



W Curtis Rd Development Land



41 Acres on W Curtis RD

CHENEY, WA

PRESENTED BY:

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WA #17968

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$350,000 \$8,417/Acre \$0.19/SF
LOT SIZE:	41.58 Acres
ZONING:	RCV- Rural Conservation
PARCEL NUMBER:	23155.9031

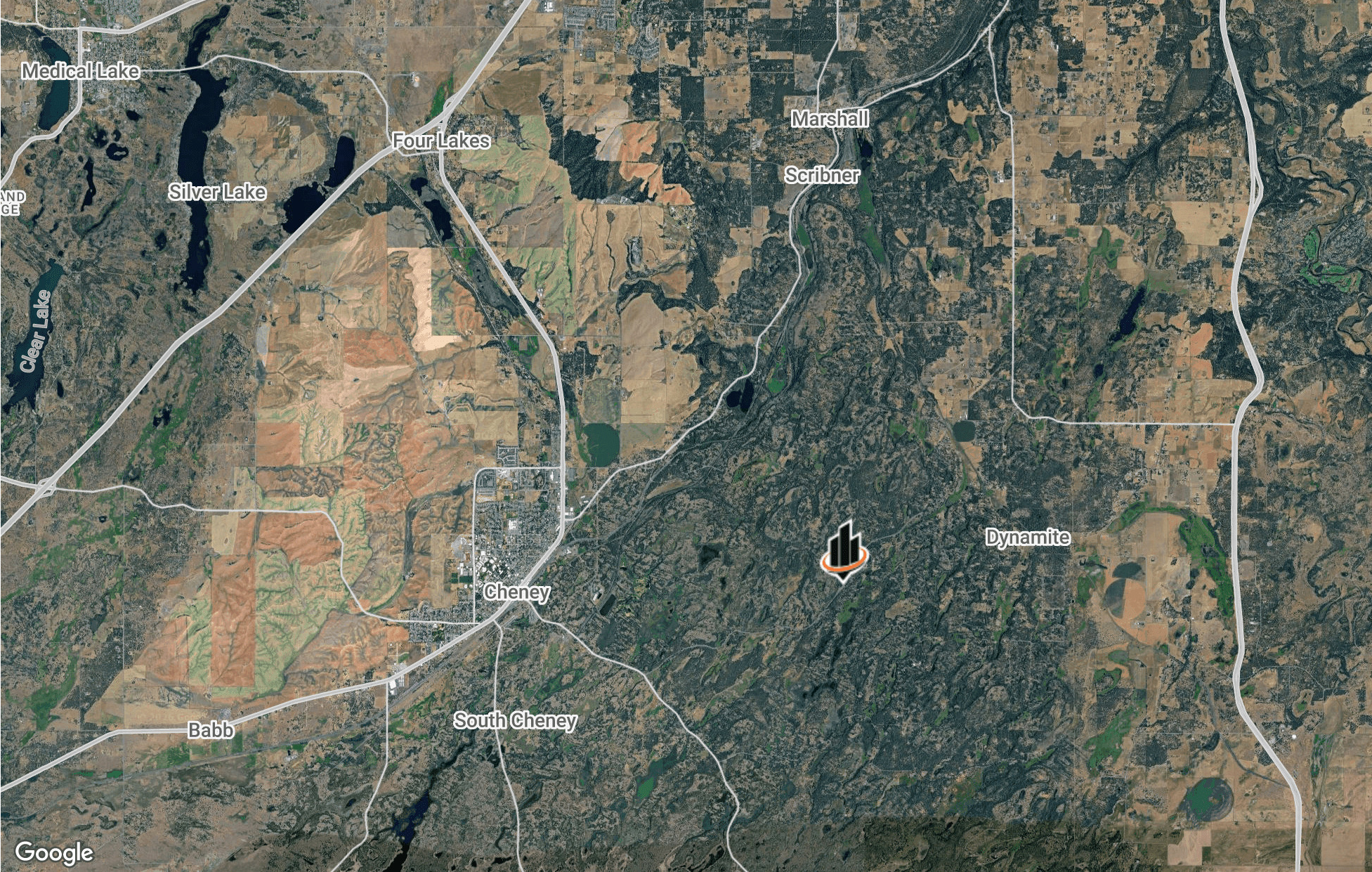
PROPERTY DESCRIPTION

This property offers a compelling future development opportunity within a growing rural market. Featuring a natural landscape with mature trees and open areas that provide both privacy and flexibility for future planning. Its size and location make it well-positioned for potential residential or recreational development.

PROPERTY HIGHLIGHTS

- Zoning: RCV - Rural Conservation zoning with permitted single-family and duplex residential uses, along with potential rural cluster development opportunities subject to limited use approval
- Access: Excellent accessibility with Curtis Road frontage on both sides of the parcel, providing multiple points of access throughout the property
- Topography: Natural terrain with a mix of varying landscape, mature trees, and open areas
- Proximity: Conveniently located with access to surrounding residential growth areas while maintaining a private rural setting

LOCATION MAP

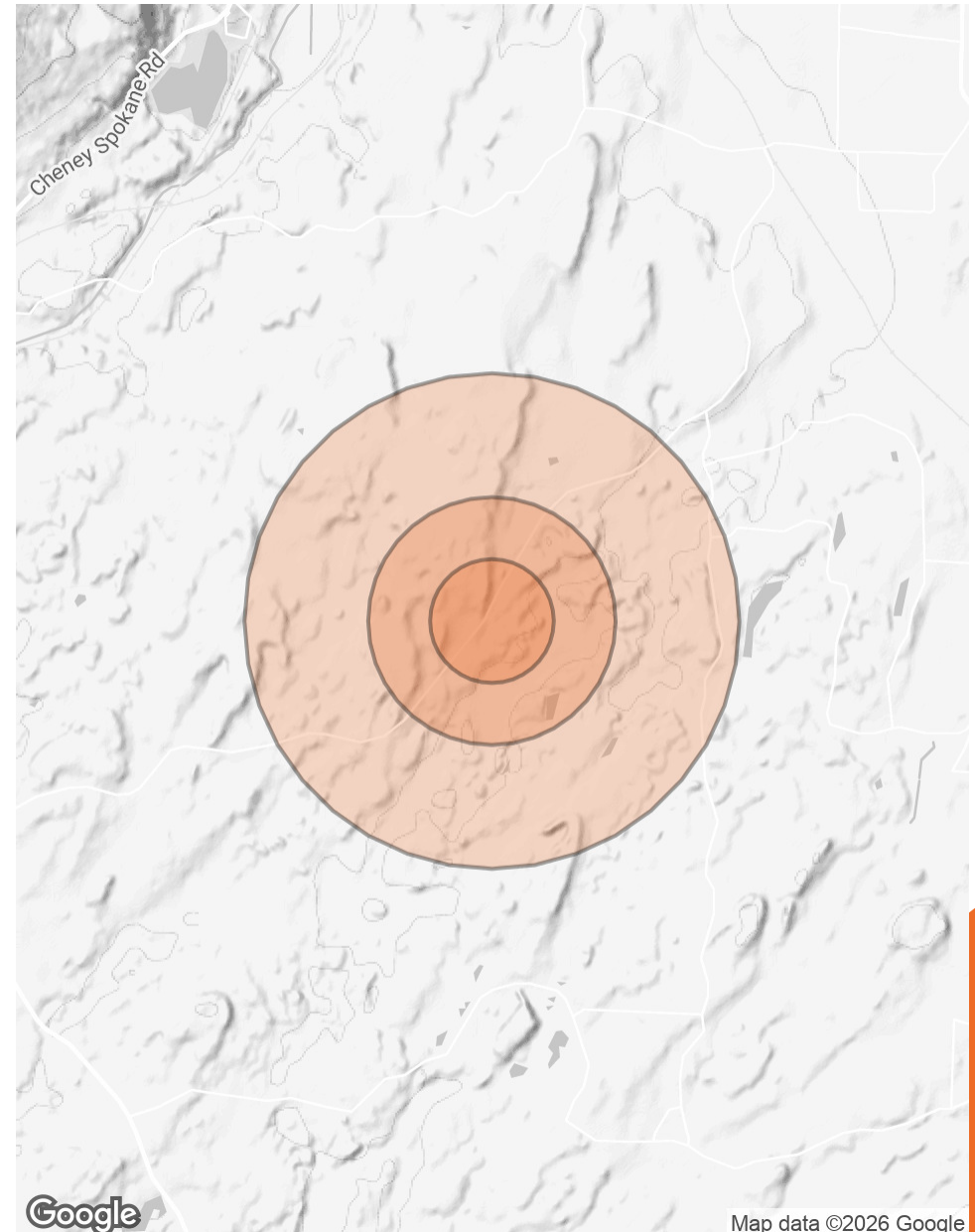


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	27	108	433
AVERAGE AGE	51.7	51.7	51.5
AVERAGE AGE (MALE)	47.8	47.8	47.9
AVERAGE AGE (FEMALE)	53.6	53.6	53.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	11	44	176
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$126,040	\$126,040	\$125,609
AVERAGE HOUSE VALUE	\$593,133	\$578,666	\$577,029

2023 American Community Survey (ACS)



ADVISOR BIO



GUY D. BYRD, SIOR

Designated Broker

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Direct: **509.321.2000** | Cell: **509.953.5109**

WA #17968 // ID #DB35767

PROFESSIONAL BACKGROUND

Guy D. Byrd is the founder, owner, and Managing Director of SVN Cornerstone Commercial Real Estate, a leading full-service firm in Spokane, Washington. Since launching SVN Cornerstone in 2015 through a strategic partnership with SVN International, Guy has built a high-performing, collaborative team serving clients throughout Washington, Idaho, and across the U.S.

With more than 38 years of experience and over \$500 million in closed transactions, Guy specializes in industrial and retail property development, representing national clients such as Caliber, McKinstry, Par Pacific, Lithia Corp, Jeld-Wen Corporation, EZ Loader Industries, and Airgas. His leadership has earned multiple SVN President's Circle and Partner's Circle awards.

An active member of CCIM, ICSC, SIOR, and Greater Spokane Inc., Guy is a past president of the Spokane Commercial Real Estate Traders Club and serves on the Board of Directors for the American Red Cross Inland Northwest Region. He also supports Spokane schools through board service, panels, and fundraising.

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

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.