

3809 S. Geiger Blvd.

Spokane, WA

FOR SALE - \$6.50 SQFT. OR. BUILD TO SUIT



12+ Acres Available

Freeway Frontage Commercial Land

Fantastic location! A great commercial setting, the subject property is located in Spokane County with visibility and by the Geiger Interchange Exit 276. All utilities available to property and ready to develop. Site will be completely scraped and vacant for new Buyer.



**HAWKINS
EDWARDS**

Kevin Edwards
Office: 509-838-8500
Cell: 509-939-8828
Email: k.edwards@me.com

PROPERTY INFO

| www.HawkinsEdwardsInc.com

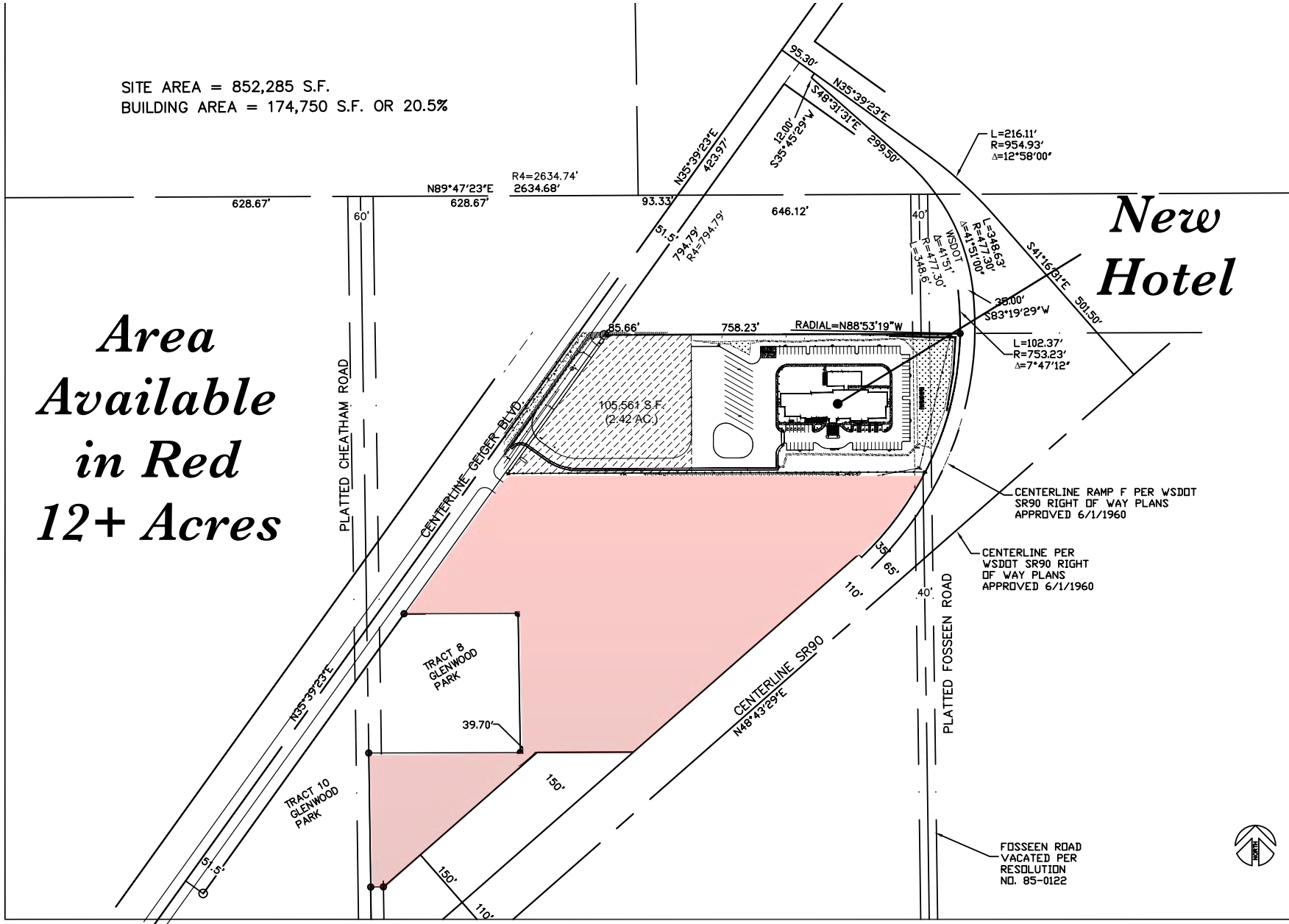
Property Information

SALE PRICE:..... \$6.50 /SqFt. pending size.
 AVAILABLE LAND:..... 12.09 Acres in Total, Will Divide.
 ZONING:..... **RC - Regional Commercial**, per Spokane County.
 SEWER:..... Located in Geiger Blvd.
 WATER:..... 18" located in Geiger Blvd.
 PARCELS:.....

A.	25335.0125	SOLD
B.	25334.6001	215,000 SF
C.	25333.0204	150,150 SF
D.	25333.0226	99,000 SF
E.	25333.0216	62,552 SF
All Parcels		526,702 SF

* Boundary Lines can be adjusted.
 DOC'S:..... Survey, Site Plan, Phase One.
 etc. available for Buyer's review.





SITE AREA = 852,285 S.F.
BUILDING AREA = 174,750 S.F. OR 20.5%

*Area
Available
in Red
12+ Acres*

*New
Hotel*

ARCHITECTURAL VENTURES
 DON E. JARRE (650) 929-5105
 E. 8802 MISSION SPOKANE VALLEY, WA 99208

DATE	SCALE	REVISIONS	DATE

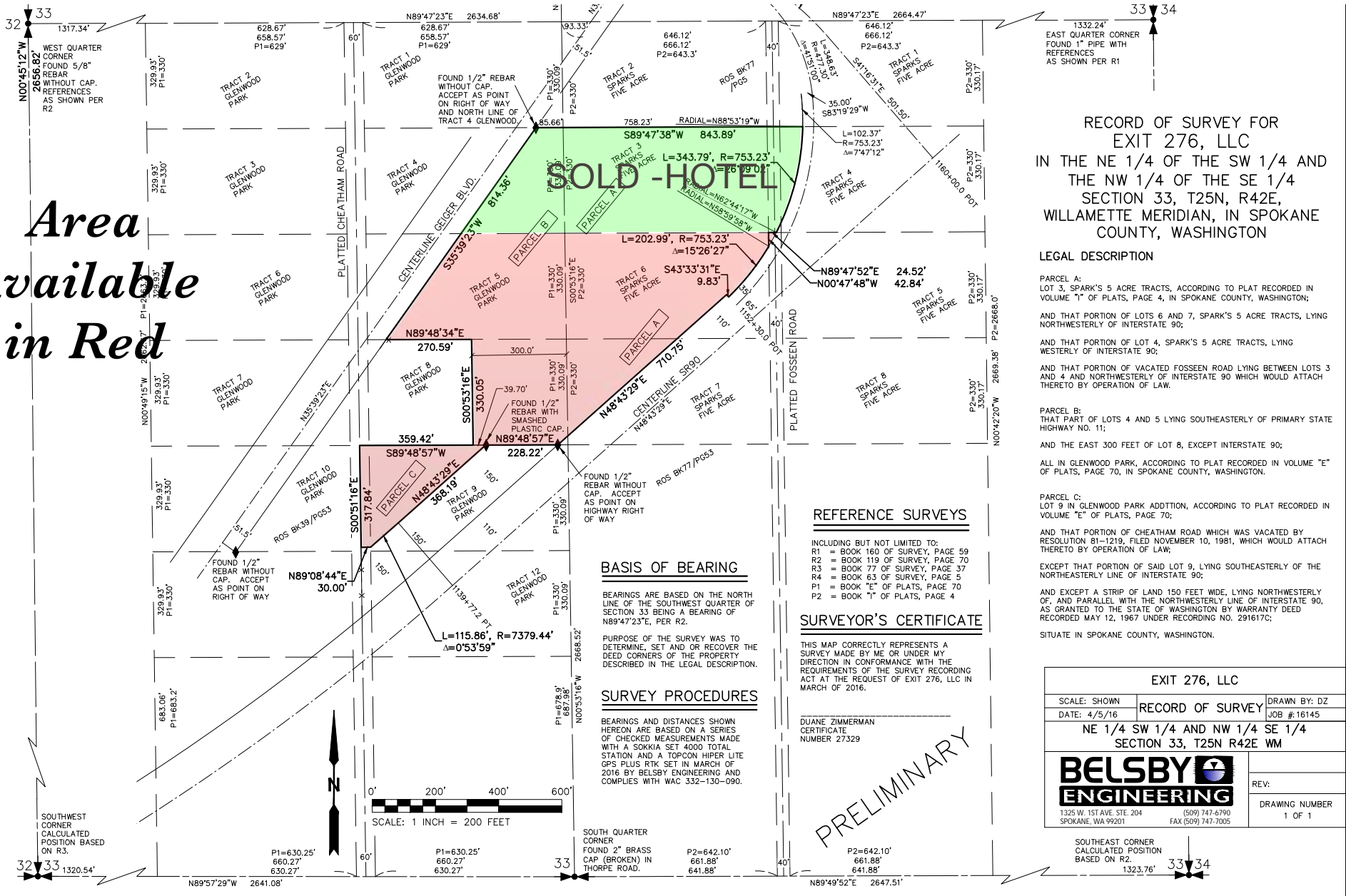
DATE: 5-8-2016

CP-1

Adjacent to Spokane Airport

Great Freeway Exposure

Area Available in Red



**RECORD OF SURVEY FOR
EXIT 276, LLC**
IN THE NE 1/4 OF THE SW 1/4 AND
THE NW 1/4 OF THE SE 1/4
SECTION 33, T25N, R42E,
WILLAMETTE MERIDIAN, IN SPOKANE
COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL A:
LOT 3, SPARK'S 5 ACRE TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME "I" OF PLATS, PAGE 4, IN SPOKANE COUNTY, WASHINGTON;
AND THAT PORTION OF LOTS 6 AND 7, SPARK'S 5 ACRE TRACTS, LYING NORTHWESTERLY OF INTERSTATE 90;
AND THAT PORTION OF LOT 4, SPARK'S 5 ACRE TRACTS, LYING WESTERLY OF INTERSTATE 90;
AND THAT PORTION OF VACATED FOSSEEN ROAD LYING BETWEEN LOTS 3 AND 4 AND NORTHWESTERLY OF INTERSTATE 90 WHICH WOULD ATTACH THERETO BY OPERATION OF LAW.

PARCEL B:
THAT PART OF LOTS 4 AND 5 LYING SOUTHEASTERLY OF PRIMARY STATE HIGHWAY NO. 11;
AND THE EAST 300 FEET OF LOT 8, EXCEPT INTERSTATE 90;
ALL IN GLENWOOD PARK, ACCORDING TO PLAT RECORDED IN VOLUME "E" OF PLATS, PAGE 70, IN SPOKANE COUNTY, WASHINGTON.

PARCEL C:
LOT 9 IN GLENWOOD PARK ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "E" OF PLATS, PAGE 70;

REFERENCE SURVEYS

INCLUDING BUT NOT LIMITED TO:
R1 = BOOK 160 OF SURVEY, PAGE 59
R2 = BOOK 119 OF SURVEY, PAGE 70
R3 = BOOK 77 OF SURVEY, PAGE 37
R4 = BOOK 63 OF SURVEY, PAGE 5
P1 = BOOK "E" OF PLATS, PAGE 70
P2 = BOOK "I" OF PLATS, PAGE 4

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 33 BEING A BEARING OF N89°47'23"E, PER R2.

SURVEY PROCEDURES

BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A SERIES OF CHECKED MEASUREMENTS MADE WITH A SOKKIA SET 4000 TOTAL STATION AND A TOPCON HIPER LITE GPS PLUS RTK SET IN MARCH OF 2016 BY BELSBY ENGINEERING AND COMPLIES WITH WAC 332-130-090.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF EXIT 276, LLC IN MARCH OF 2016.

DUANE ZIMMERMAN
CERTIFICATE
NUMBER 27329

PRELIMINARY

EXIT 276, LLC		
SCALE: SHOWN	RECORD OF SURVEY	DRAWN BY: DZ
DATE: 4/5/16		JOB #: 16145
NE 1/4 SW 1/4 AND NW 1/4 SE 1/4 SECTION 33, T25N R42E WM		
BELSBY ENGINEERING		REV:
1325 W. 1ST AVE. STE. 204 SPOKANE, WA 99201		DRAWING NUMBER
(509) 747-6790 FAX (509) 747-7005		1 OF 1

