

SALE

South Garfield Road

Airway Heights, WA 99001

PRESENTED BY:

DANNY PATTERSON
Advisor

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WA #114652

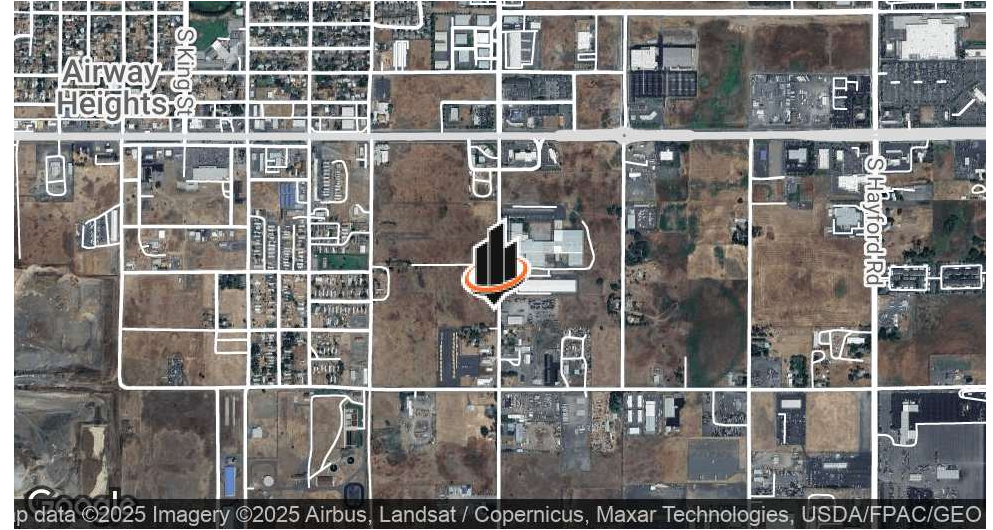
W. 21st Ave



Garfield Rd.


CORNERSTONE

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|----------------------|------------------|
| SALE PRICE: | \$595,000 |
| LOT SIZE: | 4.55 Acres |
| PRICE / ACRE: | \$130,769 |
| ZONING: | Light Industrial |
| APN: | 15252.0156 |

PROPERTY OVERVIEW

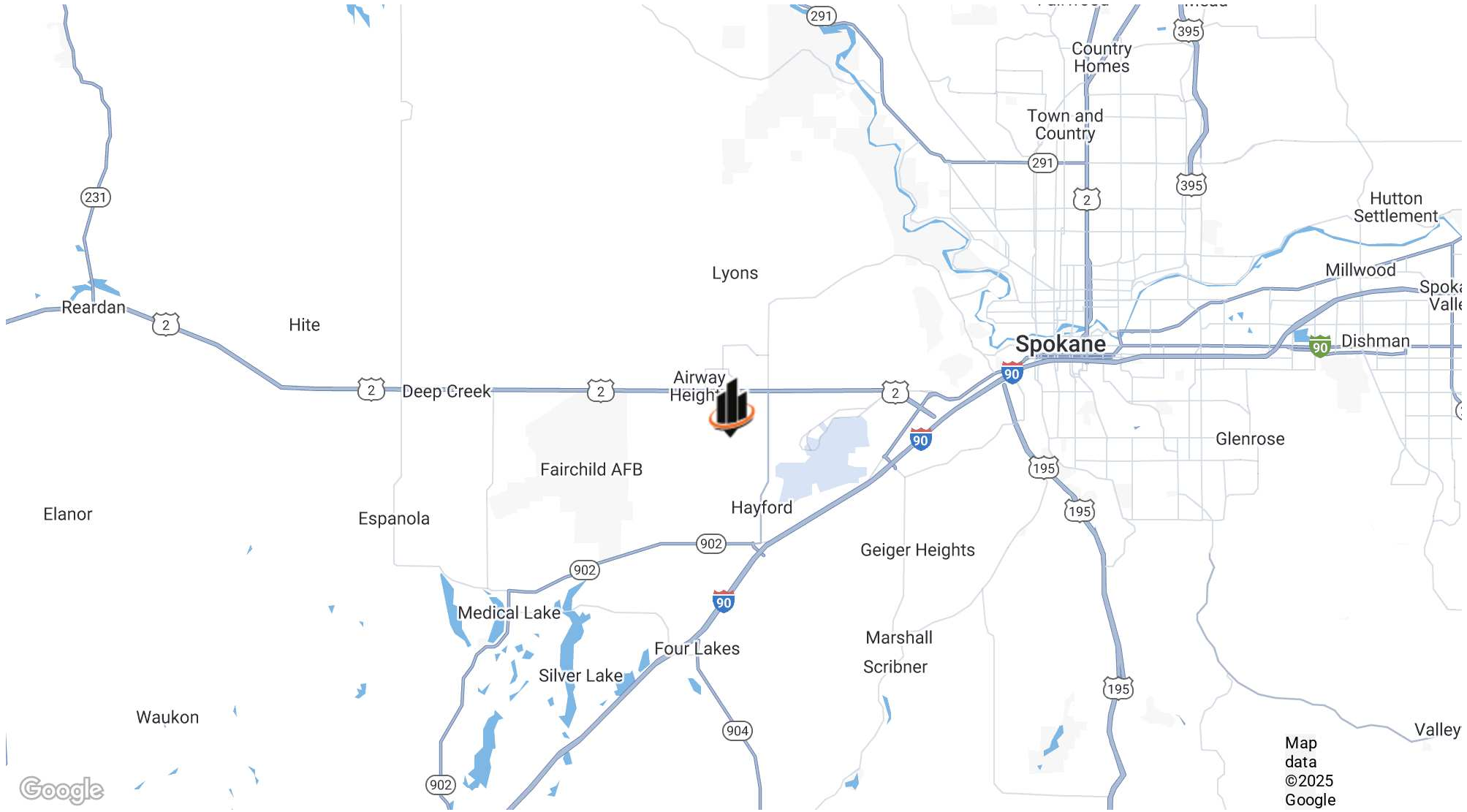
This flat, buildable parcel offers 660 feet of frontage on S Garfield Road, providing excellent visibility and accessibility. Conveniently situated near Highway 2 and proposed main commercial route of 21st Street, this site offers strategic advantages for businesses seeking easy transportation links and high traffic exposure. Ideal for a variety of industrial uses, this property offers the perfect foundation for your next project. Whether you're expanding your current operations or starting a new venture, this location provides the ideal combination of space, accessibility, and visibility!

PROPERTY HIGHLIGHTS

- Flat Buildable Lot.
- Great Location close to proposed Commercial route of 21st Street and Hwy 2.
- 660 feet of frontage

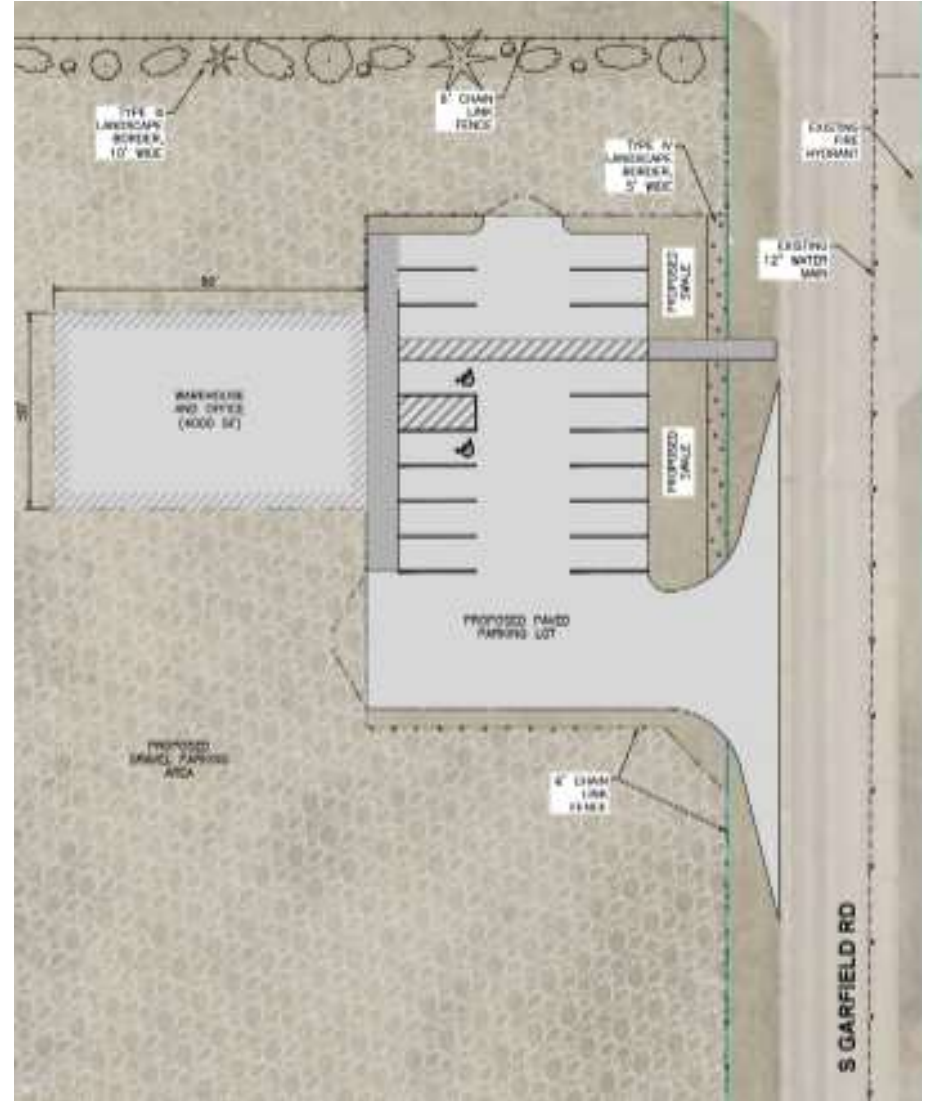
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LOCATION MAP



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SITE PLAN



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

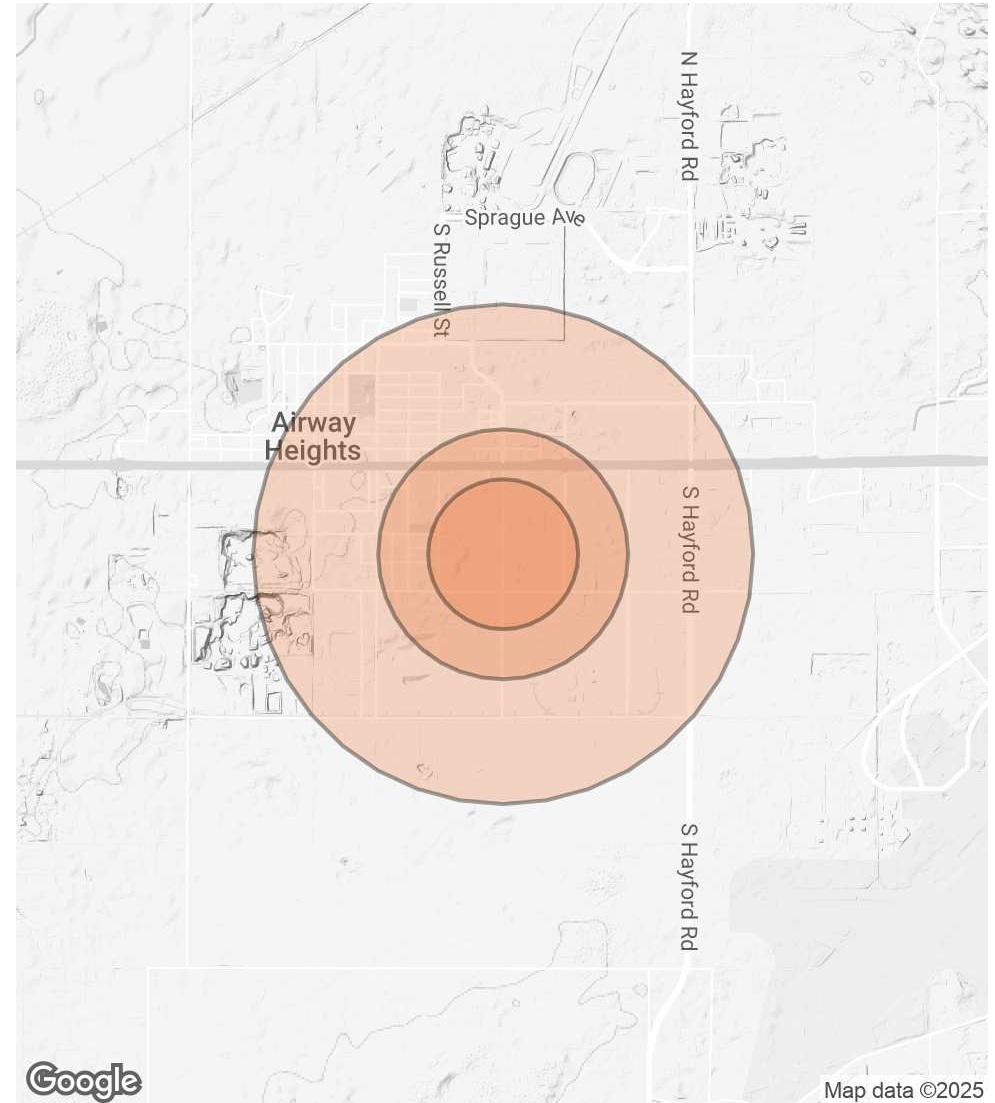
| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| TOTAL POPULATION | 38 | 680 | 4,714 |
| AVERAGE AGE | 37 | 37 | 36 |
| AVERAGE AGE (MALE) | 37 | 37 | 36 |
| AVERAGE AGE (FEMALE) | 37 | 36 | 34 |

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 14 | 229 | 1,555 |
| # OF PERSONS PER HH | 2.7 | 3 | 3 |
| AVERAGE HH INCOME | \$64,035 | \$63,098 | \$69,445 |
| AVERAGE HOUSE VALUE | \$216,655 | \$246,114 | \$348,861 |

Demographics data derived from AlphaMap



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ADVISOR BIO



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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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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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