



W 17th Ave

4.69 ACRES  
Lot C

(Could Be Vacated 1.15 AC)

W 16th Ave

2.26 ACRES  
Lot B

S Market St

**FOR SALE**

Airway Heights Development Land  
**LOCATED BEHIND THE FORMER YOKES**

Airway Heights, WA 99001

**PRESENTED BY:**

**GUY D. BYRD**  
Designated Broker  
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WA #17968



# PROPERTY SUMMARY



## OFFERING SUMMARY

|                                      |                          |
|--------------------------------------|--------------------------|
| <b>TOTAL SALE PRICE (BOTH LOTS):</b> | \$1,059,597              |
| <b>PRICE / SF:</b>                   | \$3.50/SF                |
| <b>TOTAL LAND SIZE (BOTH LOTS):</b>  | 6.95 Acres<br>302,742 SF |
| <b>ZONING:</b>                       | C-1                      |

## PROPERTY OVERVIEW

|                                    |                    |
|------------------------------------|--------------------|
| <b>Lot B:</b> 2.26 AC   98,446 SF  | \$344,561          |
| <b>Lot C:</b> 4.69 AC   204,296 SF | \$715,036          |
| <b>TOTAL: 6.95 AC   302,742 SF</b> | <b>\$1,059,597</b> |

## PROPERTY HIGHLIGHTS

- Located in an Opportunity Zone
- 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
- Development land zoned C-1 and with conditional use permit can be used for multifamily residential and townhouses (mixed use)

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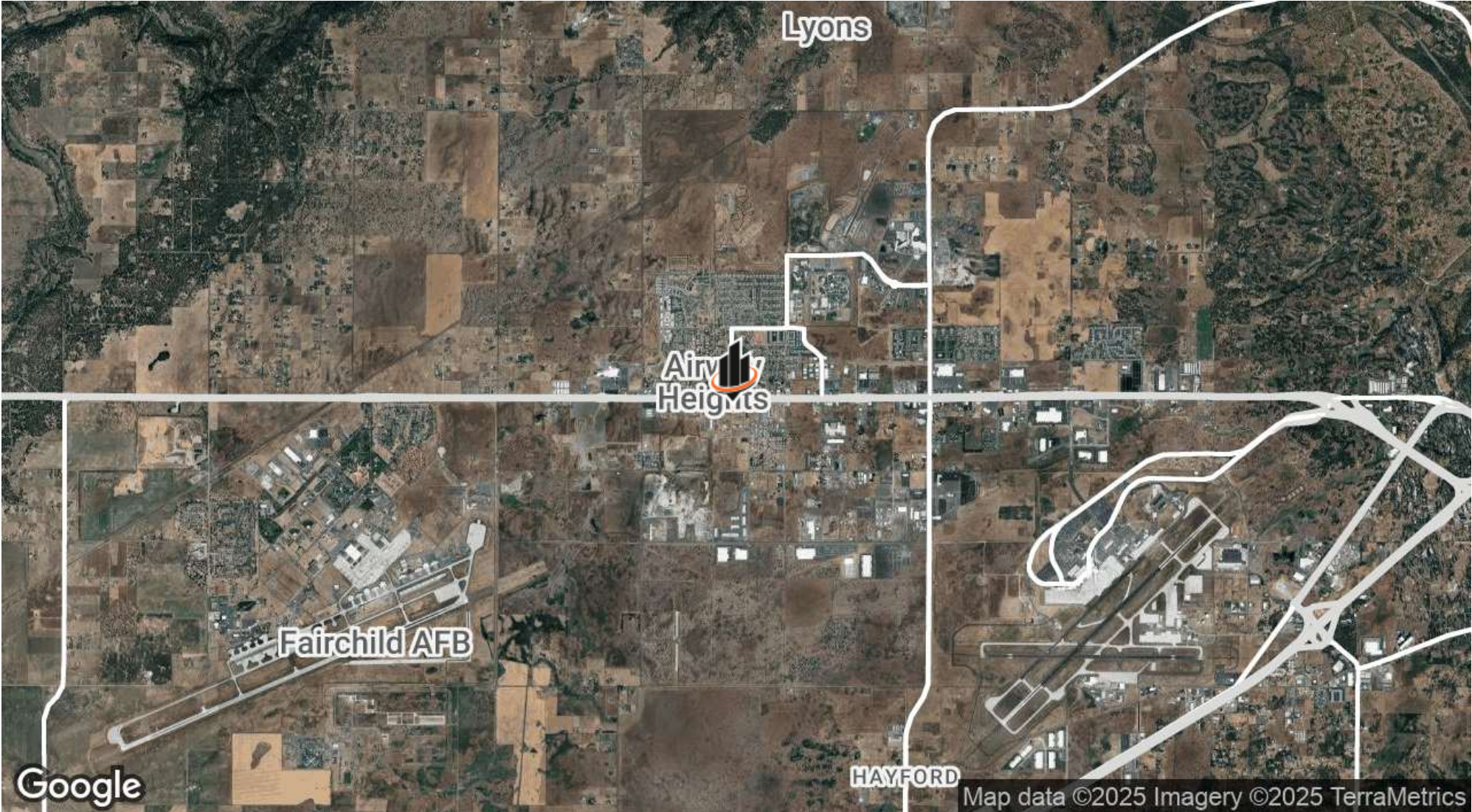
ADDITIONAL PHOTOS



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LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

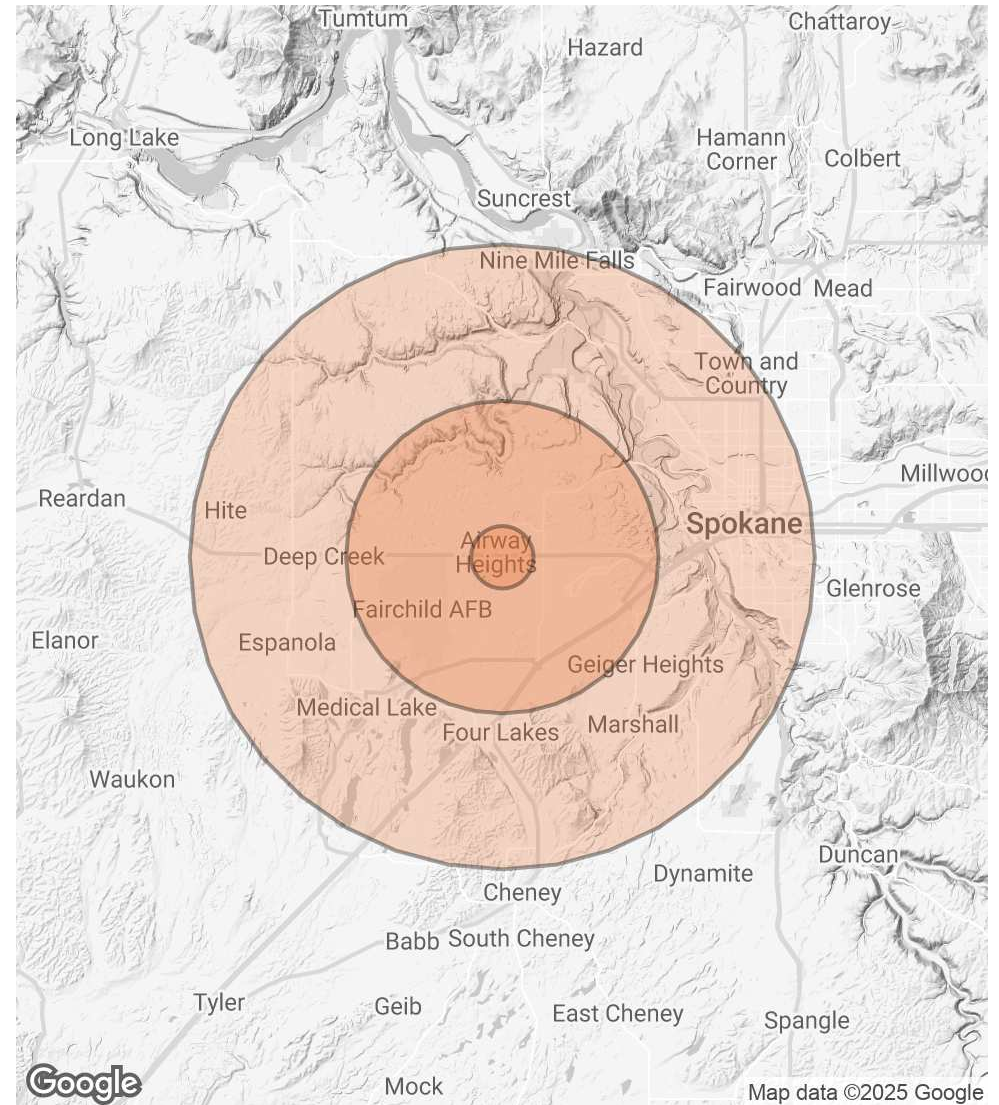
## POPULATION

|                             | 1 MILE | 5 MILES | 10 MILES |
|-----------------------------|--------|---------|----------|
| <b>TOTAL POPULATION</b>     | 7,424  | 25,481  | 201,942  |
| <b>AVERAGE AGE</b>          | 36     | 36      | 41       |
| <b>AVERAGE AGE (MALE)</b>   | 35     | 36      | 40       |
| <b>AVERAGE AGE (FEMALE)</b> | 35     | 36      | 41       |

## HOUSEHOLDS & INCOME

|                            | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------------|-----------|-----------|-----------|
| <b>TOTAL HOUSEHOLDS</b>    | 2,465     | 8,615     | 82,636    |
| <b># OF PERSONS PER HH</b> | 3         | 3         | 2.4       |
| <b>AVERAGE HH INCOME</b>   | \$69,898  | \$82,970  | \$95,983  |
| <b>AVERAGE HOUSE VALUE</b> | \$329,116 | \$410,485 | \$454,931 |

Demographics data derived from AlphaMap



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## ADVISOR BIO



### GUY D. BYRD

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## PROFESSIONAL BACKGROUND

Guy D. Byrd is the founder, owner, and Managing Director of SVN Cornerstone Commercial Real Estate, a premier full-service firm in Spokane, Washington. A native of Montana, Guy grew up in Western Washington and graduated from Montana State University. In 2015, he launched a strategic partnership with SVN International, founding SVN Cornerstone and establishing it as a top-tier provider in commercial real estate services and development.

As Managing Director, Guy has built a collaborative, high-achieving team culture dedicated to delivering exceptional results for SVN Cornerstone's clients. While the firm primarily serves Washington and Idaho, Guy's extensive connections with SVN brokers nationwide allow him to meet the needs of sophisticated clients across the United States. Supported by SVN International's resources, his team is equipped to deliver unmatched value.

With over 38 years of commercial real estate experience, Guy has closed more than \$500 million in transaction value. He remains active in property development on behalf of industrial and retail clients, bringing his expertise to diverse commercial projects. He is a multi-year recipient of SVN International's President's Circle Award and has earned the prestigious Partner's Circle Award multiple times. His commitment to client success has led him to represent national clients, including Caliber, McKinstry, Par Pacific, Armbrust Aviation, Lithia Corp, Jeld-Wen Corporation, EZ Loader Industries, and Airgas.

#### 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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