

SALE

North Hayford Rd Ag/L1 Zoned Land

N HAYFORD RD

Airway Heights, WA 99001

PRESENTED BY:

JOHN J. HILLIER

C: 509.939.8094

john.hillier@svn.com

WA #44909

36.4± Acres

Available

SOLD

**Spokane County
Fire Station 5**

**Spokane County
Raceway**

**Northern Quest
Resort & Casino**

**Shamrock
Paving**

SVN
CORNERSTONE

Sprague Ave

Northern Quest Ave

W Deno Rd

W Trails Rd

W Balmer Rd

N Hayford Rd

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2.74 sf = \$4,350,000
LOT SIZE:	1,585,584 sf = 36.4 Acres
ZONING:	L-1 Light Industrial/AG
MARKET:	Airway Heights WA
SUBMARKET:	West Spokane
APN:	15131.0022, 15131.0018, 15131.0019

PROPERTY OVERVIEW

Hayford Rd Light Industrial / AG Land For Sale
Within Opportunity Zone

PROPERTY HIGHLIGHTS

- Just north of the Northern Quest Resort & Casino
- Adjacent to Spokane Raceway Park owned by Norther Quest

JOHN J. HILLIER
C: 509.939.8094
john.hillier@svn.com
WA #44909

LOCATION MAP



JOHN J. HILLIER

C: 509.939.8094

john.hillier@svn.com

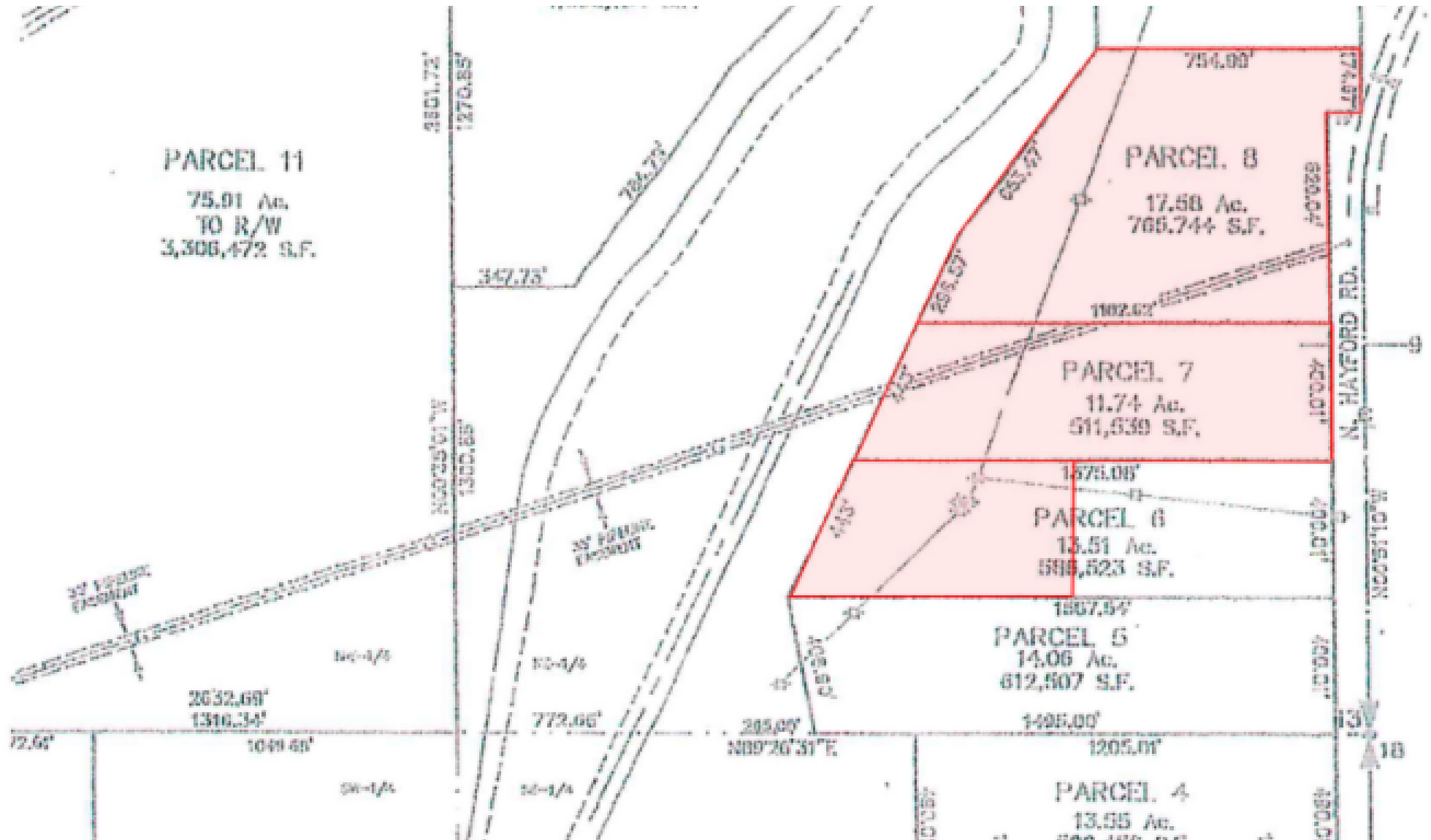
WA #44909

ADDITIONAL PHOTOS



JOHN J. HILLIER
C: 509.939.8094
john.hillier@svn.com
WA #44909

PROPERTY PARCELS



JOHN J. HILLIER

C: 509.939.8094

john.hillier@svn.com

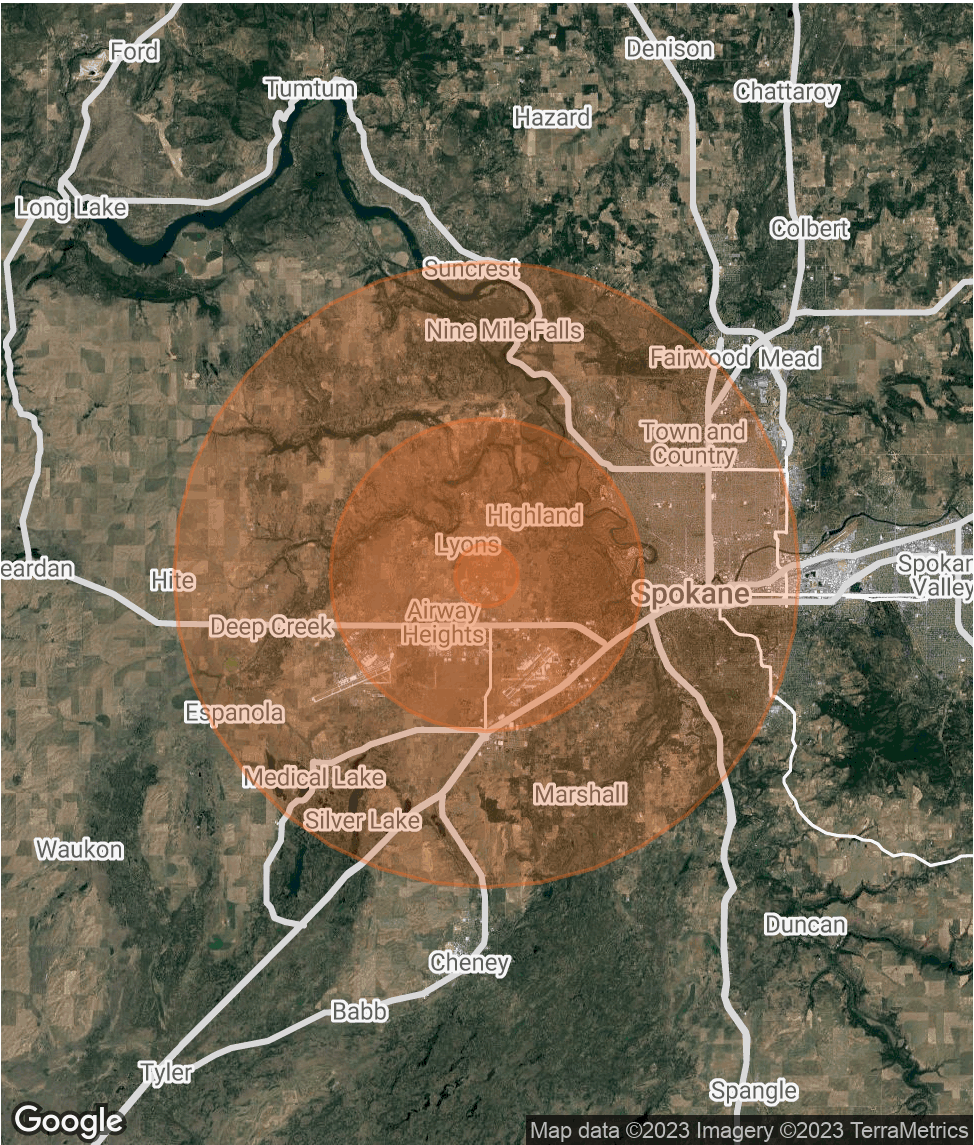
WA #44909

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	938	13,788	152,439
AVERAGE AGE	34.5	34.7	36.7
AVERAGE AGE (MALE)	35.5	35.6	35.8
AVERAGE AGE (FEMALE)	31.2	32.1	37.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	241	3,885	60,671
# OF PERSONS PER HH	3.9	3.5	2.5
AVERAGE HH INCOME	\$47,435	\$51,692	\$58,396
AVERAGE HOUSE VALUE	\$294,353	\$276,664	\$210,206

* Demographic data derived from 2020 ACS - US Census



JOHN J. HILLIER
C: 509.939.8094
john.hillier@svn.com
WA #44909

ADVISOR BIO 1



JOHN J. HILLIER

Senior Advisor

john.hillier@svn.com
Direct: 509.939.8094 | Cell: 509.939.8094

WA #44909 // ID #SP45280

PROFESSIONAL BACKGROUND

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.

MEMBERSHIPS

International Council of Shopping Centers (ICSC)
Institute of Real Estate Management (IREM)

SVN | Cornerstone
1311 N. Washington Street Suite D
Spokane, WA 99201
509.321.2000

JOHN J. HILLIER
C: 509.939.8094
john.hillier@svn.com
WA #44909

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.

JOHN J. HILLIER

C: 509.939.8094

john.hillier@svn.com

WA #44909