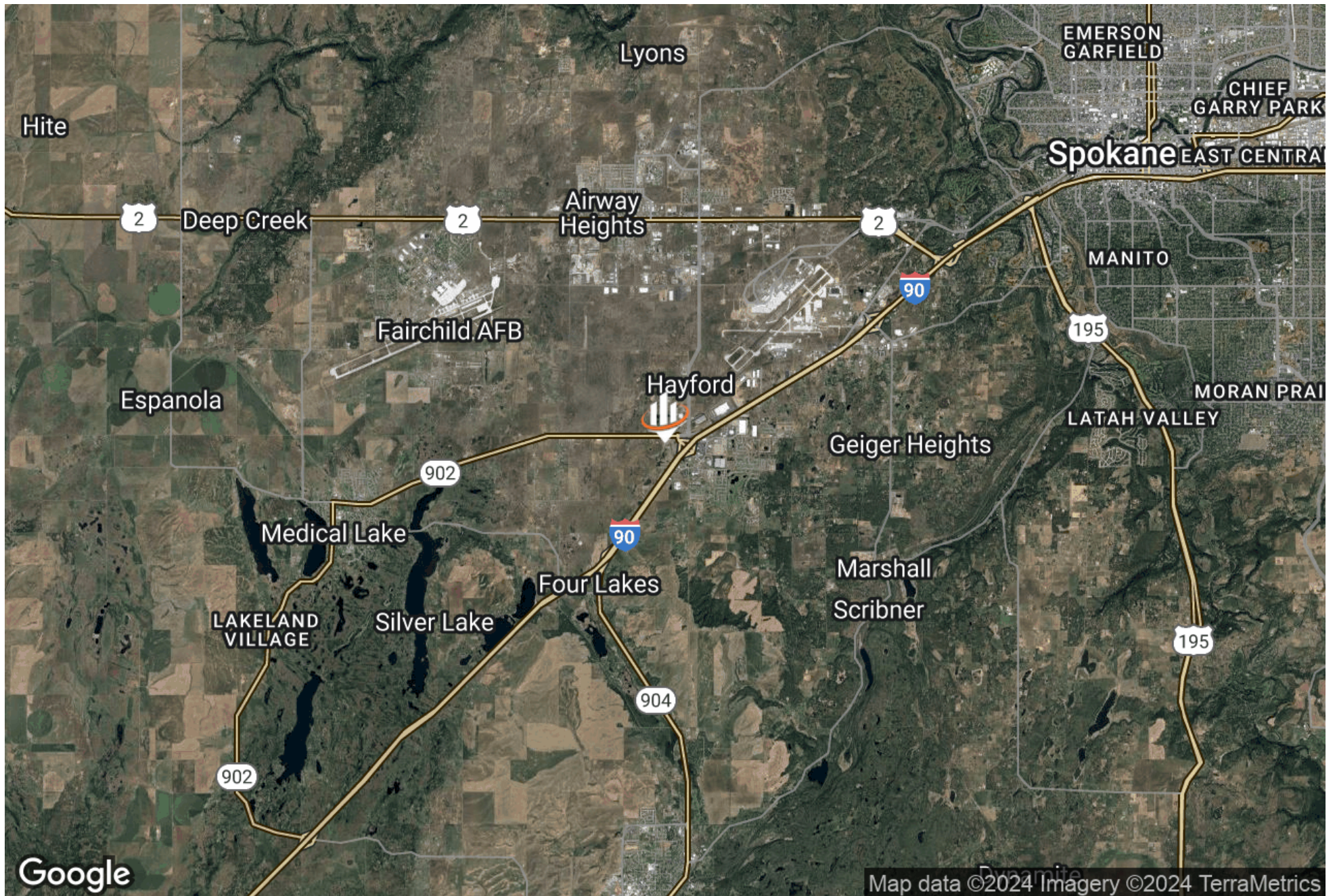
Commercial development land totaling 94 acres for sale and build to suit. Located between Spokane Airport and Spokane Fairchild Air Force Base.

PROPERTY HIGHLIGHTS

- Ideally located at the "Gateway" to the burgeoning West Plains of Spokane
- Flexible zoning is permitted within the zoning matrix and allows for a number of various uses: hospitality, residential, retail, office, travel plaza, manufacturers, etc.
- Public street access, power, water and sewer are being made available to individual parcels
- Existing nearby businesses: Amazon Fulfillment Center, Caterpillar Distribution Center, UTC Aerospace Systems, Bobcat of Spokane, and Inland Power and Light, Co.
- Future nearby users/developments: Mullen Technologies, Selkirk Pharma, Rail Truck Transload Facility, Kenworth Sales Company, Puget Sound Pipe and McKinstry, and West McFarlane Business Park







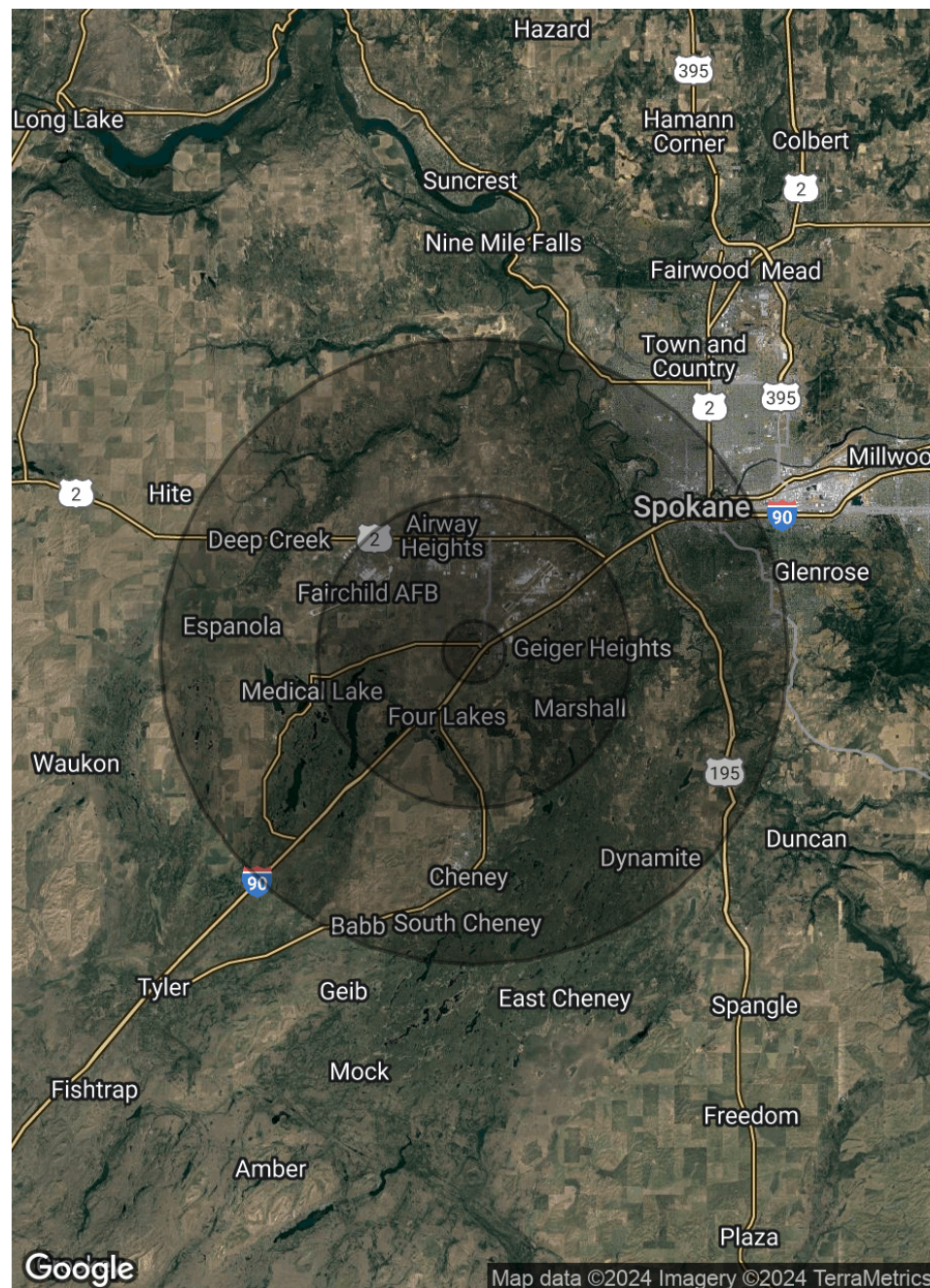
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	155	14,348	75,490
AVERAGE AGE	40.3	34.5	33.3
AVERAGE AGE (MALE)	39.0	35.0	32.9
AVERAGE AGE (FEMALE)	41.1	32.7	33.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	57	4,037	27,192
# OF PERSONS PER HH	2.7	3.6	2.8
AVERAGE HH INCOME	\$71,342	\$58,054	\$56,503
AVERAGE HOUSE VALUE		\$352,860	\$241,014

* Demographic data derived from 2020 ACS - US Census





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John J. Hillier

Senior Advisor
SVN | Cornerstone

John J. Hillier currently serves as a Senior Advisor for SVN Cornerstone and has a vast knowledge of Commercial Real Estate Leasing and Sales. He has over twenty eight years of Commercial Real Estate experience.

Over John's impressive career he has negotiated and leased almost 4,000,000 sq. ft. of retail space. He has also leased and participated in the lease negotiating efforts for large anchor space being taken by national and regional, and local tenants for both landlords and tenants. John has also Managed a number of large retail, Industrial and office portfolio's throughout his career consisting of 500,000 to 1,000,000 sq. ft.

John most recently worked at Goodale & Barbieri Company, based out of Spokane, WA from 2005 thru 2015.

Before that he served with TRF Pacific LLC located in Seattle, WA as a senior commercial property and leasing manager in the greater Puget Sound and Northwest region.

He continues his commercial RE career at SVN Cornerstone serving clients from all around the country and right here in Eastern Washington and Northern Idaho.

John also enjoys restoring vintage muscle cars and riding his Harley Davidson motorcycle in his free time. From time to time you may see him at car shows or out on the golf course in the summer. John is also a USAF Vet and continues to support Veterans in our community.



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Guy D. Byrd

Designated Broker
SVN | Cornerstone

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. Guy specializes in the retail and industrial sectors of Commercial Real Estate including property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, and Greater Spokane Inc., and is a former president and current member of the Spokane Commercial Real Estate Traders Club and serves on the Red Cross Board of Directors for the Northwest Region. He is also involved with the community in support of Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns.

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.