

# INDUSTRIAL LAND FOR SALE

LOWEST \$/SFT LAND PARCEL FOR SALE IN AREA

**200 N. CEDAR RD.  
DEER PARK, WA 99006**



## \* POTENTIAL AIRPLANE HANGER RENDERING

## OFFERING SUMMARY

<b>Price</b>	\$696,000
<b>\$/SFT</b>	\$4.00
<b>Parcel Size</b>	4 AC   174,240 SFT
<b>APN</b>	28011.0081
<b>Zoning</b>	<u>Business Park</u> ✎

- Auto shop and Storage Facility on parcel
  - Currently in process of splitting the parcel
- Utilities to site
- Just the land is for sale

- Deer Park offers a more accessible entry point for commercial investment, supported by steady growth and increasing demand.

**STEVEN DAINES  
SETH PETERSON**

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Mead - 17 miles

DEER PARK  
AIRPORT

Spokane -  
22.1 miles

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## 34478 NEWPORT HWY. CHATTAROY, WA

Land Size: 1.44 AC | 62,726 SFT

List Price: \$299,000

Zoning: RAC

\$/SFT: \$4.77



## XXX MISSION AVE. DEER PARK, WA

Land Size: 3.55 AC | 154,638 SFT

List Price: \$795,000

Zoning: MF & R2

\$/SFT: \$5.14



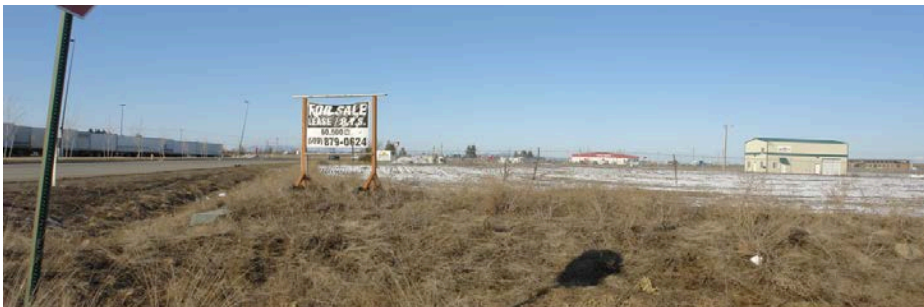
## 1401 N. CEDAR RD. DEER PARK, WA (#1 & #4)

Land Size: 2.19 AC | 95,400 SFT (each)

List Price: \$539,252 & \$519,252

Zoning: LI

\$/SFT: \$5.65 & \$5.15



## 10430 W. AERO RD. SPOKANE, WA

Land Size: 2.15 AC | 93,654 SFT

Sold Apr. 2025: \$725,000

Zoning: LI

\$/SFT: \$7.76

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DEMOGRAPHICS	1 MILE	3 MILE
Population	1,337	7,310
Households	536	2,867
Median Age	44	42
Median HH Income	\$58,247	\$58,448
Daytime Employees	326	2,156
Population Growth '25 - '30	4.41%	3.50%
Household Growth '25 - '30	4.29%	3.49%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
US Hwy. 395	N. Dalton Rd. NW	114,178
US Hwy. 395	W. Dahl Rd. SE	10,746
N. Hwy 395	Hwy 395 NW	10,417

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.



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