

W Enoch Rd

**1481 N CEDAR RD
29361.0018
9.11 Acres**

FOR SALE OR BUILD TO SUIT

Deer Park Industrial Land

1481 & 1401 N CEDAR RD
Deer Park, WA 99006

PRESENTED BY:

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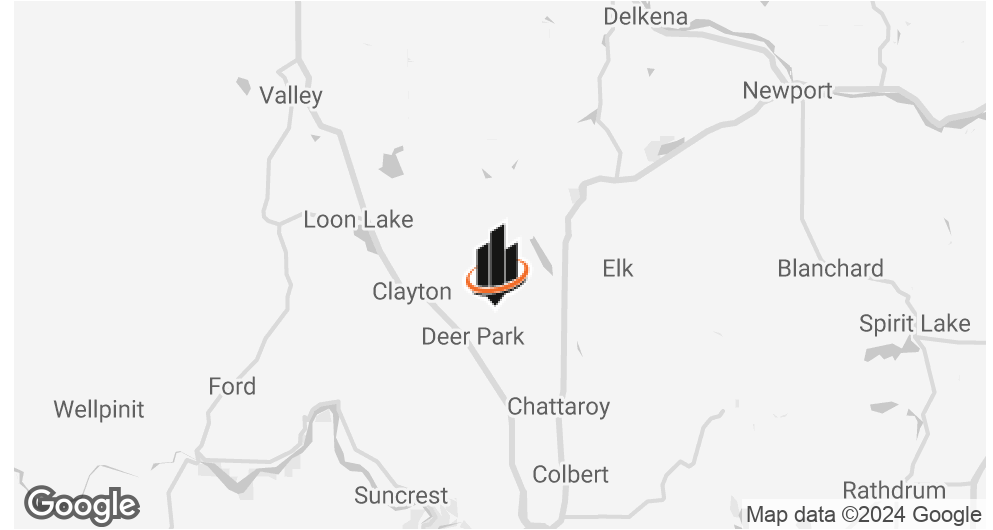
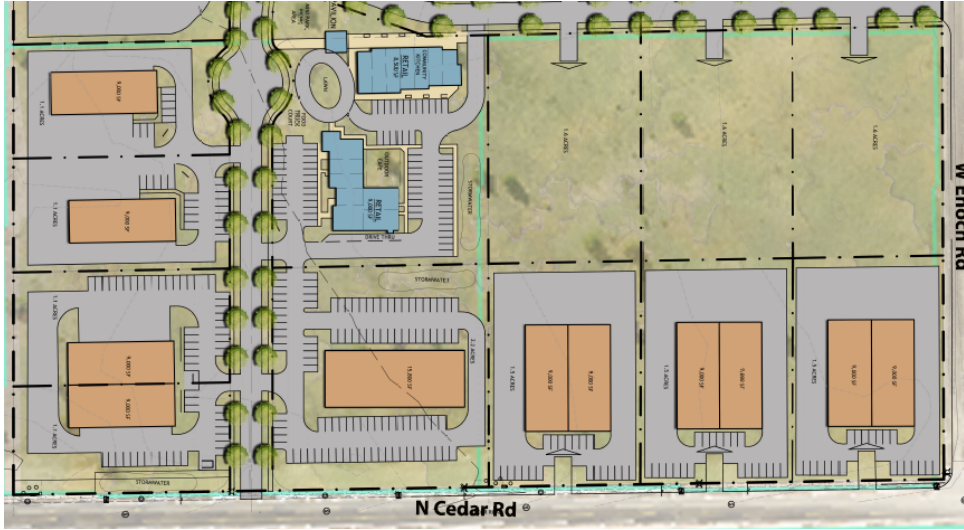
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**1401 N CEDAR RD
29361.0019
9.47**

N Cedar Rd

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILD TO SUIT:	Subject To Terms
AVAILABLE SIZE:	2.19 - 18.58 Acres
ZONING:	Light Industrial
APN:	29361.0018, 29361.0019

PROPERTY OVERVIEW

Light Industrial land For Sale or Build to Suit, located on the corner of Cedar Rd and Enoch Rd directly across from Deer Park Airport in Deer Park, WA.

PROPERTY HIGHLIGHTS

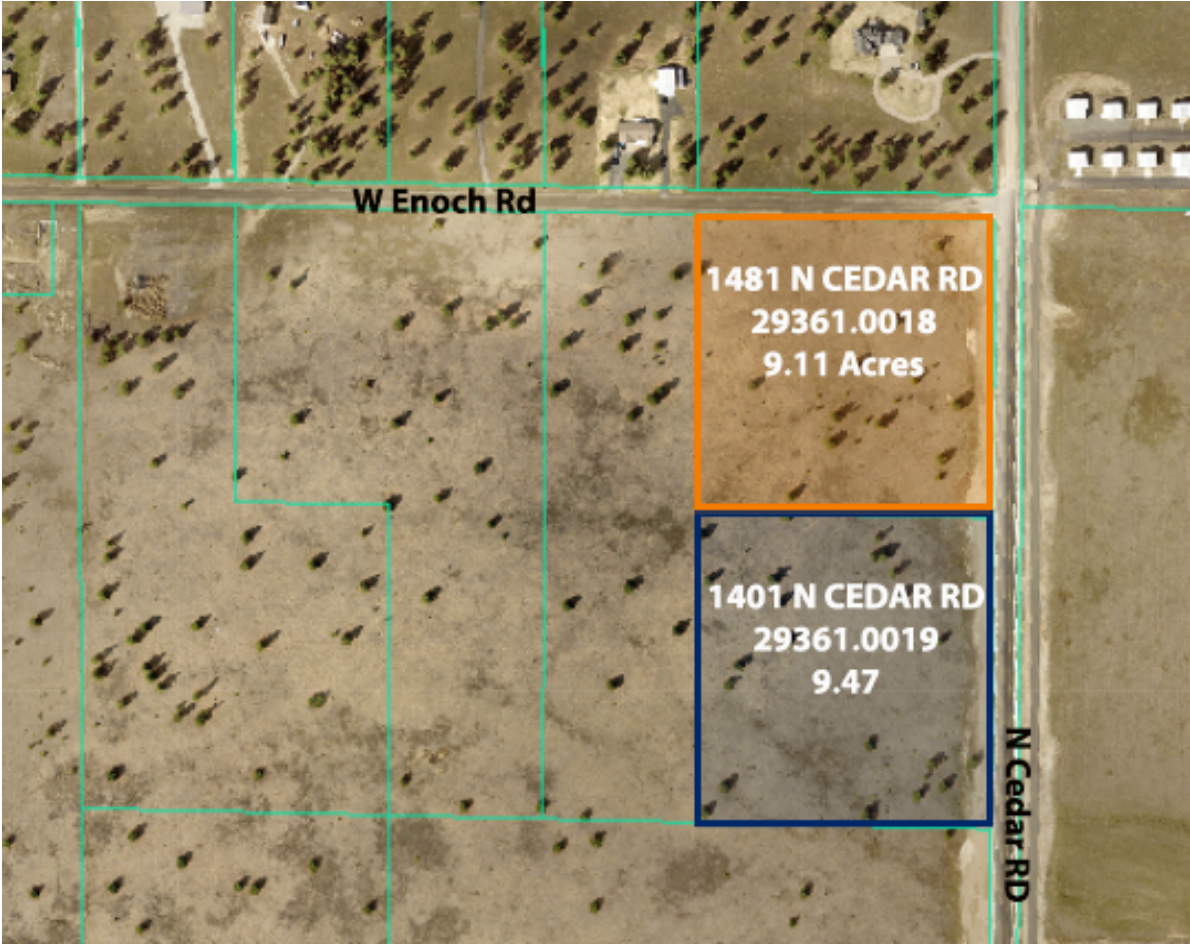
- Available lot sizes ranging from 2.19 to 18.58 acres. Additional land available
- Great owner/user or BTS opportunity in a growing community
- Power, Sewer, Water, Natural Gas, and Fiber available at N Cedar Rd
- Entitlements currently in process | Level Topography
- Pricing is subject to delivery condition and terms (Owners willing to deliver improved land)

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AVAILABLE PARCELS

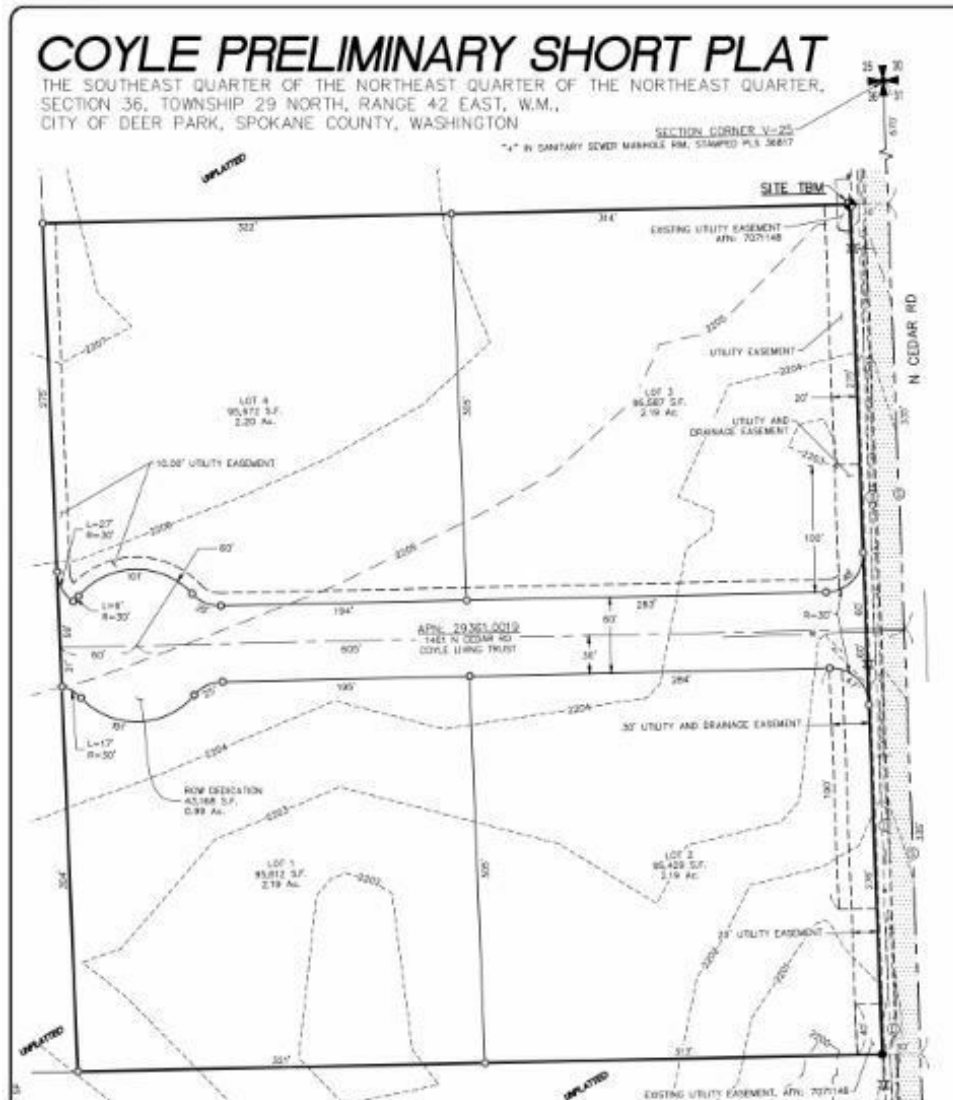


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PRELIMINARY SHORT PLAT



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MASTER PLAN - FUTURE DEVELOPMENT



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

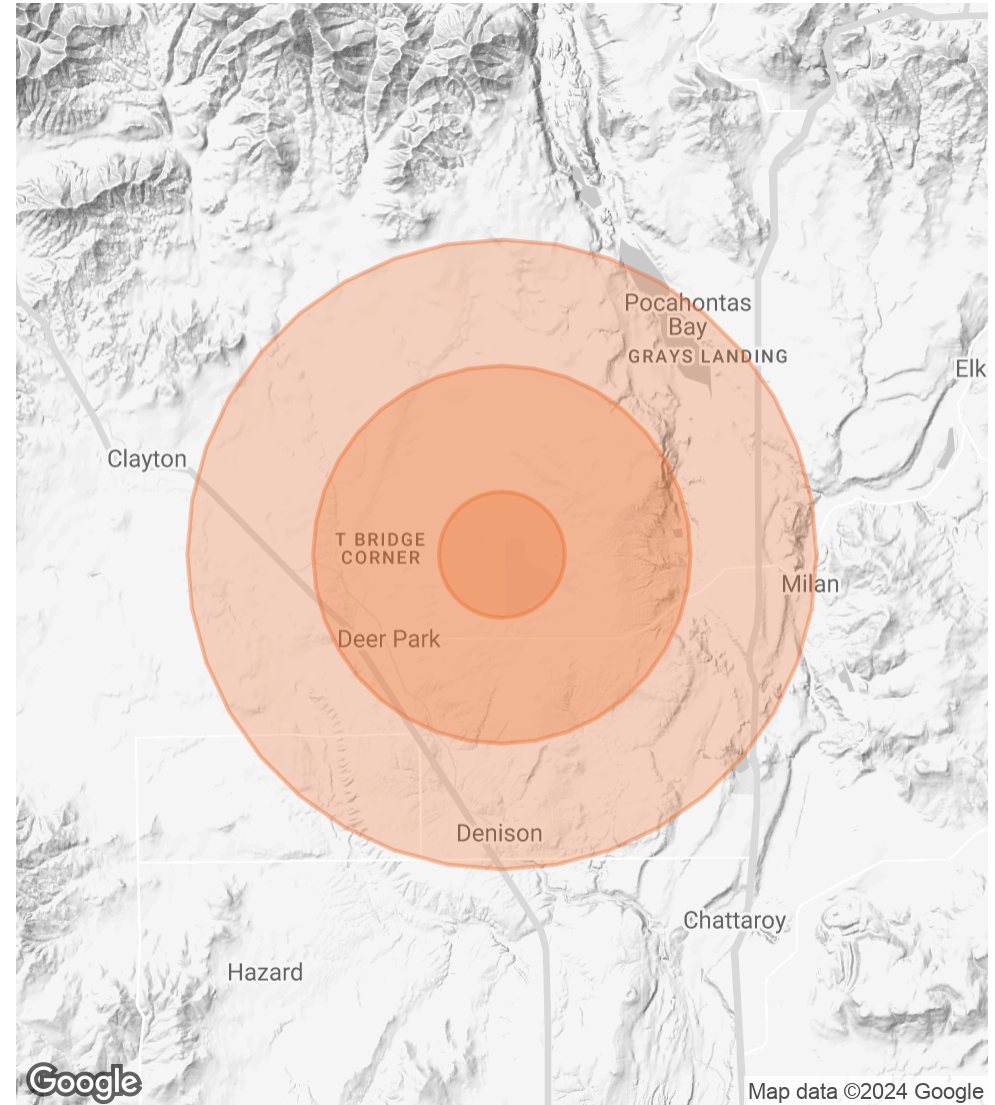
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	676	5,437	10,422
AVERAGE AGE	37.8	40.4	41.9
AVERAGE AGE (MALE)	41.9	41.5	41.8
AVERAGE AGE (FEMALE)	35.2	39.3	41.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	284	2,359	4,433
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$74,152	\$63,334	\$64,260
AVERAGE HOUSE VALUE	\$253,042	\$216,994	\$228,763

2020 American Community Survey (ACS)



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ALL ADVISOR BIOS



Omar Sadaoui, CCIM

Advisor
SVN | Cornerstone

Omar Sadaoui specializes in the leasing and sales of Industrial, Office, and Investment properties representing local, regional, and national clients. Through a proactive approach to research and due diligence, he is committed to staying well-informed about market trends, property values, and other relevant factors that can impact his clients' decisions. His commitment enables him to provide clients with a wide range of insights, helping them make informed decisions that align with their goals. Omar has obtained the prestigious and highly recognized CCIM (Certified Commercial Investment Member) designation, which helps provide clients' strategic planning in negotiations and management of their CRE assets.

Prior to starting his brokerage career at SVN Cornerstone, Omar spent eight years in construction and project management roles. Most recently, he was responsible for overseeing the installation and commissioning of commercial building automation systems across Colorado, Wyoming, North Idaho, and Eastern Washington for Automated Logic Corporation. Ultimately, he enjoys working with business owners and investors to analyze, evaluate, and position opportunities for disposition or acquisition, while advising tenants and landlords in procuring and leasing space that optimizes value.

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Lillebaek Anderson

Associate Advisor
SVN | Cornerstone

Lillebaek started at SVN Cornerstone as a Real Estate Assistant, working directly with senior brokers on underwriting properties, researching comps and market data, and comprehensively supporting clients through the broad scope of managing sale and lease transactions. Lillebaek quickly mastered her role, and has transitioned to an Associate Advisor for SVN Cornerstone, with a primary focus on the leasing and sales of Retail and Office properties in the Greater Spokane Region.

Graduating with a Bachelor of Science from Cal Poly Humboldt in Arcata, CA, the love of nature and adventure drew her and her spouse to Spokane. Outside of the office she enjoys hiking, gardening, and hunting/scouting on public land with Aaron and their dogs.

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PROFESSIONAL BACKGROUND

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. Guy specializes in the retail and industrial sectors of Commercial Real Estate including property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, and Greater Spokane Inc., and is a former president and current member of the Spokane Commercial Real Estate Traders Club and serves on the Red Cross Board of Directors for the Northwest Region. He is also involved with the community in support of Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns.

EDUCATION

Bachelor of Arts degree in Business Marketing from Montana State University
Designated Broker's Real Estate License in the States of Washington and Idaho

MEMBERSHIPS

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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 Offering Memorandum 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 Offering Memorandum, 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.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum 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 Offering Memorandum 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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