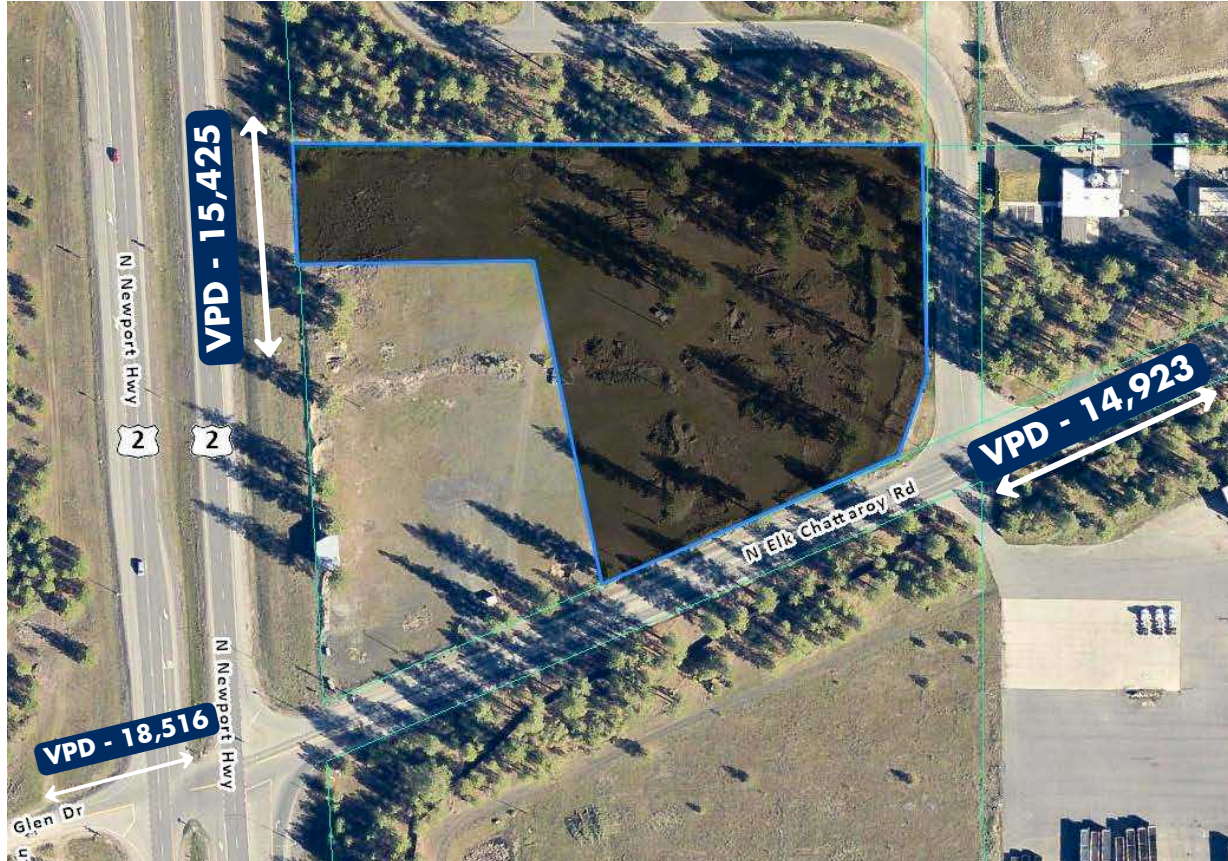


LAND & SHOVEL READY DEVELOPMENT FOR SALE

22111 N. ELK-CHATTAROY RD.
COLBERT, WA 99005



OFFERING SUMMARY

Sale Price	\$675,000*
\$/SFT	\$3.44/SFT
Land Area	4.5 AC 196,020 SFT
APN	37101.9083
Zoning	LDAC ↗

The owner will carry on approved terms. More information will be shared with qualified buyers

DEVELOPMENT SUMMARY

Presenting “build ready” land that is the only commercially available land within 4 square miles. The property is adjacent to Spokane County Regional Transfer Station. A great opportunity for convenience store or gas station.

STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

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*** POTENTIAL GAS STATION & CONVENIENCE STORE RENDERING**

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**22111 N. ELK-CHATTAROY RD.
COLBERT, WA 99005**



**STEVEN DAINES
SETH PETERSON**

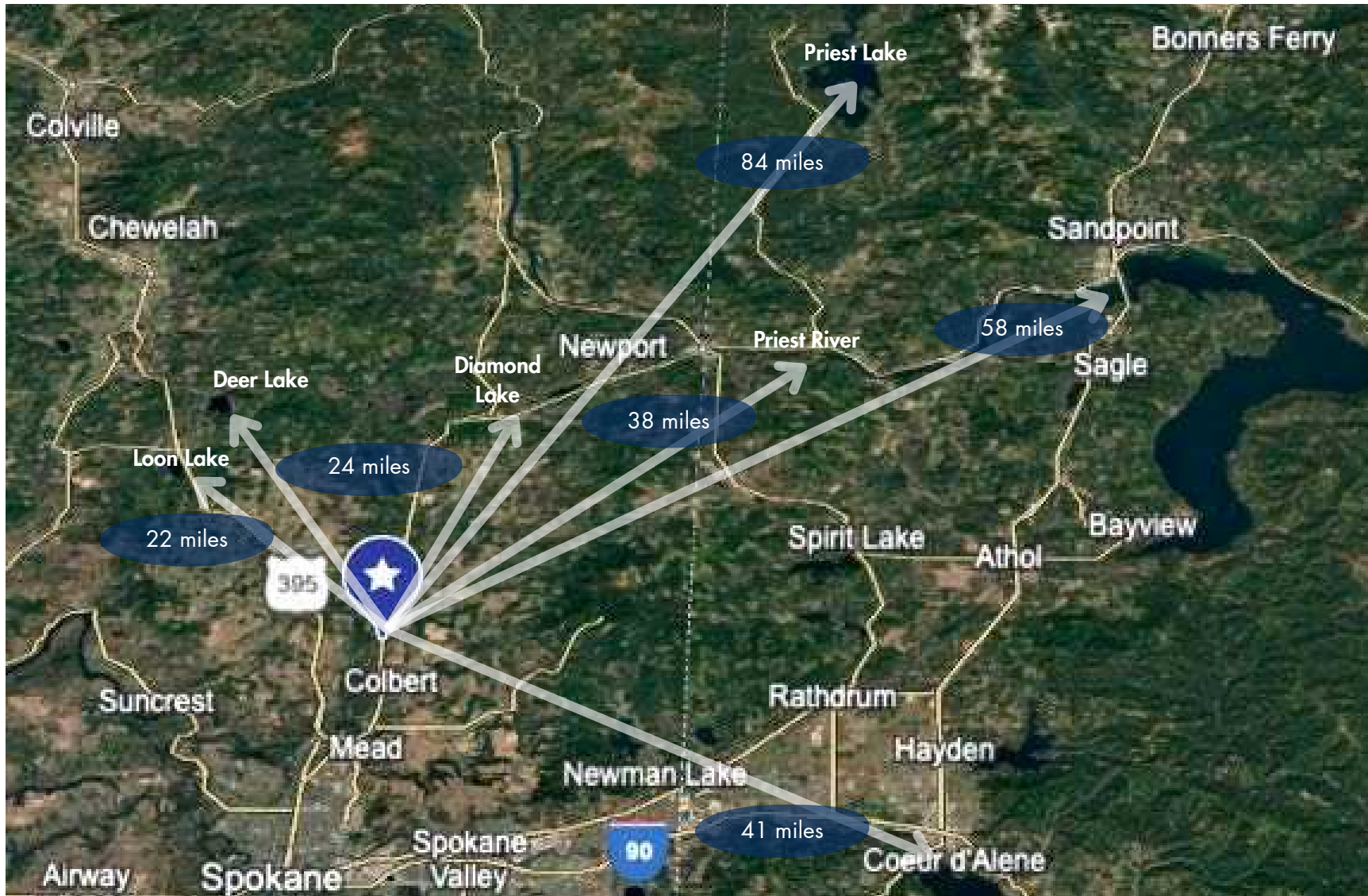
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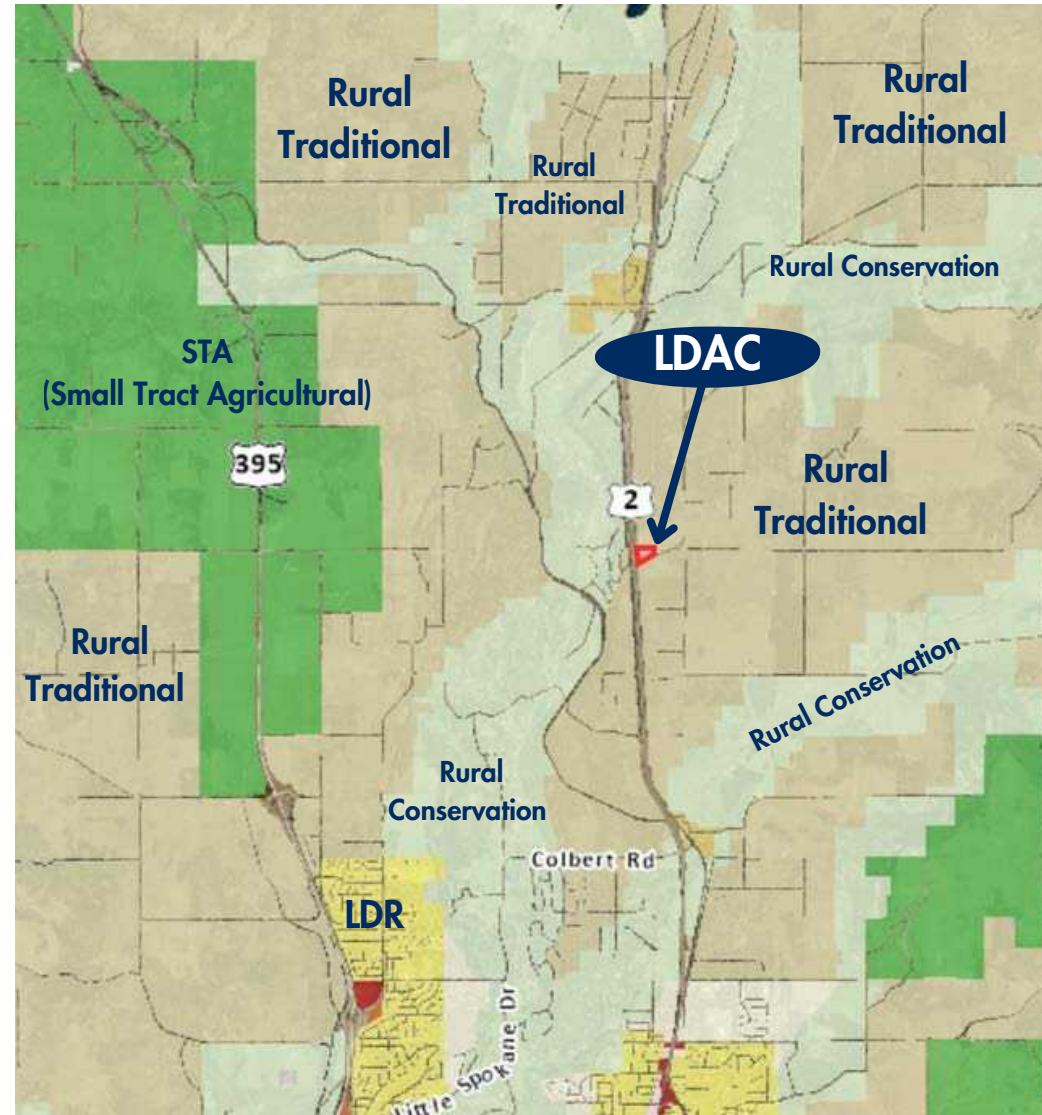
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LAND & SHOVEL READY DEVELOPMENT FOR SALE

22111 N. ELK-CHATTAROY RD.
COLBERT, WA 99005



- 1 of 2 LDAC zoned properties along Newport Hwy.
- Variety of permitted uses are allowed with this zoning.
- [CLICK HERE](#) to view Zoning Matrix
- Great opportunity along heavily traveled highway.



LAND & SHOVEL READY DEVELOPMENT FOR SALE

**22111 N. ELK-CHATTAROY RD.
COLBERT, WA 99005**



31149 OLD HWY 95, ATHOL, ID

Land Size: 6.66 AC
List Price: \$1.275M
\$/SFT: \$4.40

Zoning: Commercial
Days on Market: 115



8919 N. CEDAR RD. SPOKANE, WA

Land Size: 4.83 AC
Sold Dec. 2024: \$1.15M
\$/SFT: \$5.47

Zoning: R-1
Days on Market: 110



8919 N. CEDAR RD. SPOKANE, WA

Land Size: 4.63 AC
Sold June 2025: \$911K
\$/SFT: \$4.52

Zoning: AG
Days on Market: 100



N. MEYER RD. RATHDRUM, ID

Land Size: 4.36 AC
Sold Jan. 2022: \$629.9K
\$/SFT: \$3.32

Zoning: I
Days on Market: 139

LAND & SHOVEL READY DEVELOPMENT FOR SALE

**22111 N. ELK-CHATTAROY RD.
COLBERT, WA 99005**



DEMOGRAPHICS

	5 MILE	10 MILE
Population	21,275	95,688
Households	7,547	36,111
Median Age	44	41
Median HH Income	\$106,391	\$81,201
Daytime Employees	2,057	26,227
Population Growth '25 - '30	0.3%	0.4%
Household Growth '25 - '30	0.3%	0.4%

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

N. Newport Hwy	N. Yale Rd. N	22,836
N. Newport Hwy	N. Yale Rd. S	19,504
N. Newport Hwy	E. Norwood Rd. W	19,085

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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