

Lot A (1 parcel) - \$10/SF	51,401 SF (1.18 AC)
Lots B (11 parcels) - \$6/SF	42,688 SF (0.97 AC)
Lots C (33 parcels) - \$6/SF	204,296 SF (4.69 AC)
Lots D (10 parcels) - \$6/SF	30,492 SF (0.70 AC)
Lots E (5 parcels) - \$6/SF	15,246 SF (0.35 AC)
<b>Total Development Land:</b>	<b>344,123 SF (7.90 AC)</b>



2 W US 2 Hwy

S Kin

Son St

S Market St

S Mullen St

S Lundstrom St

Yoke's Fresh Market

Lot E  
15261.0414-.0418  
Total 0.35 AC  
15,246 SF

Lot A  
15261.1909  
1.18 AC  
51,401 SF

Lot B  
15261.0316-.0325, .1908  
Total 0.98 AC  
42,688

Lot C  
15261.0501-.0619, .2001  
Total 4.69 AC  
204,296 SF

Lot D  
15261.0422-.0431  
Total 0.7 AC  
30,492 SF

W 16th Ave

W 16th Ave

W 17th Ave

SALE FLYER

# Multifamily/Commercial Mixed Use Development Land

DOWNTOWN AIRWAY HEIGHTS

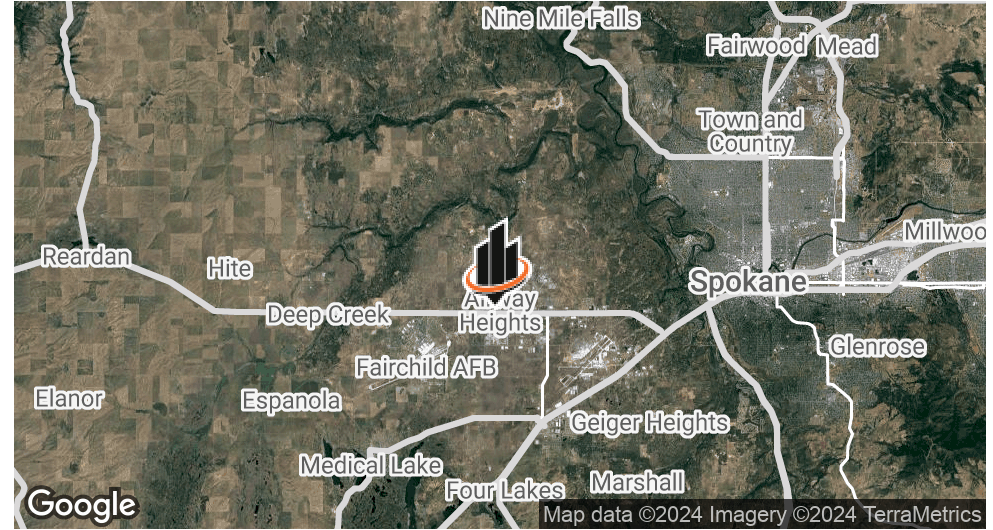
WA 99001

PRESENTED BY:

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WA #17968

LILLEBAEK ANDERSON  
Associate Advisor  
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,270,222
<b>LOT A:</b>	\$10/SF
<b>LOT B:</b>	\$6/SF
<b>LOT SIZE:</b>	7.9 Acres 344,123 SF
<b>ZONING:</b>	C-1

## PROPERTY OVERVIEW

Multifamily/Commercially Mixed Use zoned development land for sale in the heart of Airway Heights, WA

## PROPERTY HIGHLIGHTS

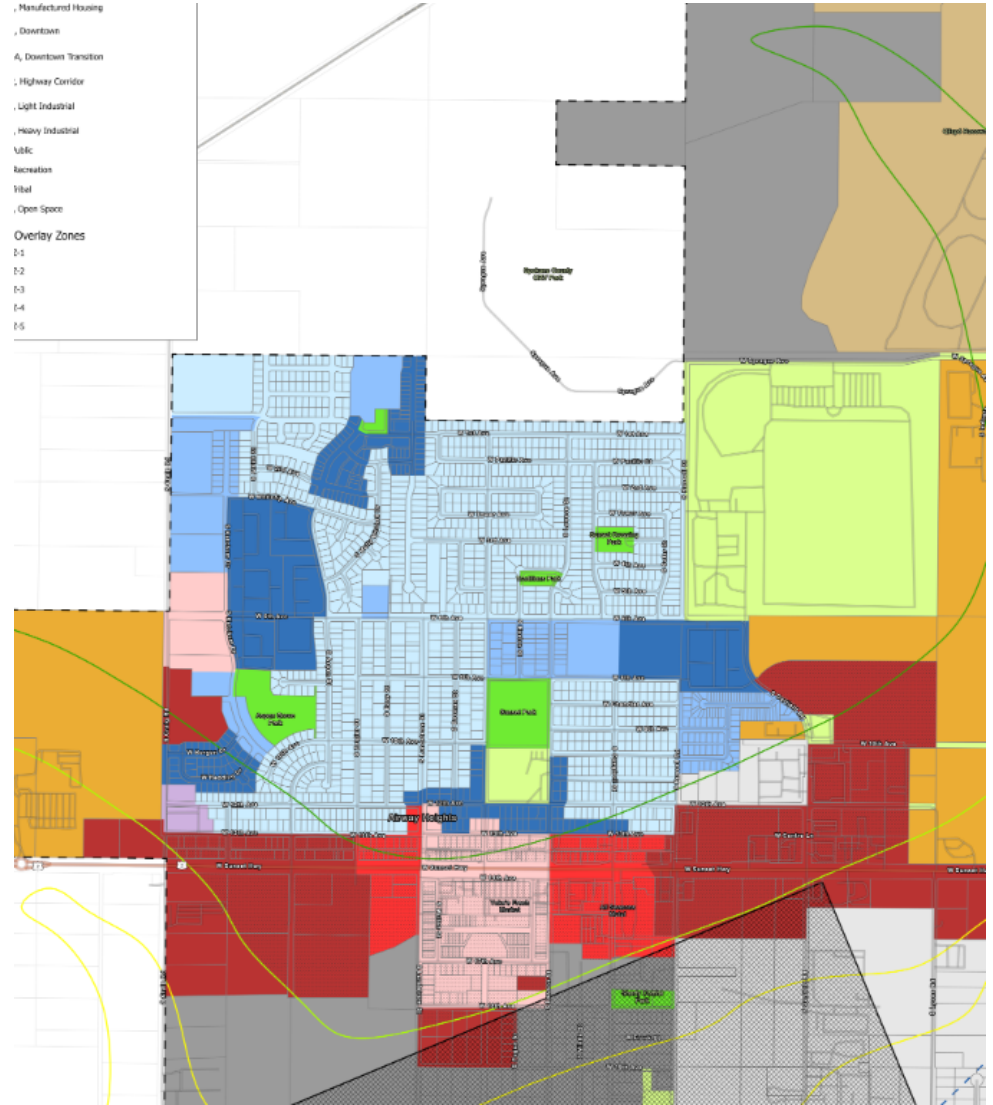
- 60 Parcels available - Can be sold together or separated
- C-1 zoning with conditional permit allows for Multifamily Residential and Townhouse (mixed use)
- Zoning allows for commercial, financial, retail, personal services, restaurants, professional & medical offices, entertainment and hotels.
- Only 2.6 miles from Fairchild AFB that has 814 households and 11,868 active-duty, Air National Guard, tenant unit members, dependents, and civilian employees
- 16th Ave should be vacated and incorporated into parcels

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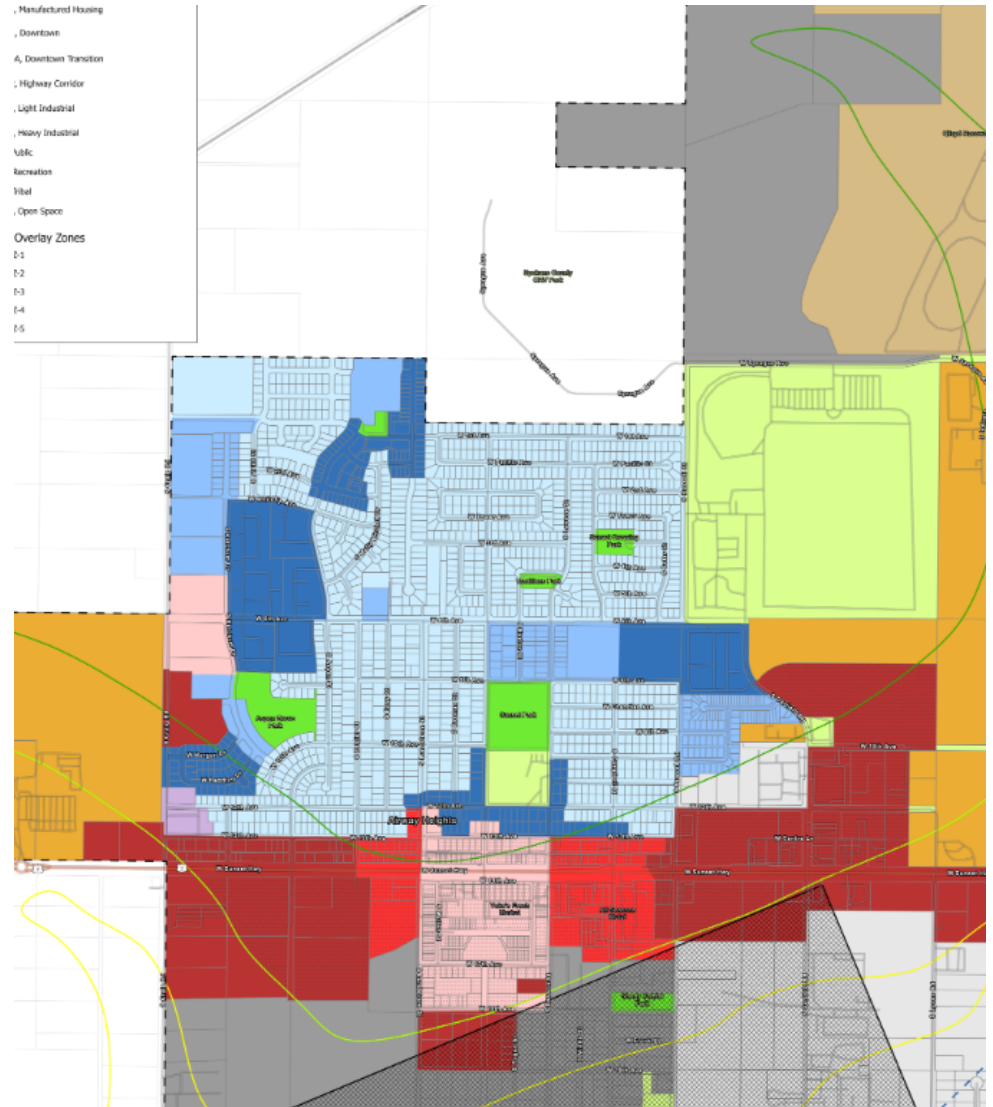
# DEVELOPMENT PARCELS



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# CITY OF AIRWAY HEIGHTS ZONING MAP

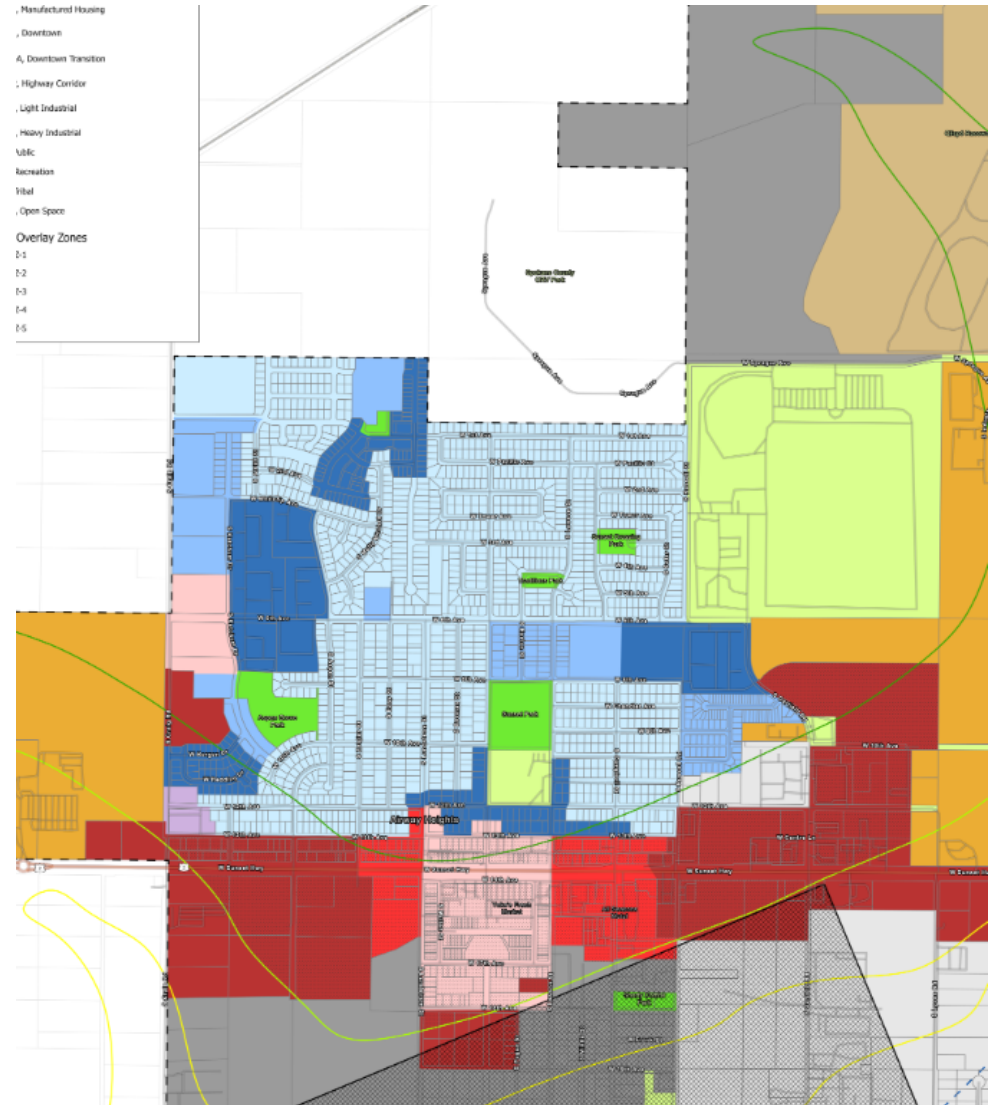


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# COMMERCIAL ZONING ALLOWED USES



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

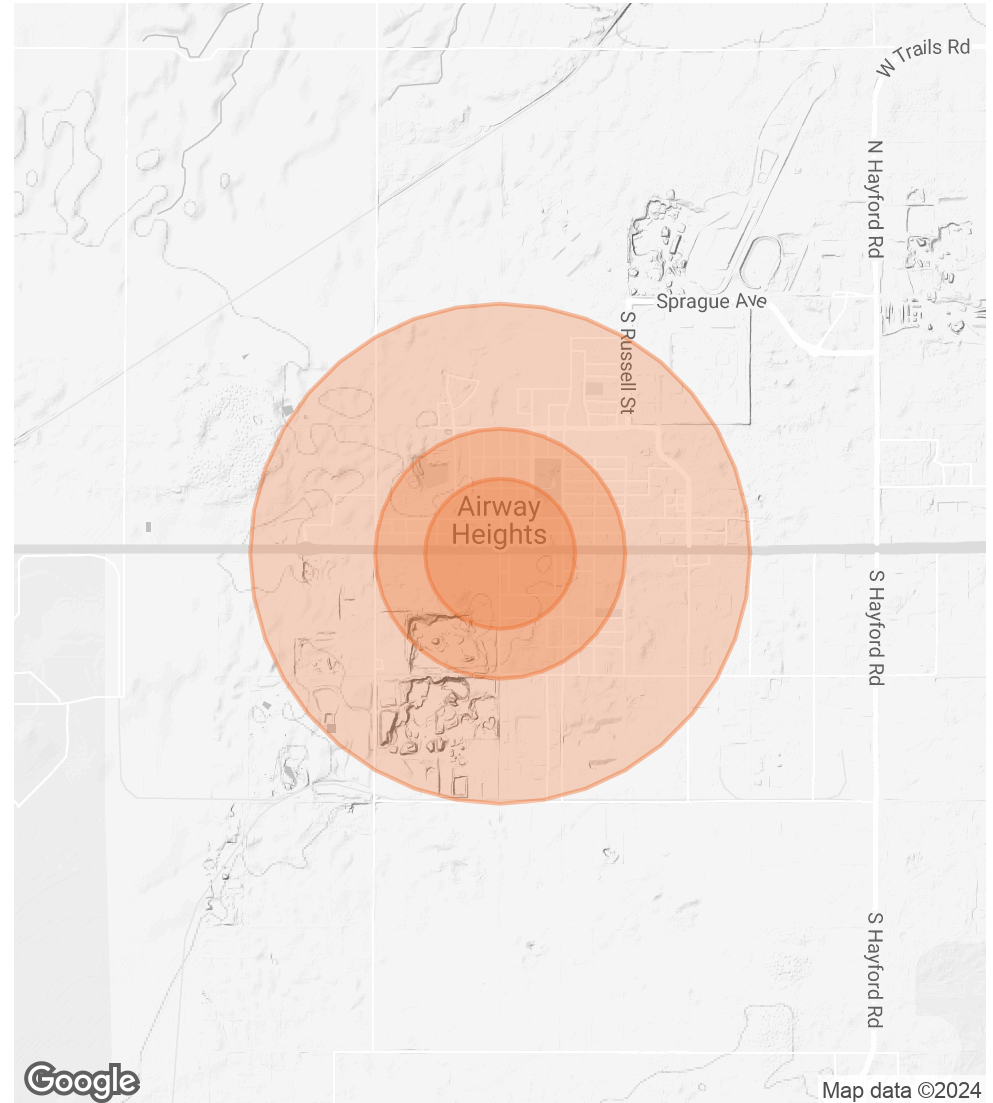
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	486	2,776	6,972
AVERAGE AGE	36	36	35
AVERAGE AGE (MALE)	35	35	35
AVERAGE AGE (FEMALE)	37	37	35

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	190	1,053	2,390
# OF PERSONS PER HH	2.6	2.6	2.9
AVERAGE HH INCOME	\$69,805	\$70,389	\$71,775
AVERAGE HOUSE VALUE	\$269,349	\$269,587	\$321,275

Demographics data derived from AlphaMap



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## ALL ADVISOR BIOS



### Guy D. Byrd

Designated Broker  
SVN | Cornerstone

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.

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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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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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