



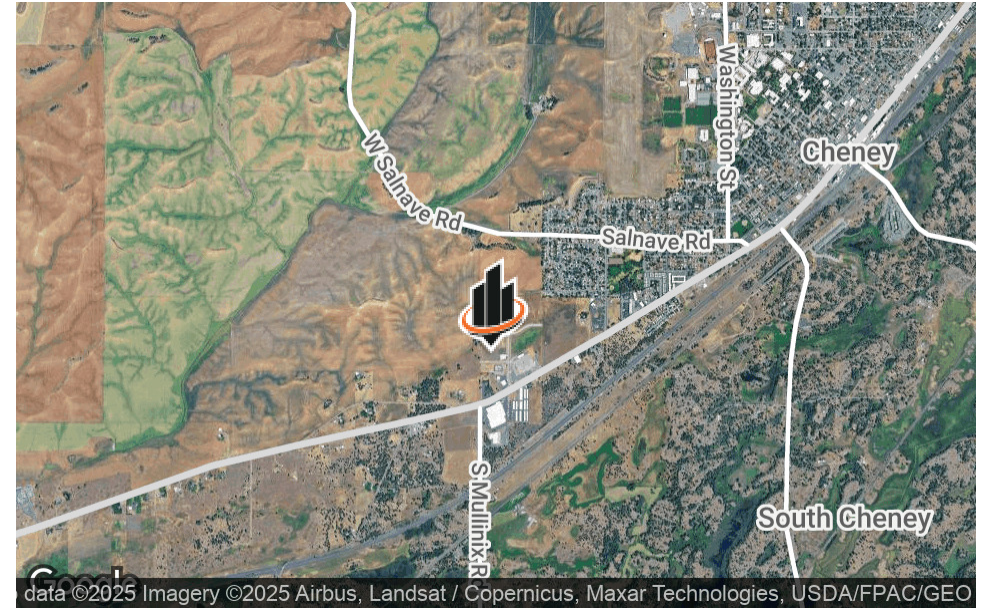
MVP Development Land



1615 Spring St.

CHENEY, WA 99004

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$495,000
LOT SIZE:	6.28 Acres

PROPERTY DESCRIPTION

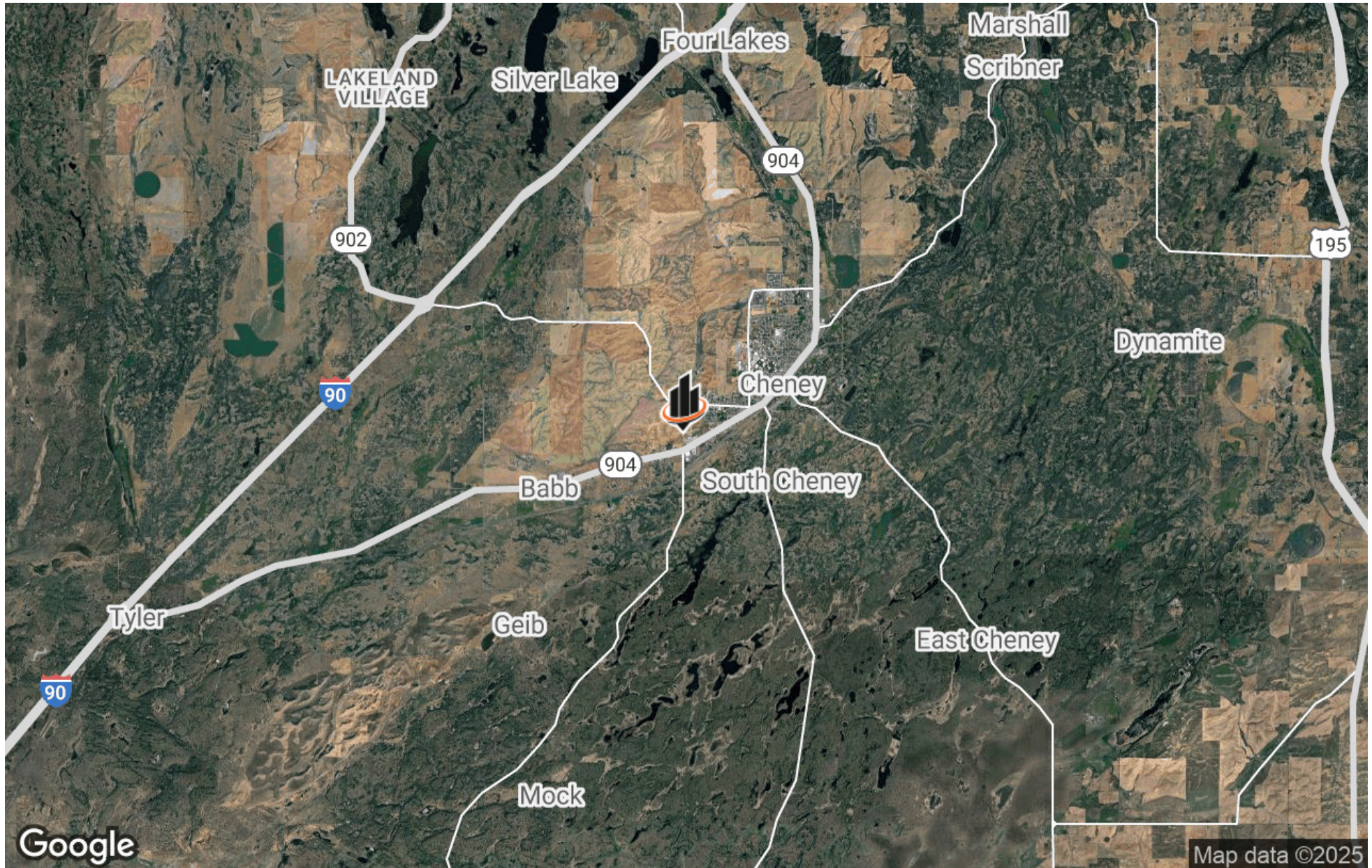
Introducing a prime opportunity for land and industrial investment in Cheney, WA. This expansive property, strategically zoned as Commercial Business Park, offers a rare chance to establish a foothold in the thriving Cheney area. Boasting a location with strong potential for industrial and commercial 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

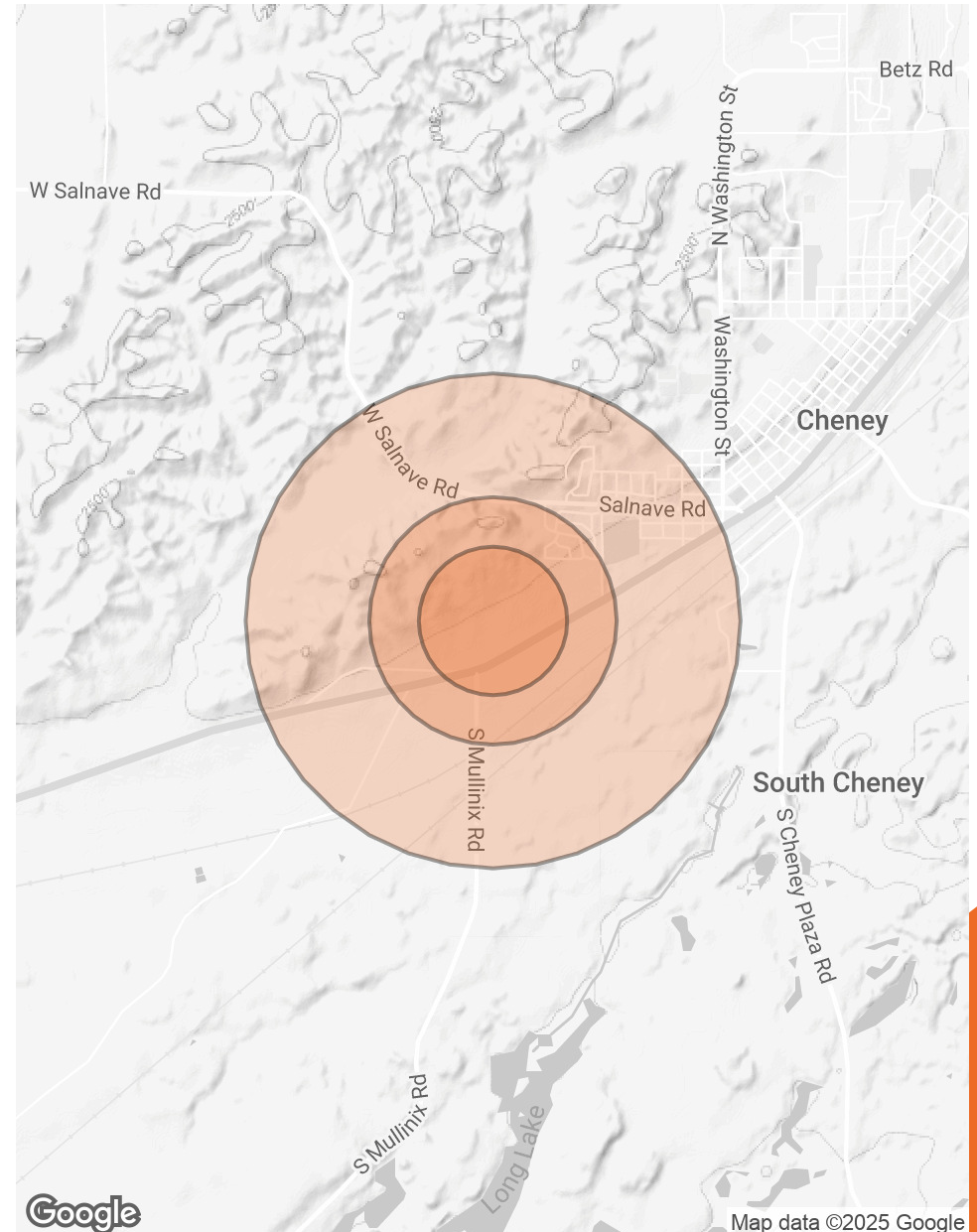


DEMOGRAPHICS MAP & REPORT

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

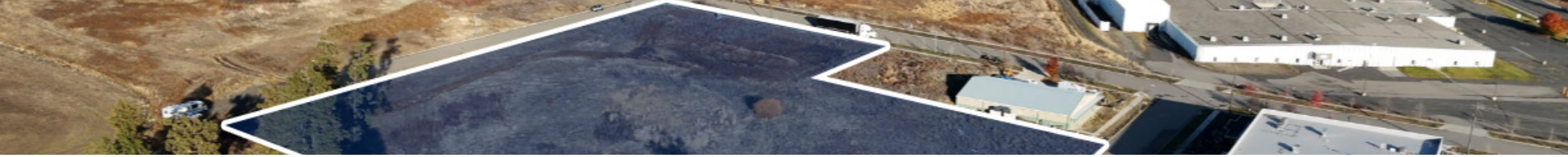
Trader's Club of Spokane: Member

SVN | Cornerstone

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DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.



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