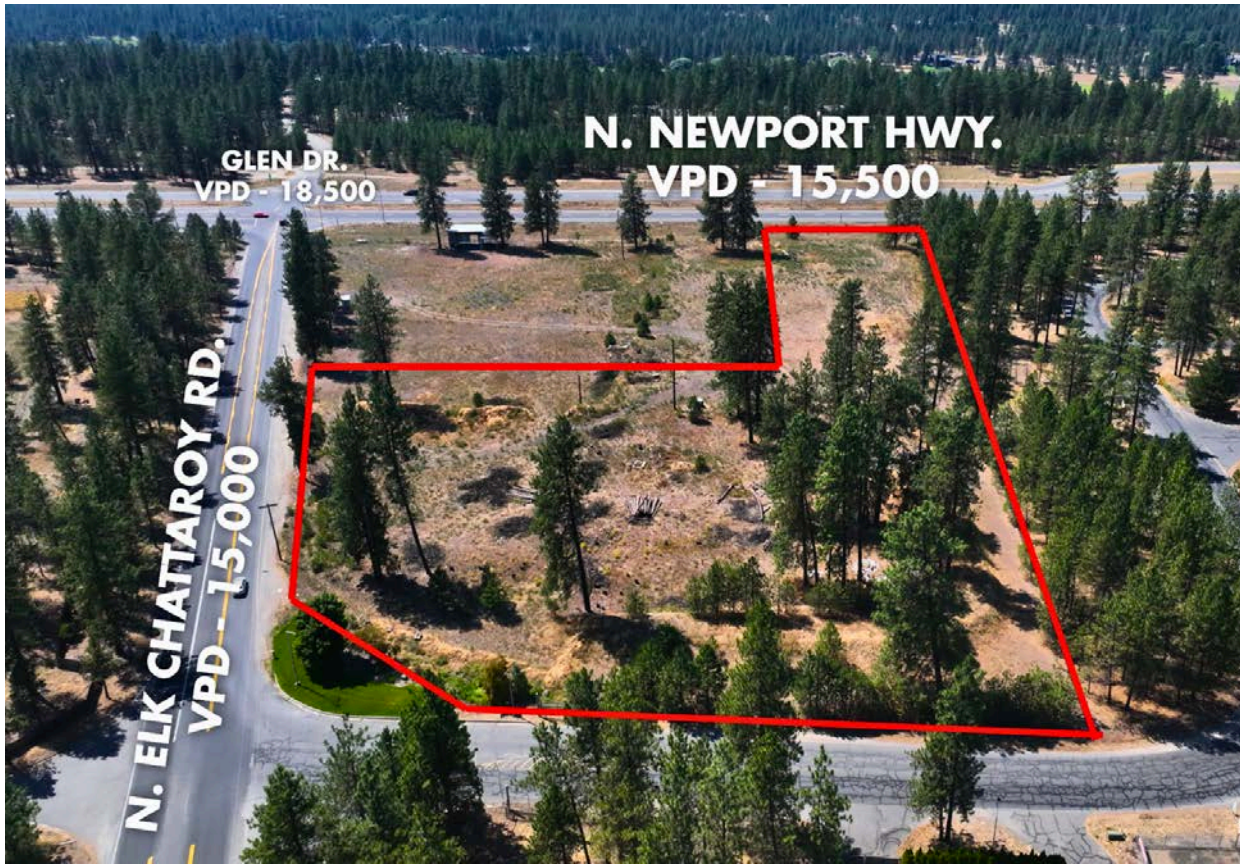
LAND & SHOVEL READY DEVELOPMENT FOR SALE

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

DAINES CAPITAL
COMMERCIAL REAL ESTATE



OFFERING SUMMARY

Sale Price	$499,000*
$/SFT	$2.54/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

LAND & SHOVEL READY DEVELOPMENT FOR SALE

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

DAINES CAPITAL
COMMERCIAL REAL ESTATE



STEVEN DAINES
SETH PETERSON
• 509.209.4920 • SETH@DAINESCAPITAL.COM
WWW.DAINESCAPITAL.COM

LAND & SHOVEL READY DEVELOPMENT FOR SALE

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

DAINES CAPITAL
COMMERCIAL REAL ESTATE



*POTENTIAL GAS STATION & CONVENIENCE STORE RENDERING

STEVEN DAINES
SETH PETERSON
• 509.209.4920 • SETH@DAINESCAPITAL.COM
WWW.DAINESCAPITAL.COM

LAND & SHOVEL READY DEVELOPMENT FOR SALE

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

DAINES CAPITAL
COMMERCIAL REAL ESTATE



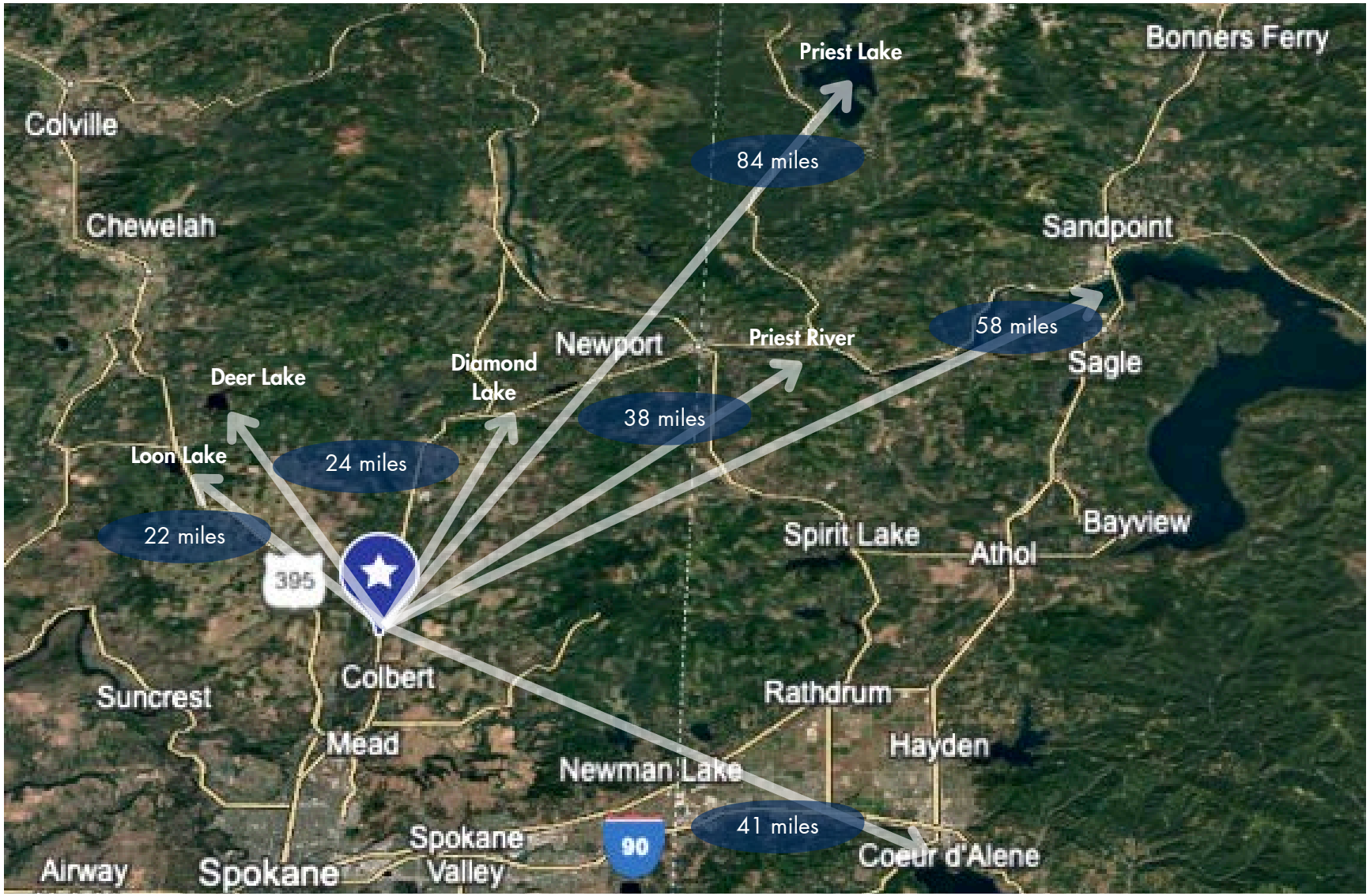


STEVEN DAINES
SETH PETERSON
• 509.209.4920 • SETH@DAINESCAPITAL.COM
WWW.DAINESCAPITAL.COM

LAND & SHOVEL READY DEVELOPMENT FOR SALE

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

DAINES CAPITAL
COMMERCIAL REAL ESTATE



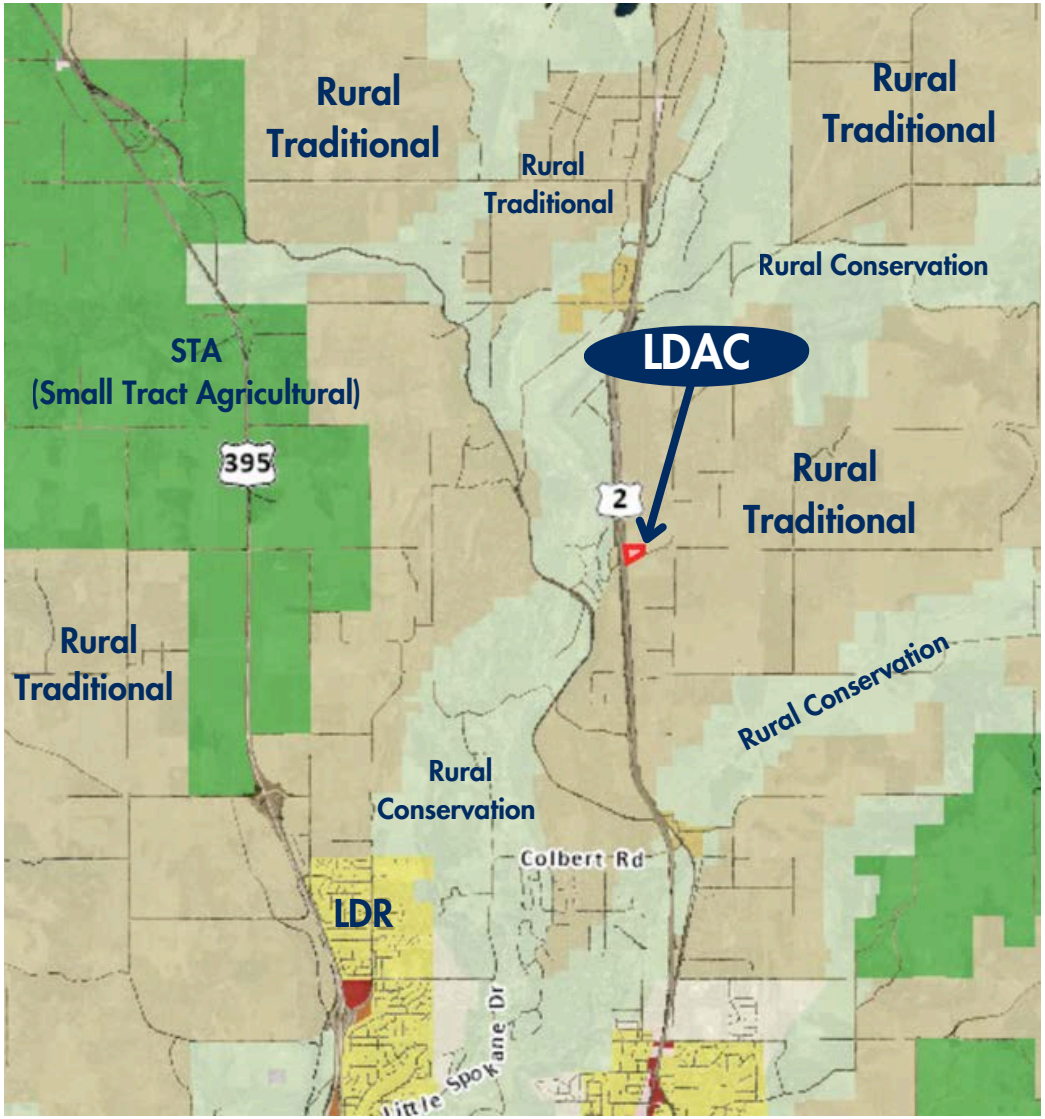
STEVEN DAINES
SETH PETERSON
• 509.209.4920 • SETH@DAINESCAPITAL.COM
WWW.DAINESCAPITAL.COM

LAND & SHOVEL READY DEVELOPMENT FOR SALE

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

DAINES CAPITAL
COMMERCIAL REAL ESTATE

- 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.



STEVEN DAINES
SETH PETERSON
• 509.209.4920 • SETH@DAINESCAPITAL.COM
WWW.DAINESCAPITAL.COM

LAND & SHOVEL READY DEVELOPMENT FOR SALE

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

DAINES CAPITAL
COMMERCIAL REAL ESTATE



11900 W. 12TH, AIRWAY HEIGHTS, WA

Land Size: 4.67 AC
Sold July 2026: $850K
$/SFT: $4.18

Zoning: Commercial



8919 N. CEDAR RD. SPOKANE, WA

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

Zoning: R-1



8919 N. CEDAR RD. SPOKANE, WA

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

Zoning: AG



N. MEYER RD. RATHDRUM, ID

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

Zoning: I

LAND & SHOVEL READY DEVELOPMENT FOR SALE

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

DAINES CAPITAL
COMMERCIAL REAL ESTATE

DEMOGRAPHICS	5 MILE	10 MILE
Population	21,299	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	23,219
N. Newport Hwy	N. Glen Dr. N	19,417
N. Newport Hwy	E. Norwood Rd. N	18,133

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.



STEVEN DAINES
SETH PETERSON
• 509.209.4920 • SETH@DAINESCAPITAL.COM
WWW.DAINESCAPITAL.COM