

NAI Black



For Sale
Development Opportunity



SR 904

Cheney, Washington 99004

Property Description

17 Vacant Land Parcels totaling 8.65 Acres to 410 Acres +/-

Located along S.R. 904 Highway and Watt Road, just outside of Cheney, WA

Zoned: Rural Traditional & Urban Reserve

Possible Combinations priced between \$0.2120 - \$0.2524

per sq ft located on the following pages.



Sale Price: Contact Listing Broker

For more information

Jon Jeffreys, SIOR

O: 509 622 3566

jjeffreys@naiblack.com

Rich King

C: 509 703 8187

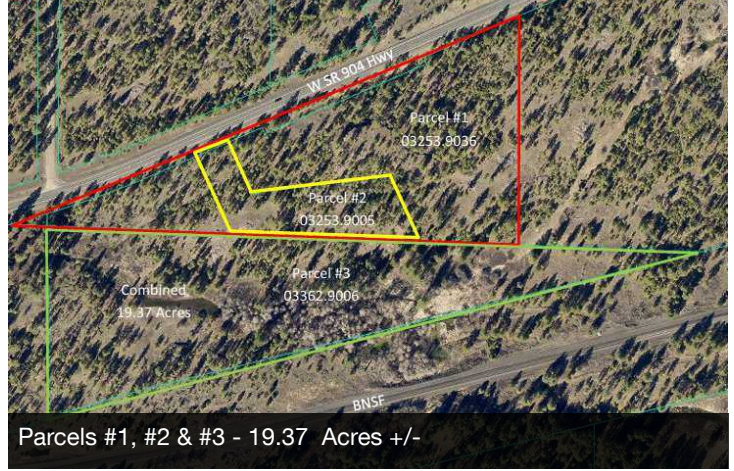
rich@richkingrealestate.com

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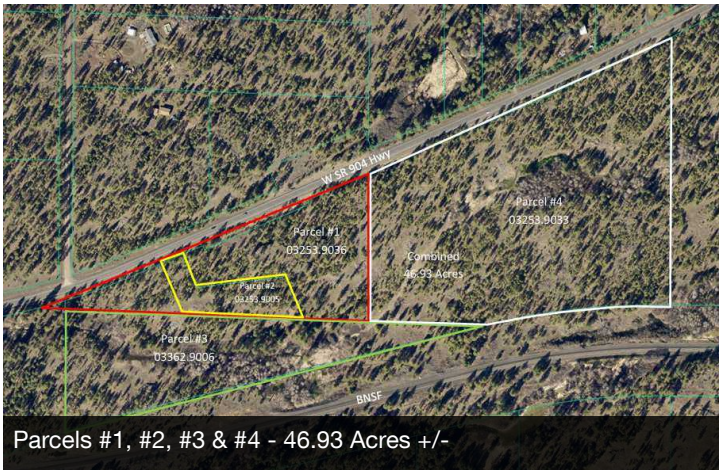
801 W. Riverside Avenue, Suite 300
Spokane, WA 99201
509 623 1000 tel
naiblack.com



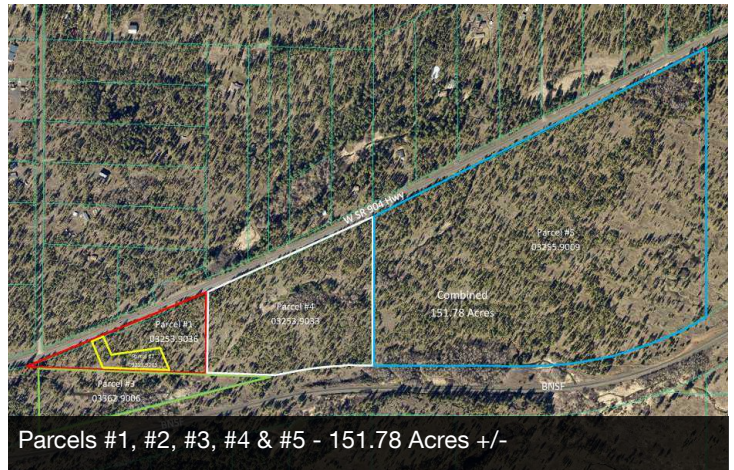
Parcels #1 & #2 - 9.31 Acres +/-



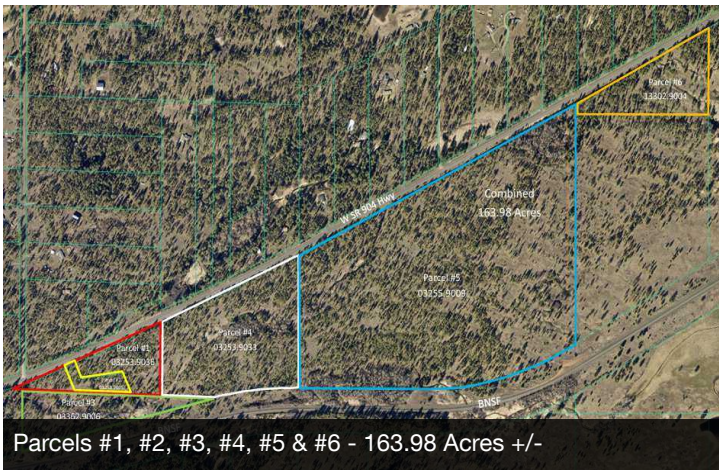
Parcels #1, #2 & #3 - 19.37 Acres +/-



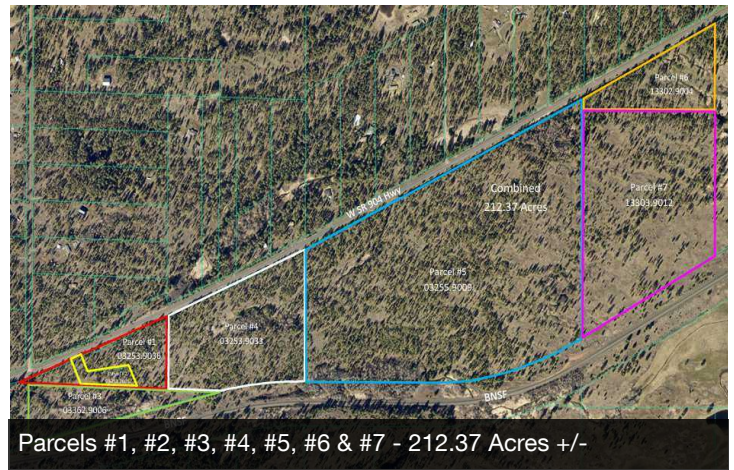
Parcels #1, #2, #3 & #4 - 46.93 Acres +/-



Parcels #1, #2, #3, #4 & #5 - 151.78 Acres +/-



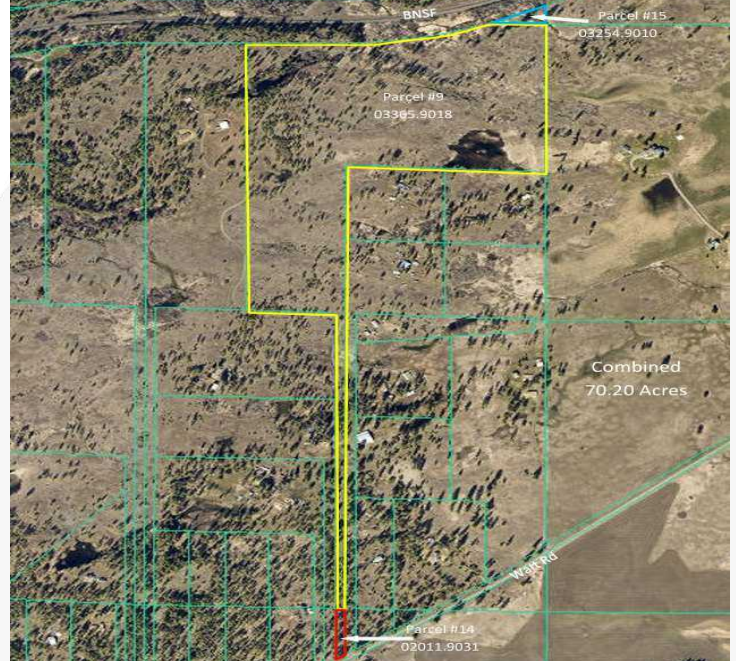
Parcels #1, #2, #3, #4, #5 & #6 - 163.98 Acres +/-



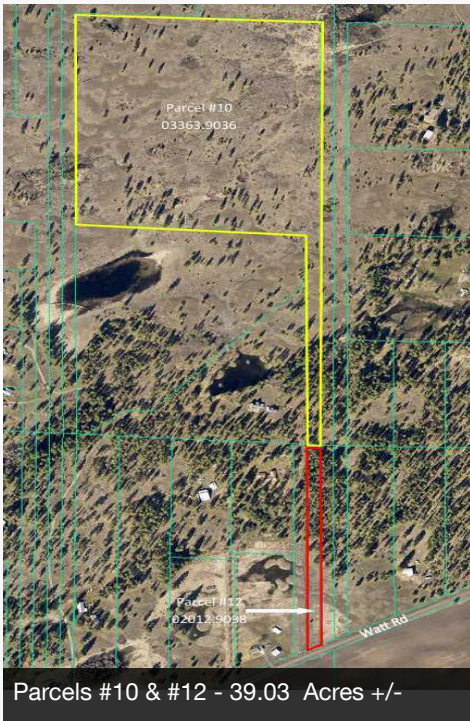
Parcels #1, #2, #3, #4, #5, #6 & #7 - 212.37 Acres +/-



Parcels #8 & #13 - 40.74 Acres +/-



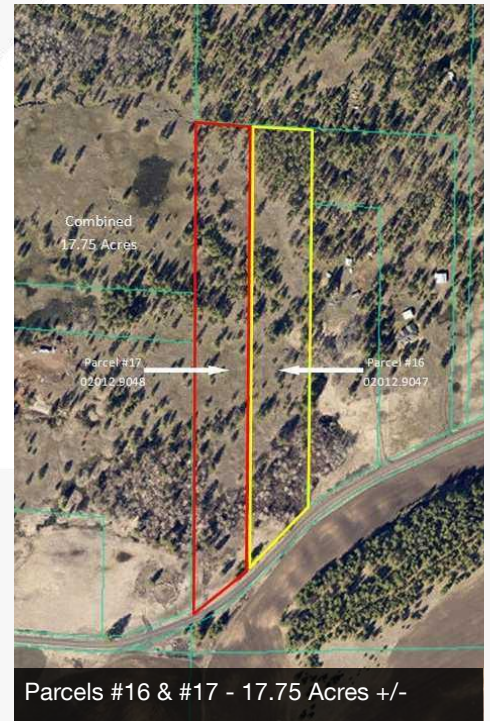
Parcels #9, #14 & #15 - 78.2 Acres +/-



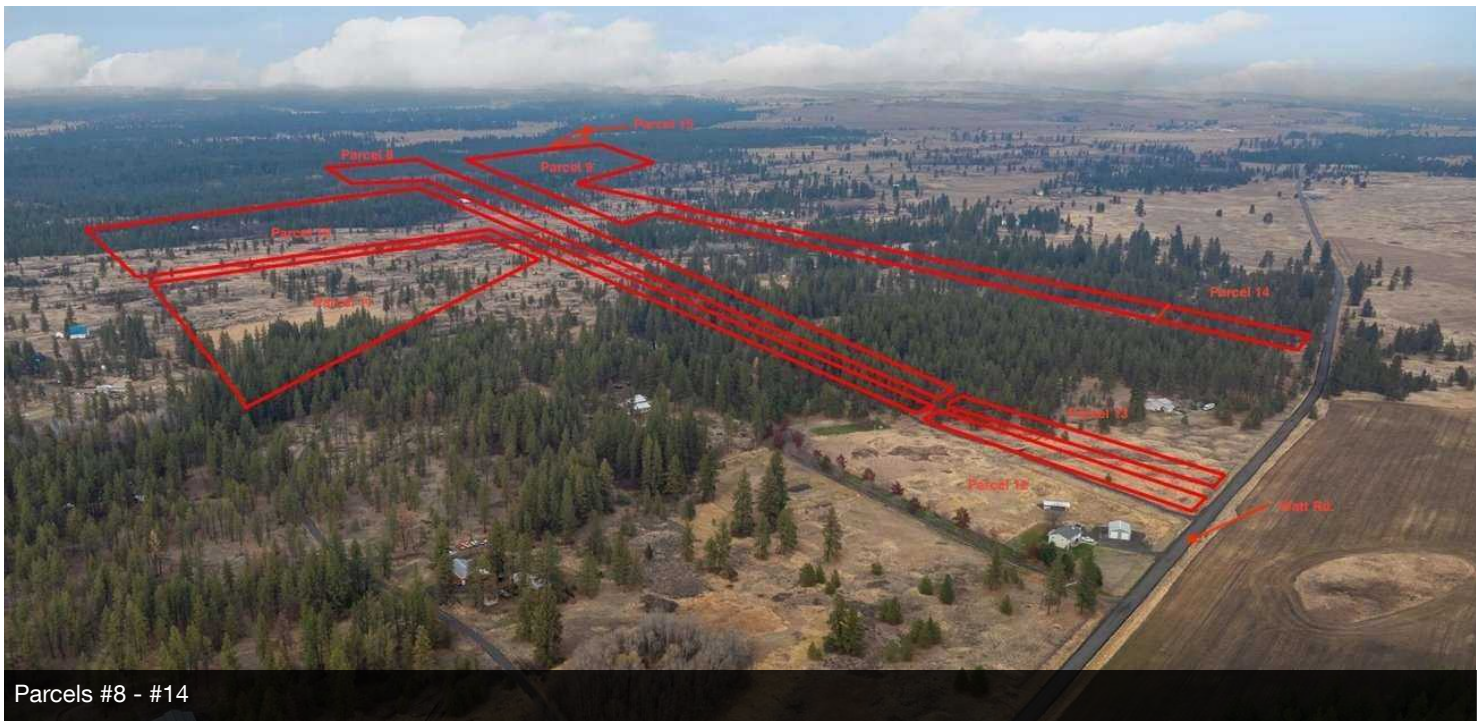
Parcels #10 & #12 - 39.03 Acres +/-



Parcels #10, #11 & #12 - 60.95 Acres +/-



Parcels #16 & #17 - 17.75 Acres +/-



HERE ARE OPTIONS REGARDING COMBINING PARCELS TO SELL

Parcel #1	Lot SqFt	Acres	Subdiv
03253.9036	325,829	7.48	1

Parcel #2	Lot SqFt	Acres	Subdiv
03253.9005	79,715	1.83	1

Parcel #3	Lot SqFt	Acres	Subdiv
03362.9006	438,214	10.06	1

Parcel #4	Lot SqFt	Acres	Subdiv
03253.9033	1,200,514	27.56	2

Parcel #5	Lot SqFt	Acres	Subdiv
03255.9009	4,567,266	104.85	10

Parcel #6	Lot SqFt	Acres	Subdiv
13302.9004	531,432	12.20	1

Parcel #7	Lot SqFt	Acres	Subdiv
13303.9012	2,107,868	48.39	4

Parcel #8	Lot SqFt	Acres	Subdiv
03365.9020	1,703,196	39.1	3

Parcel #9	Lot SqFt	Acres	Subdiv
03365.9018	3,356,298	77.05	7

Parcel #10	Lot SqFt	Acres	Subdiv
03363.9036	1,623,481	37.27	3

Parcel #11	Lot SqFt	Acres	Subdiv
03363.9037	954,835	21.92	2

Parcel #12	Lot SqFt	Acres	Subdiv
02012.9038	76,666	1.76	1

Parcel #13	Lot SqFt	Acres	Subdiv
02012.9037	71,438	1.64	1

Parcel #14	Lot SqFt	Acres	Subdiv
02011.9031	26,136	0.60	1

Parcel #15	Lot SqFt	Acres	Subdiv
03254.9010	23,958	0.55	1

Parcel #16	Lot SqFt	Acres	Subdiv
02012.9047	376,794	8.65	1

Parcel #17	Lot SqFt	Acres	Subdiv
02012.9048	396,396	9.10	1

#1 + #2 = 9.31 acres - **Listed at \$85,975**

#1 + #2 + #3 = 19.37 acres - **Listed at \$178,875**

#1 + #2 + #3 + #4 = 46.93 acres - **Listed at \$433,385**

#1 + #2 + #3 + #4 + #5 = 151.78 acres - **Listed at \$1,401,646**

#1 + #2 + #3 + #4 + #5 + #6 = 163.98 acres - **Listed at \$1,514,310**

#1 + #2 + #3 + #4 + #5 + #6 + #7 = 212.37 acres - **Listed at \$1,961,175**

#8 + #13 = 40.74 acres - **Listed at \$376,225**

#9 + #14 + #15 = 78.20 acres - **Listed at \$722,155**

#10 + #12 = 39.03 acres - **Listed at \$360,430**

#10 + #11 + #12 = 60.95 acres - **Listed at \$562,855**

#16 = 8.65 acres - **Listed at \$79,880**

#17 = 9.10 acres - **Listed at \$85,000**

#16 + #17 = 17.75 acres - **Listed at \$163,950**

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For Sale Development Opportunity



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