



LIGHT INDUSTRIAL DEVELOPMENT LAND FOR SALE

S THOMAS MALLEN RD
SPOKANE, WA

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Industrial Development Land - West Plains, Spokane WA



OFFERING SUMMARY

Sale Price:	\$452,152 or \$2.00/SF +/-
Lot Size:	5.19 Acres or 226,076/SF +/-
Zoning:	I-1 Light Industrial
Market:	Medical Lake Interchange
RE Taxes 2018:	\$17.67
Parcel Number	24053.9102

PROPERTY OVERVIEW

Light Industrial Land Development For Sale on S. Thomas Mallon Road located in Spokane County, close to the Medical Lake Interchange, South of and visible from I 90

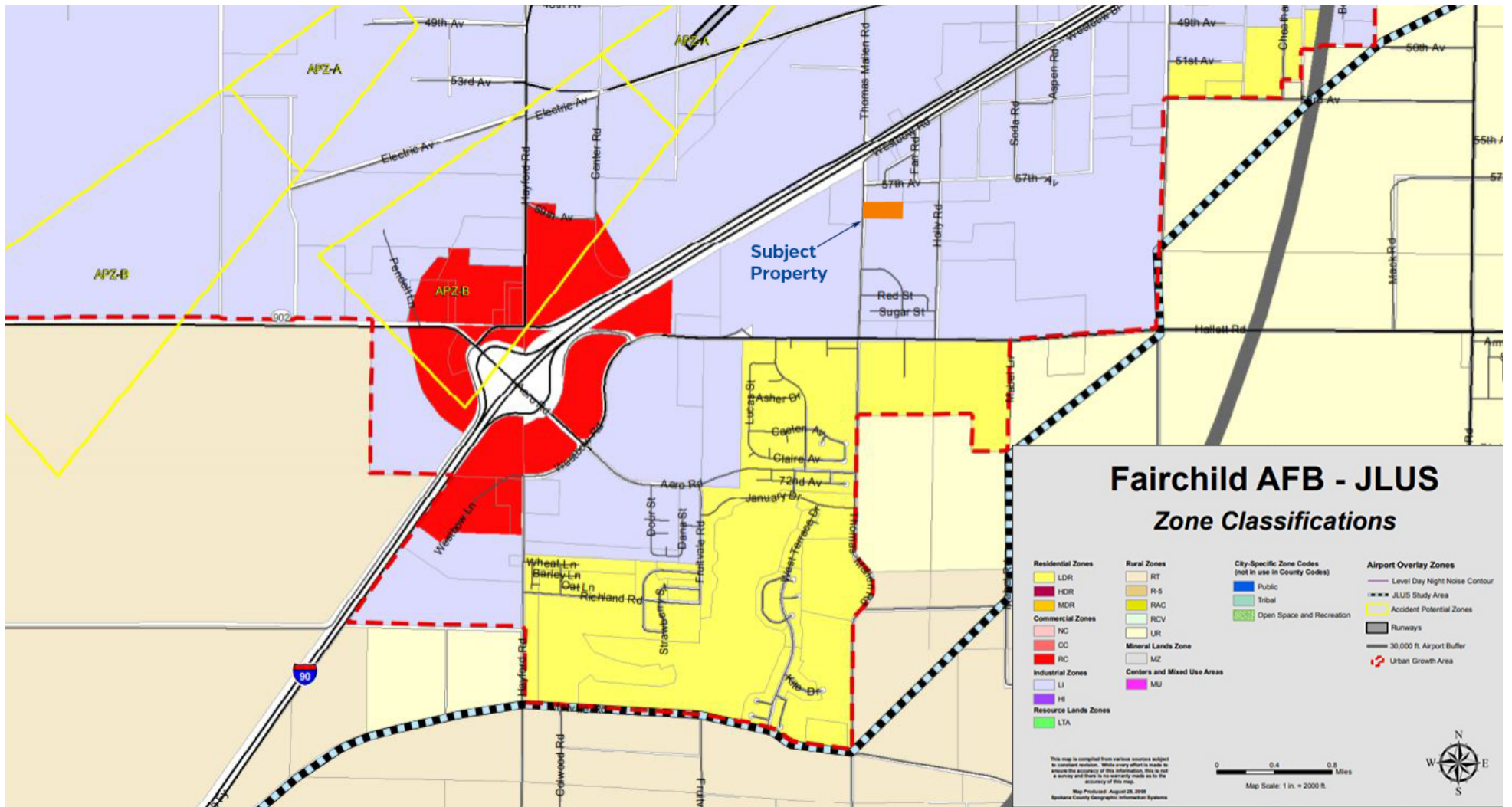
PROPERTY HIGHLIGHTS

- Rapidly growing area has become a trucking and distribution hub near future Amazon Fulfillment Center and future electric car manufacturing plant
- Additional Adjacent Land maybe Available for Sale - Call Listing Agent for details
- 12" and 24 " Water in Thomas Mallon Road provided by City of Spokane
- Sewer in Thomas Mallon provided by City of Spokane
- Power provided by Inland Power & Light
- Fiber is available in Thomas Mallon Road
- 8 miles from downtown Spokane & 4 miles from Spokane International Airport

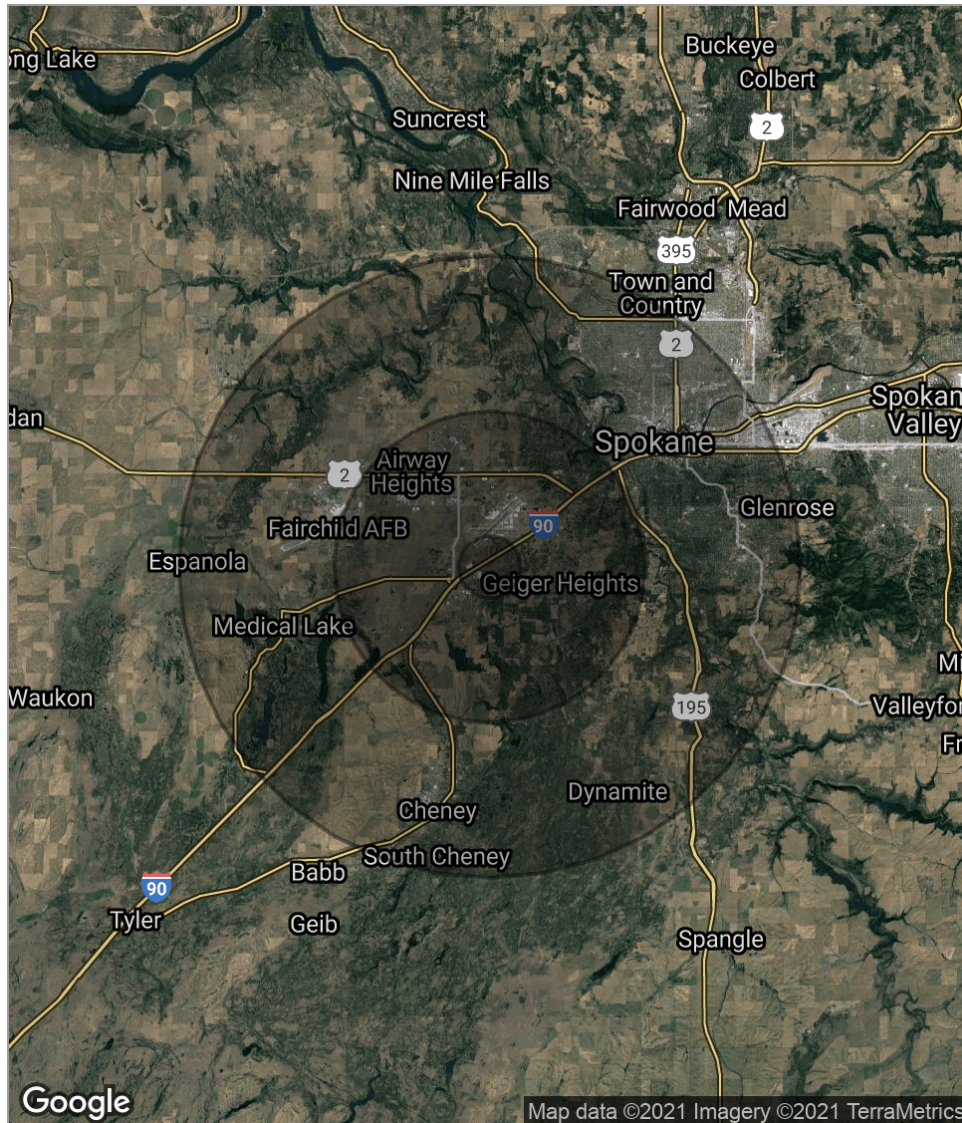
Additional Photos



Parcel Zoning Location - Thomas Mallen Rd



Property Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,707	16,454	104,665
Median age	34.4	32.3	35.8
Median age (Male)	35.3	32.9	35.0
Median age (Female)	30.9	30.6	36.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	404	4,293	39,427
# of persons per HH	4.2	3.8	2.7
Average HH income	\$44,704	\$51,973	\$59,462
Average house value		\$286,449	\$223,373

* Demographic data derived from 2010 US Census

GUY BYRD



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PROFESSIONAL BACKGROUND

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. A native of Montana, Guy grew up in Western Washington and graduated from Montana State University. His 32 years in the Commercial Real Estate and industry has concentrated on the Northwest region of the United States with a primary area of focus in the retail and industrial sectors. Guy also specializes in property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, Greater Spokane Inc., a current member and former president of the Spokane Commercial Real Estate Traders Club, and a 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.

Guy is an active outdoor enthusiast who enjoys his summer lake time and an occasional round of golf. Married to Shawna Byrd since 1987, Guy and Shawna have three children.

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
CCIM Candidate

MEMBERSHIPS

ICSC
CCIM
Greater Spokane Incorporated (GSI) member
Spokane Commercial Real Estate Traders Club (President 1995)

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