



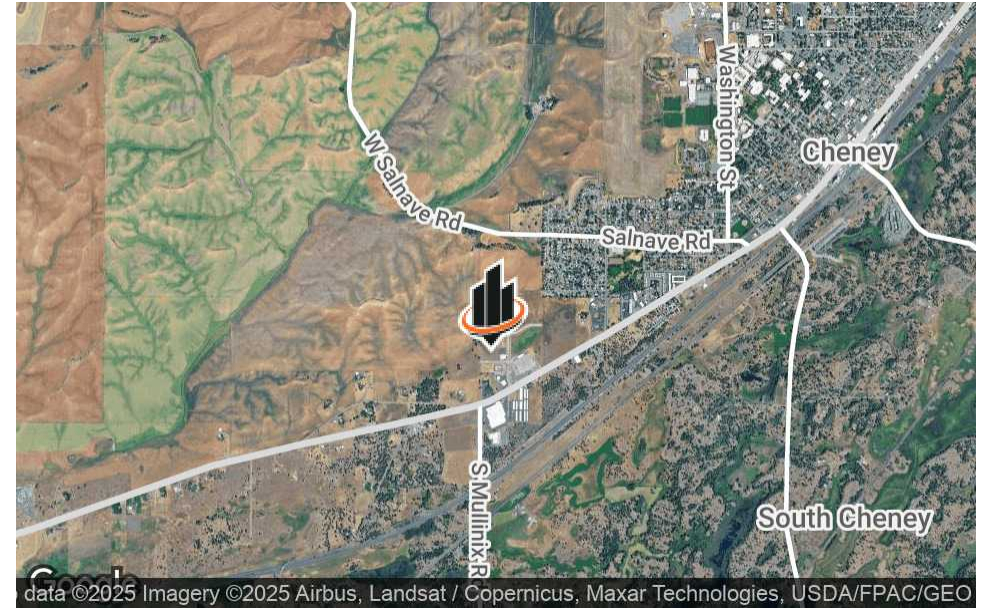
# MVP Development Land



**1615 Spring St.**

**CHENEY, WA 99004**

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$495,000
<b>LOT SIZE:</b>	6.28 Acres

## PROPERTY DESCRIPTION

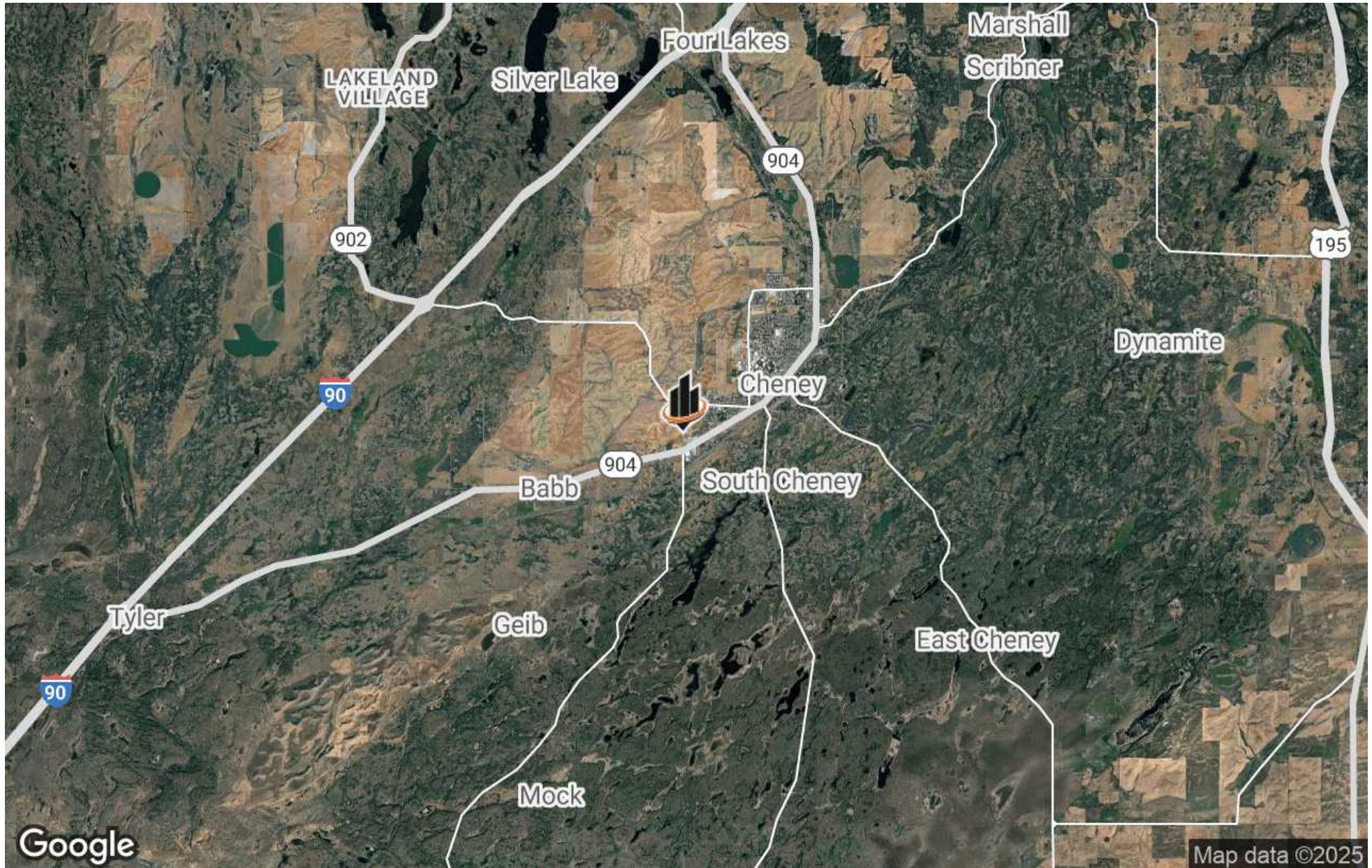
Introducing a prime opportunity for land and industrial investment in Cheney, WA. This expansive property, strategically zoned as Commercial Business Park, offers a rare chance to establish a foothold in the thriving Cheney area. Boasting a location with strong potential for industrial and commercial development, this property presents a blank canvas for investors seeking to capitalize on the region's economic growth and strategic positioning. With a dynamic zoning designation and a prime location, this property is perfectly positioned to accommodate the needs of land and industrial investors aiming to establish a presence in the flourishing Cheney area.

If a buyer is interested, this property is currently, shovel ready and permitted 83,620 Rentable Square Feet+ 7 Retail Flex Bays (7,700 SF). This allows the buyer to purchase a FULLY-ENTITLED self-storage facility to fulfill the current high demand for boat/RV storage in this college and recreational community. Allows the buyer to tailor the rent-up process themselves and brand the facility to fit their needs. Plans as well as a metal building package is available with sale.

# LAND LOTS



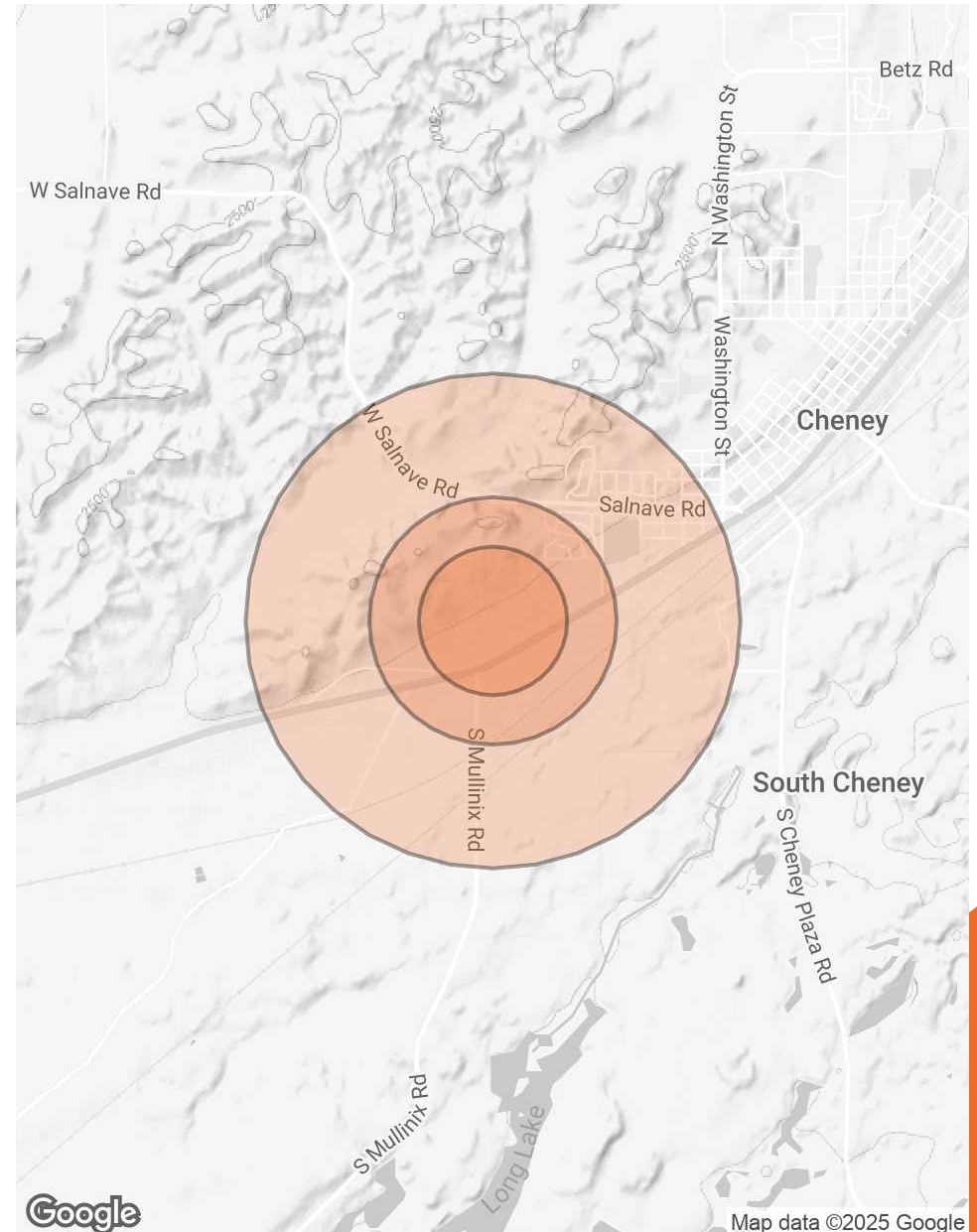
# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	115	551	2,191
AVERAGE AGE	35	35	35
AVERAGE AGE (MALE)	34	34	34
AVERAGE AGE (FEMALE)	35	35	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	42	208	906
# OF PERSONS PER HH	2.7	2.6	2.4
AVERAGE HH INCOME	\$69,126	\$68,942	\$69,083
AVERAGE HOUSE VALUE	\$391,283	\$384,323	\$366,236

Demographics data derived from AlphaMap





## DANNY PATTERSON

Advisor

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WA #114652

## PROFESSIONAL BACKGROUND

Danny Patterson is an Advisor at SVN Cornerstone. In 2001, he graduated with a Civil Engineering degree and completed his P.E. in 2006. After extensive experience in development and new construction as a Civil Engineer, Danny became a licensed broker in the State of Washington in 2013. He worked as both a Broker and an Engineer through 2017 when he joined Synergy Properties and focused on Real Estate Brokerage and Real Estate Investments. Danny has extensive experience in Spokane working with medical building developers and has transacted extensively and invested in the multifamily sector. Danny joined SVN Cornerstone in 2025.

## EDUCATION

Licensed Broker – State of Washington

BSCE Walla Walla College

Certified Commercial Investment Members, CCIM: CI-101

## MEMBERSHIPS

Spokane Association of REALTORS®: Member

National Association of REALTORS®: Member

Trader's Club of Spokane: Member

### SVN | Cornerstone

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Spokane, WA 99201

509.321.2000



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

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