

**FOR SALE**

# Corner Lot on East Sprague Ave

**16224 E SPRAGUE AVE**

Veradale, WA 99037

**PRESENTED BY:**

**GUY D. BYRD**

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WA #17968

**LILLEBAEK ANDERSON**

O: 509.866.8374

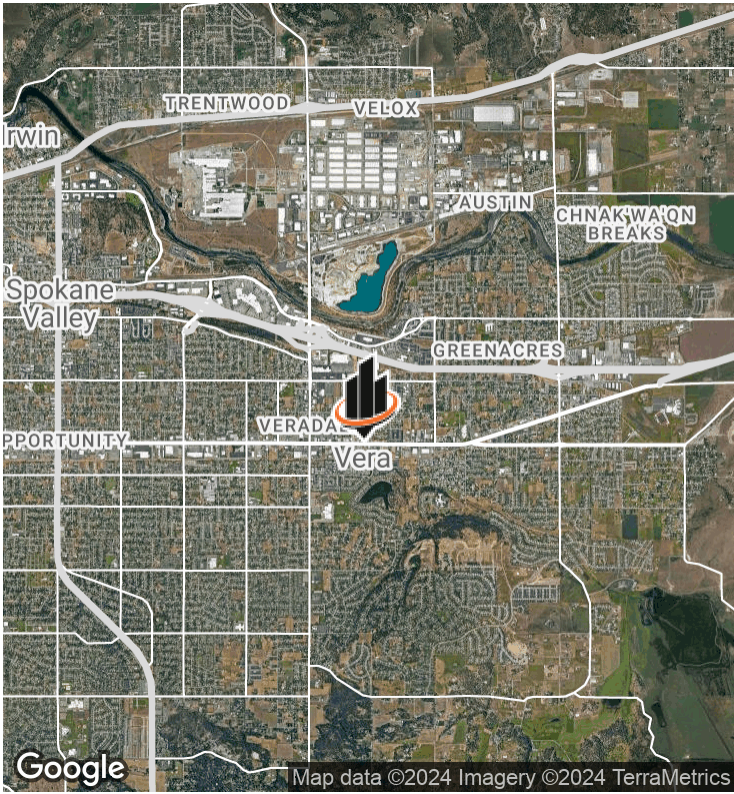
[lillebaek.anderson@svn.com](mailto:lillebaek.anderson@svn.com)

WA #22014344





PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$425,000 or \$25/SF
LOT SIZE:	16,976 SF 0.39 Acres
ZONING:	Corridor Mixed Use (CMU)
APN:	45242.0122
POPULATION W/IN 1 MILE:	8,500
ADT:	E Sprague Ave: 17,774 S Conklin Rd: 2,733

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**PROPERTY OVERVIEW**

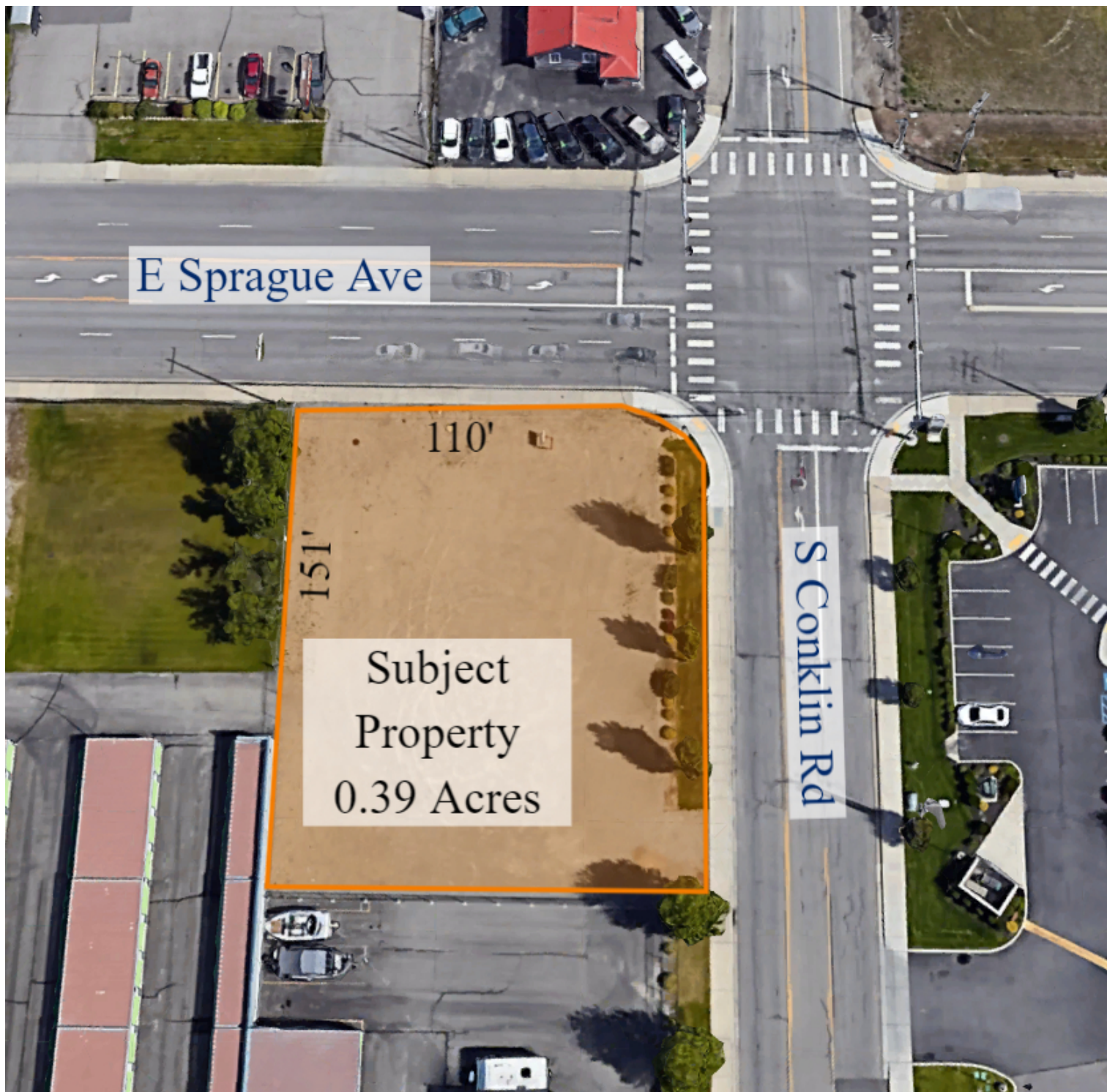
Primed gravel corner lot at lighted intersection of East Sprague Ave and South Conklin Rd in Spokane Valley For Sale.  
\*Also available for lease

**PROPERTY HIGHLIGHTS**

- Excellent visibility and exposure on busy arterial
- Fully graveled level lot with landscaping
- 110 Ft frontage on E Sprague, 150 Ft frontage S Conklin Rd
- Road access from E Sprague as well as S Conklin Rd
- Zoning permits: light manufacturing, retail, multifamily, and offices
- Easy access to I-90 via Sullivan
- Perfect for food truck, storage lot, farm stand, small business etc., the property has endless possibilities!



## SUBJECT PROPERTY



### GUY D. BYRD

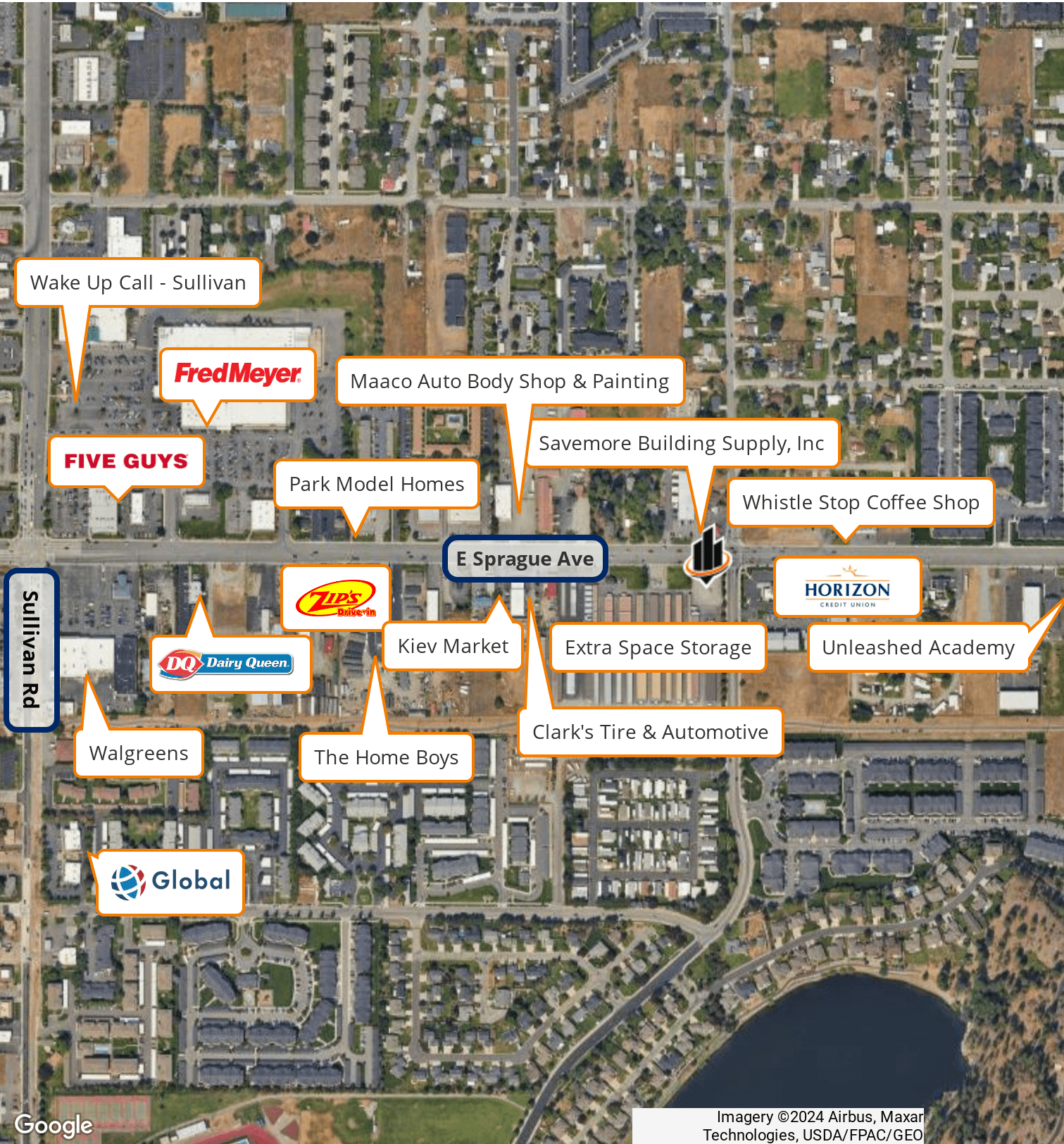
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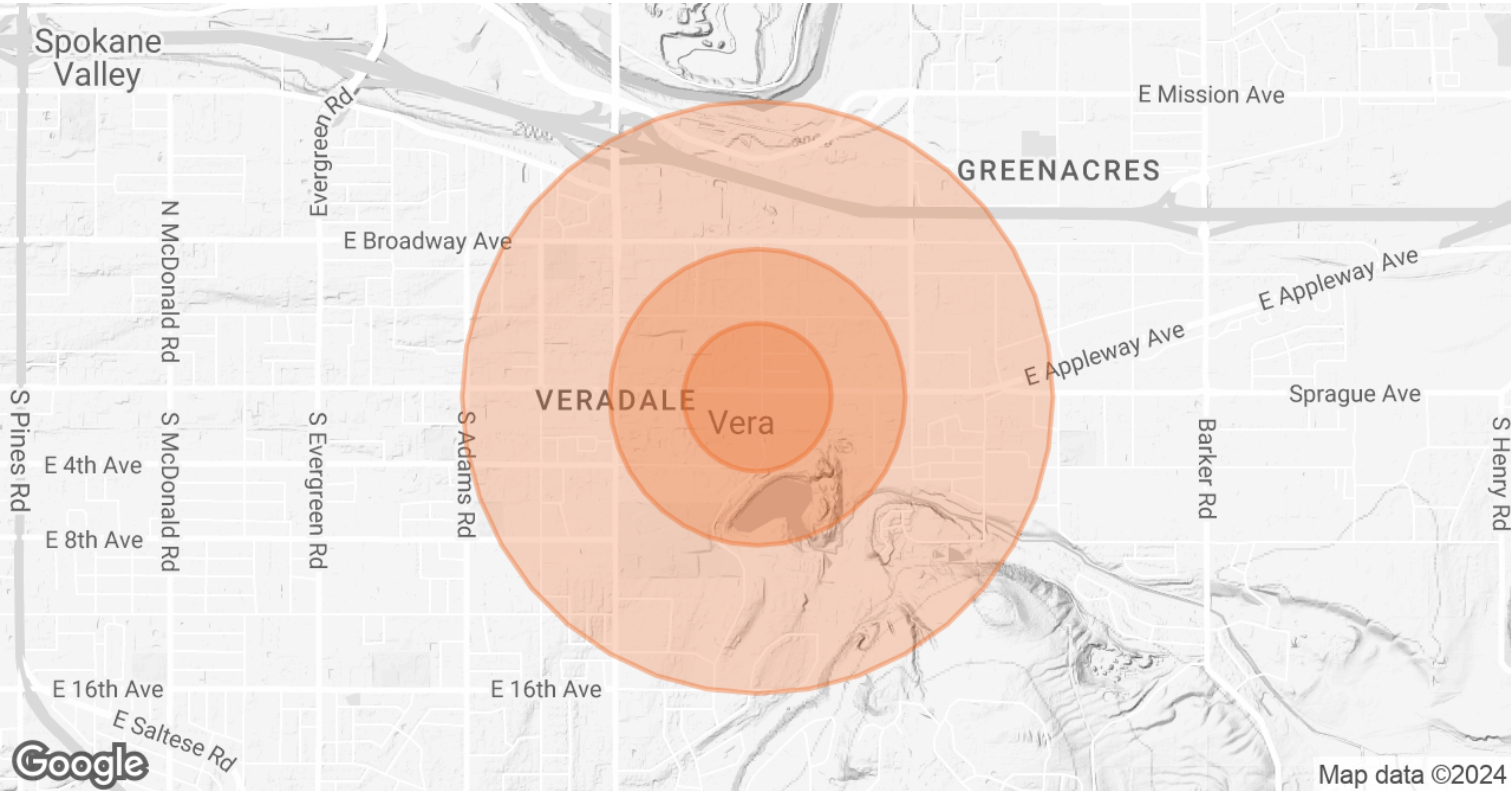


RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	899	2,901	8,482
AVERAGE AGE	36.5	38.7	40.7
AVERAGE AGE (MALE)	31.0	33.1	36.2
AVERAGE AGE (FEMALE)	38.2	41.6	43.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	444	1,394	3,817
# OF PERSONS PER HH	2.0	2.1	2.2
AVERAGE HH INCOME	\$52,989	\$56,920	\$63,841
AVERAGE HOUSE VALUE	\$63,548	\$114,463	\$207,561

\* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 1



GUY D. BYRD

Designated Broker

guy.byrd@svn.com  
Direct: 509.953.5109 | Cell:

WA #17968 // ID #DB35767

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

ICSC ; CCIM ; Greater Spokane Incorporated (GSI) member; National Association of Realtors; Washington State Commercial Association of Realtors; Manito Golf and Country Club member

SVN | Cornerstone

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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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