

LAND PARCELS FOR SALE

PRIME LOWER SOUTH HILL LOCATION

606 & 610 S. SCOTT ST.
SPOKANE, WA 99202



OFFERING SUMMARY

Price \$374,720

\$/SFT \$23.25/SFT

Land Area 0.37 AC

Zoning RMF

- Easy access to I-90 and major arterials
- Minutes from Gonzaga University, Downtown Spokane, and Sacred Heart Hospital

- APN:
 - 35201.5323 & 35201.5332

STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

LAND PARCELS FOR SALE

PRIME LOWER SOUTH HILL LOCATION

606 & 610 S. SCOTT ST.
SPOKANE, WA 99202



606 S. Scott St.

- 0.25 AC | 10,890 SFT
- \$253,192.50 | \$23.25/SFT
- Parcel #35201.5323

610 S. Scott St.

- 0.12 AC | 5,227 SFT
- \$121,527.75 | \$23.25/SFT
- Parcel #35201.5332

Environmentally impacted soils may remain on-site per approved remediation plan, minimizing removal costs.



LAND PARCELS FOR SALE

PRIME LOWER SOUTH HILL LOCATION

606 & 610 S. SCOTT ST.
SPOKANE, WA 99202



STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

LAND PARCELS FOR SALE

PRIME LOWER SOUTH HILL LOCATION

606 & 610 S. SCOTT ST.
SPOKANE, WA 99202



*** POTENTIAL DUPLEX COMPLEX RENDERING**

STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

LAND PARCELS FOR SALE

PRIME LOWER SOUTH HILL LOCATION

606 & 610 S. SCOTT ST.
SPOKANE, WA 99202



BRAND NEW \$20.5M MULTIFAMILY PROJECT ANNOUNCED ON LOWER SOUTH HILL

(Less than 5 min drive time from 606/610 S. Scott St.)



Now is the perfect time to invest in Spokane's growing Lower South Hill. The Summit Apartments (a \$20.5M multifamily development with 94 units) was just announced for the neighborhood, signaling strong demand and continued growth in the area. With 606/610 S. Scott St. located less than five minutes from this project, buyers have a unique opportunity to position themselves ahead of the curve and capitalize on increased activity, demand, and property value appreciation driven by this new development.

STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

LAND PARCELS FOR SALE

PRIME LOWER SOUTH HILL LOCATION

606 & 610 S. SCOTT ST.
SPOKANE, WA 99202



606 & 610 S. SCOTT ST. SPOKANE, WA

Price: \$374,720
\$/SFT: \$23.25/SFT
Zoning: RMF

Land Area:
0.37 AC | 16,117 SFT



1220 S. SHERIDAN ST. SPOKANE, WA

Sold (Jun. 2024) : \$260,000
\$/SFT : \$20.58/SFT
Zoning: R-1

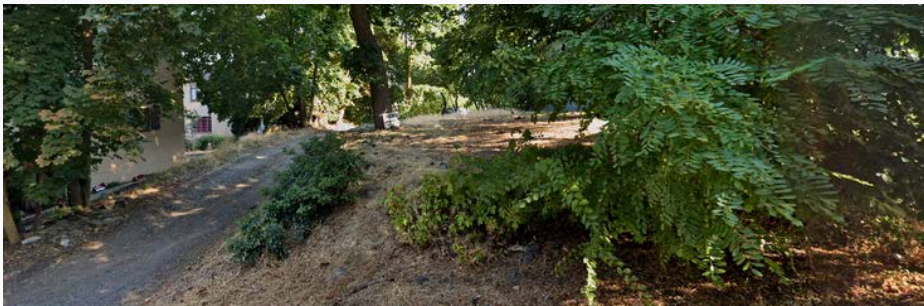
Land Area:
0.29 AC | 12,632 SFT



617 E. 8TH AVE. SPOKANE, WA

Sold (Jan. 2025) : \$225,000
\$/SFT : \$34.44/SFT
Zoning: R-1

Land Area:
0.15 AC | 6,534 SFT



218 W. 7TH AVE. SPOKANE, WA

Sold (Apr. 2023) : \$210,000
\$/SFT : \$30.13
Zoning: OR-150

Land Area:
0.16 AC | 6,970 SFT

LAND PARCELS FOR SALE

PRIME LOWER SOUTH HILL LOCATION

606 & 610 S. SCOTT ST.
SPOKANE, WA 99202



STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

LAND PARCELS FOR SALE

PRIME LOWER SOUTH HILL LOCATION

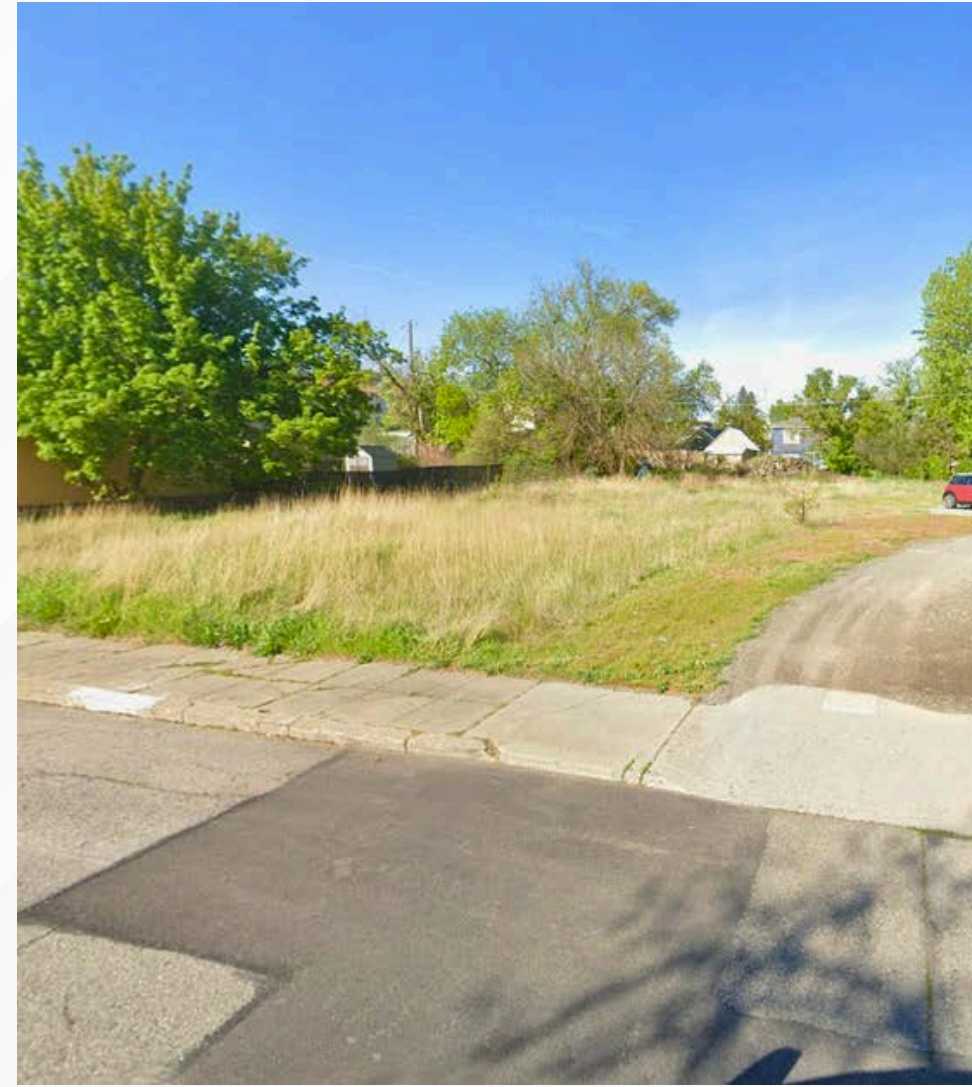
606 & 610 S. SCOTT ST.
SPOKANE, WA 99202



DEMOGRAPHICS	1 MILE	3 MILE
Population	13,447	121,554
Households	6,079	52,025
Median Age	40	38
Median HH Income	\$45,599	\$56,973
Daytime Employees	31,561	106,539
Population Growth '24-'29	6.11%	5.82%
Household Growth '24-'29	6.97%	6.29%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
S. Sherman St.	I-90 S.	116,091
S. Sherman St.	I-90 N.	114,104
I-90	S. Sherman St. W	110,189

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