



Development Property - 10+ AC Hotel & RV Resort on Spokane River

- Fully Entitled and Master Planned Project
- Located just off the I-90 Full Freeway Exchange at the WA/ID Stateline
- Strategic Location – centrally located between WA and ID
- 77 RV parking stalls planned with possibility to get up to 100 stalls
- Proposed 4-5,000 sf clubhouse, dog park, and picnic overlook to the river
- Natural Trail to Spokane river's edge

Sale Price - \$3,565,000 (\$8/sf)

Broker contact:

Steve Ridenour

+1 208 660 5010

sridenour@naiblack.com

KC Reese

+1 208 755 7629

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105 N 1st St., Ste 300,
Coeur d'Alene, ID 83814



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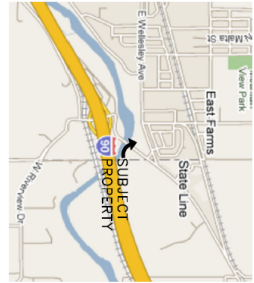
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CUP DATA TABLE

TOTAL SQ. FEET
TOTAL CUP AREA
ESTIMATED ZONING
TYPICAL LOT SIZE
MINIMUM SETBACK
MAXIMUM SETBACK
SPACING SETBACK
BUILDING LOT COVERAGE
MAXIMUM LOT COVERAGE
RATIO COVERAGE (R & C)
BASE COVERAGE (O)
LANDSCAPING
LANDSCAPING
CONSTRUCTION AND RESOURCES
OWNER'S REQUIREMENTS
OTHER COMMENTS
SCHEMATIC PARSING
RECORD PARSING

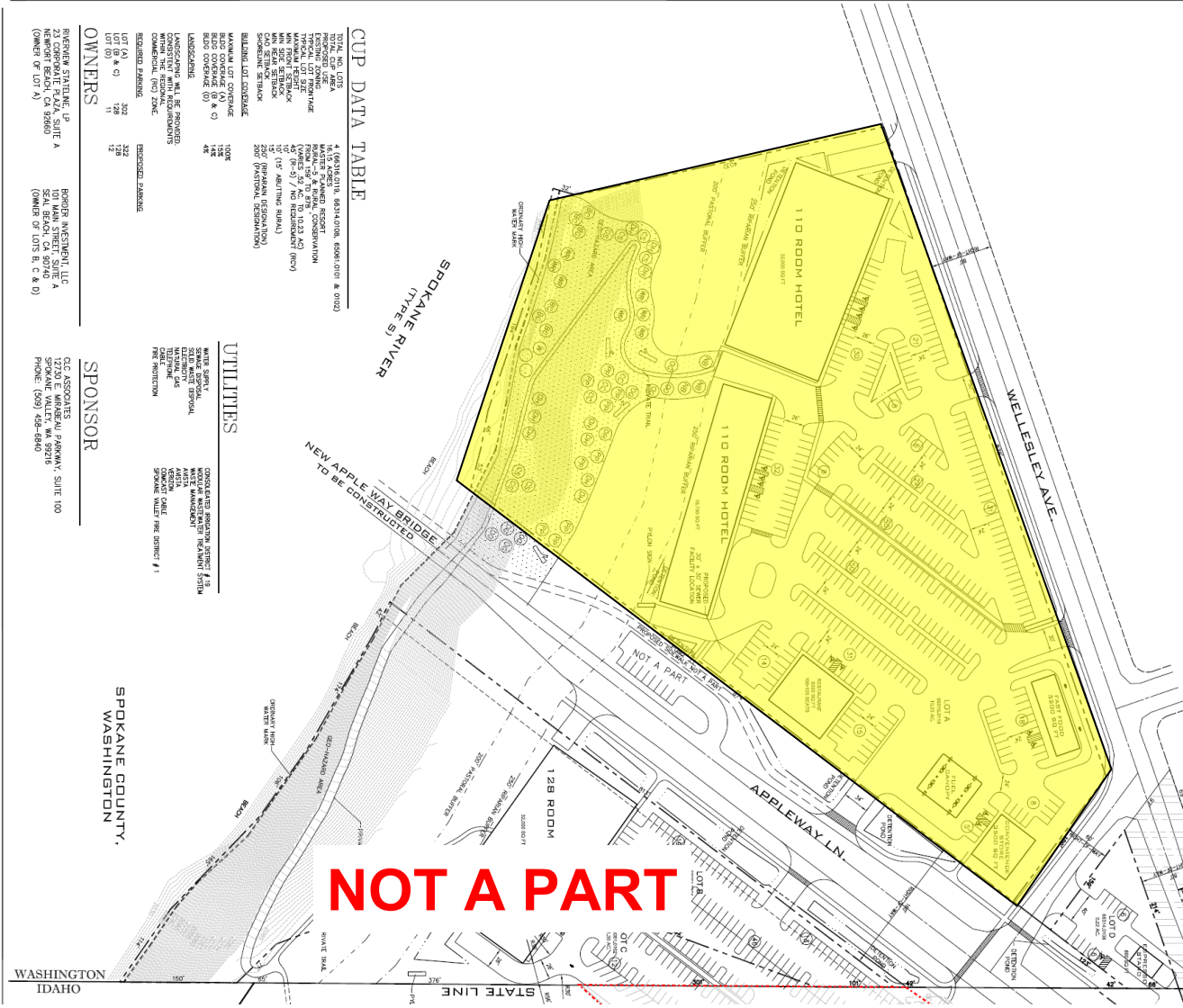
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OWNERS
PIONEER STATLINE, LP
23 CORPORATION BLVD, SUITE A
NEWPORT BEACH, CA 92660
(OWNER OF LOT A)
BOBBER INVESTMENT, LLC
101 MAIN STREET, SUITE A
SEAL BEACH, CA 92688
(OWNER OF LOTS B, C & D)

UTILITIES
WATER SERVICE
SEWER SERVICE
GAS SERVICE
ELECTRIC SERVICE
TELEPHONE SERVICE
CABLE SERVICE
FIBER OPTIC SERVICE
STORM WATER SYSTEM
IRRIGATION SYSTEM
WATER MAIN
SEWER MAIN
GAS MAIN
ELECTRIC MAIN
TELEPHONE MAIN
CABLE MAIN
FIBER OPTIC MAIN

SPONSOR
CIC ASSOCIATES
12720 E WINNEMAU PARKWAY, SUITE 100
SPOKANE VALLEY, WA 99216
PHONE: (509) 452-4940

SPokane County, Washington



NOT A PART

Broker contact:

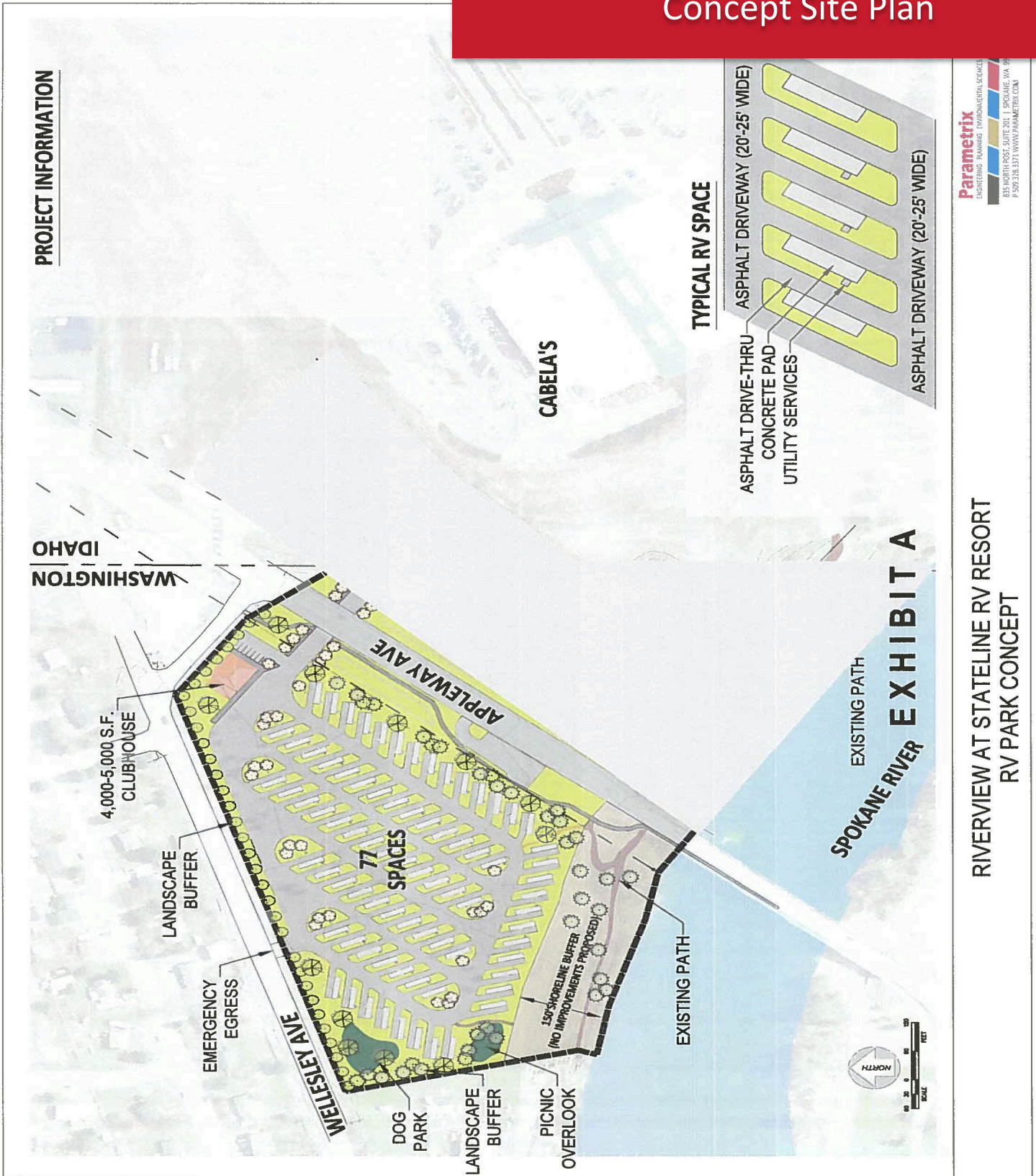
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