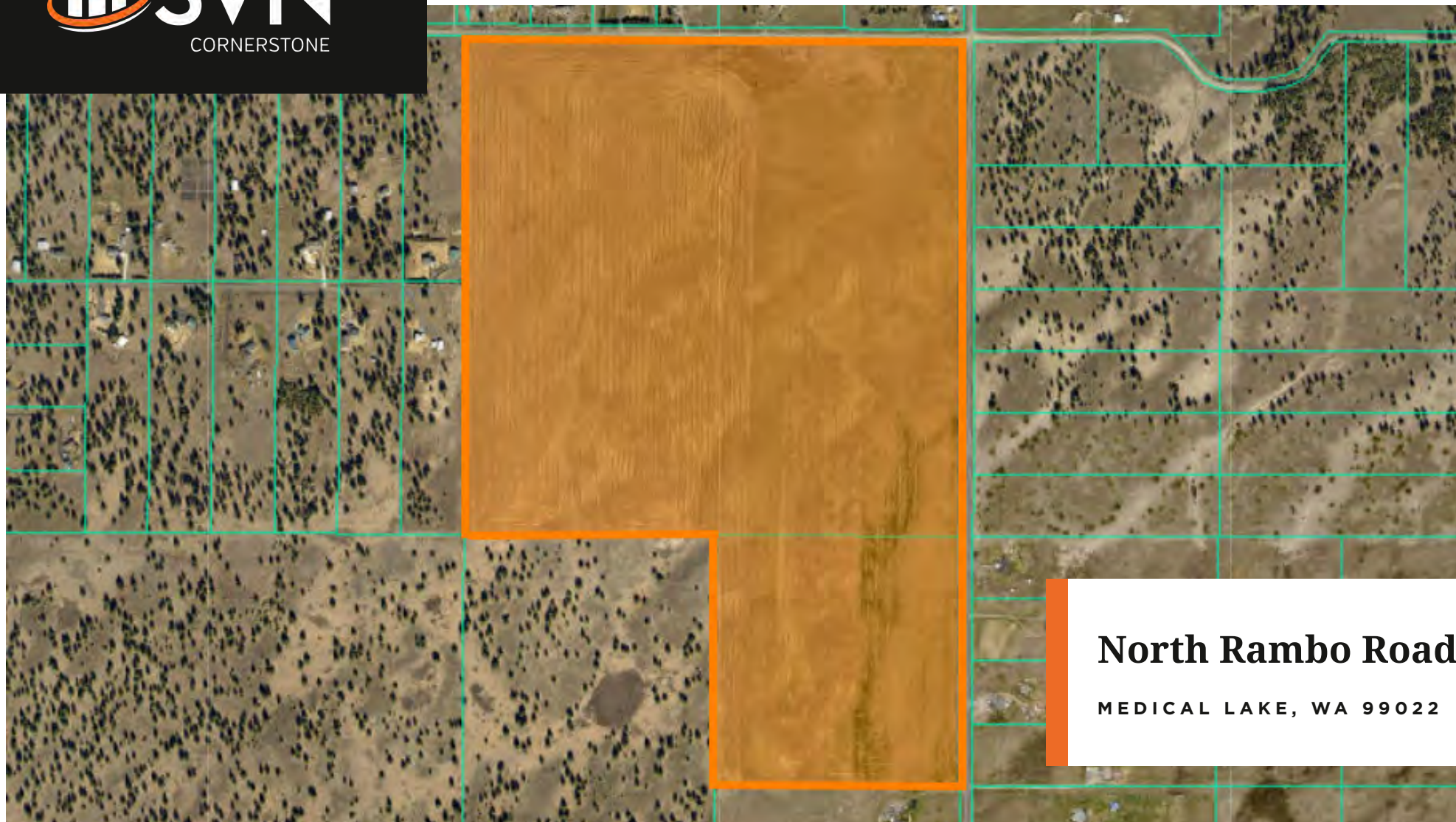




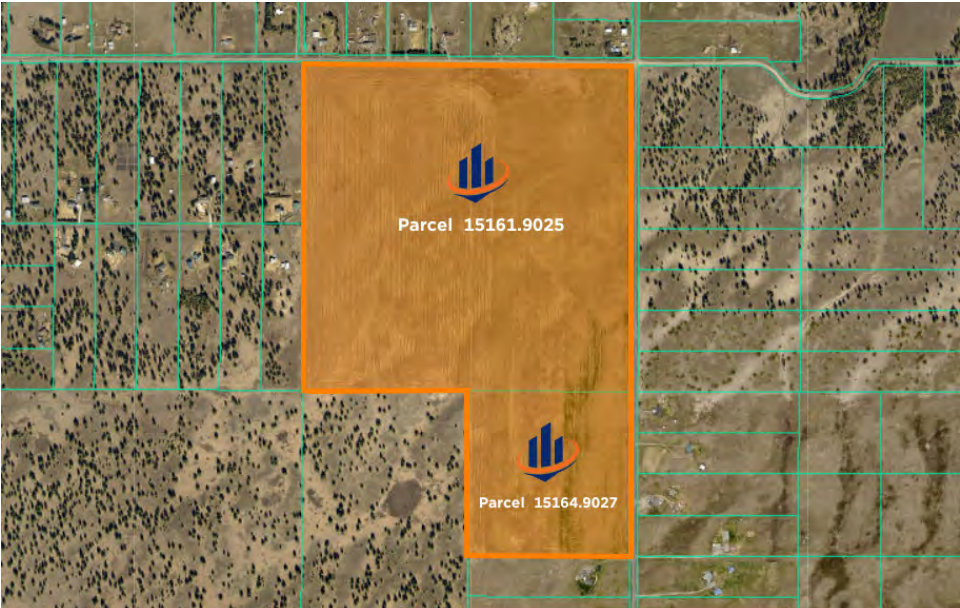
Rambo Road Land 195 Acres



North Rambo Road

MEDICAL LAKE, WA 99022

PROPERTY SUMMARY



OFFERING SUMMARY

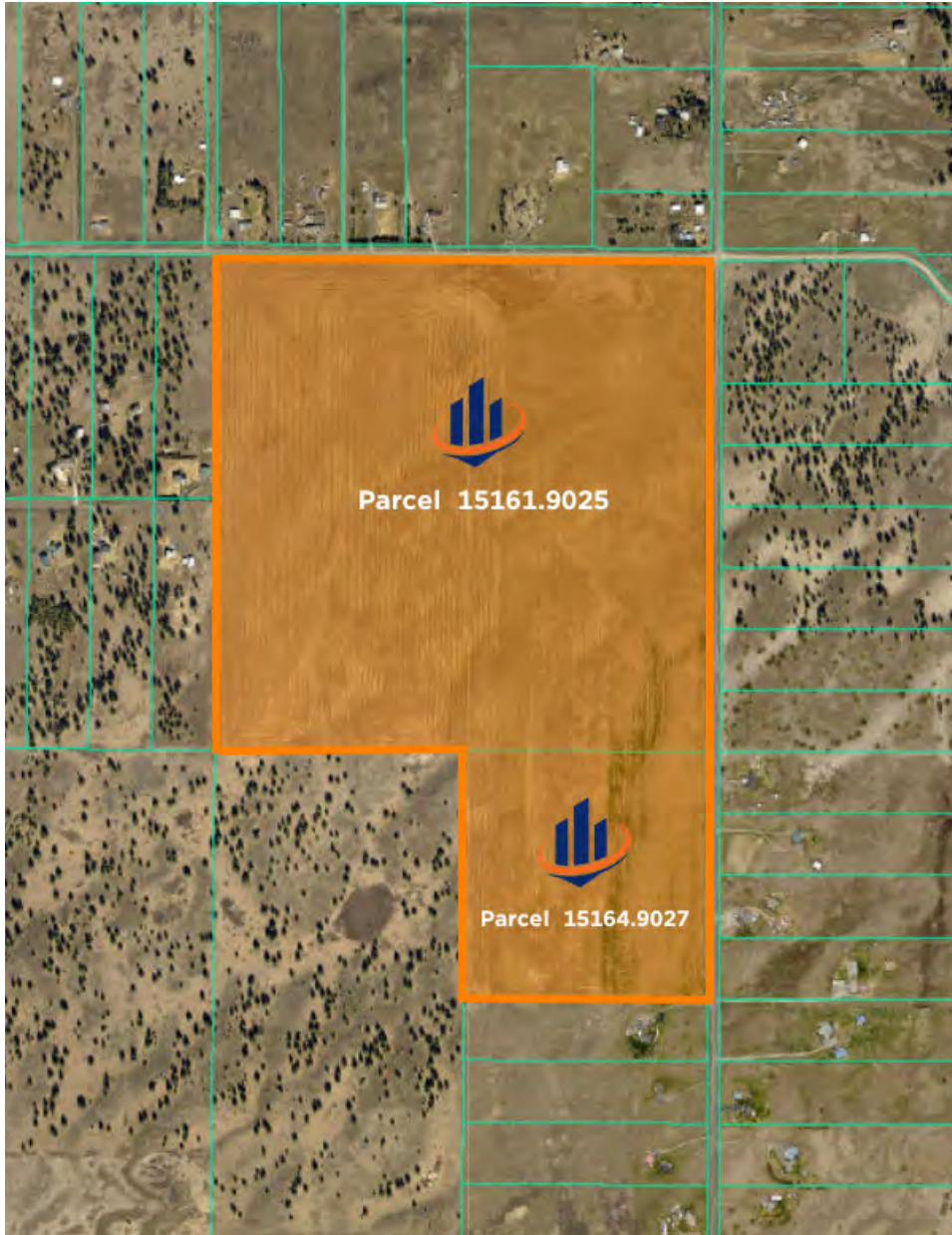
SALE PRICE:	\$780,000 \$3,991.61/ Acre \$0.09/ SF
TOTAL LOT SIZE:	195.41 Acres
LOT 1:	APN 15161.9025 156.38± AC
LOT 2:	APN 15164.9027 39.09± AC
ZONING:	Rural Traditional (RT)

PROPERTY DESCRIPTION

Two contiguous parcels totaling approximately 195± acres along Rambo and Deno Roads, just two miles northwest of Airway Heights. The land is currently tenant-farmed for wheat and features level to gently sloping terrain, excellent access, and scenic territorial views. The property sits outside the Urban Growth Area, zoned Rural Traditional (RT) with 10-acre minimum lot sizes, making it suitable for a range of agricultural, investment, or low-density residential uses.

PROPERTY HIGHLIGHTS

- Parcel Sizes: 156.38± AC (APN 15161.9025) & 39.09± AC (APN 15164.9027)
- Zoning: Rural Traditional (RT), Spokane County
- Access: Frontage along Rambo Road (paved) and Deno Road (gravel)
- Utilities: Power from Inland Power & Light; wells and septic required
- Current Use: Cash-rented wheat farm (\$3,000/year) - **farmer retains 2025 crop rights**



OVERVIEW

Future Development

As Airway Heights, Fairchild Air Force Base, and the surrounding West Plains industrial corridor continue to grow, demand for large tracts of rural residential land has expanded significantly. The subject's location—just minutes from major employers, Spokane International Airport, and Highway 2—positions it perfectly for future subdivision or phased development while allowing for continued agricultural use in the interim.

Under current Rural Traditional zoning, the site allows for 10-acre minimum parcels, supporting the creation of approximately 19 rural residential lots with potential views, private wells, and on-site septic systems. A preliminary concept illustrates feasible access and lot configuration, confirming development viability under existing county regulations.

Continued Farmland Investment

An exceptional opportunity to acquire nearly 200 contiguous acres of income-producing farmland in western Spokane County. Currently leased to a long-term local operator under a cash-rent agreement, the property produces winter soft white wheat in a traditional wheat-fallow rotation. Average yields range from 40-45 bushels per acre, with approximately 194 tillable acres supported by productive Class II and III soils as identified by the NRCS.

The site offers excellent access from both paved and gravel county roads, with Inland Power & Light service available nearby. Gently sloping terrain, open farmable fields, and sweeping views across the West Plains create a highly functional and visually appealing agricultural setting. The property lies outside the floodplain and has no known environmental concerns, offering stable income today and inherent value for future use.

REGIONAL MAP

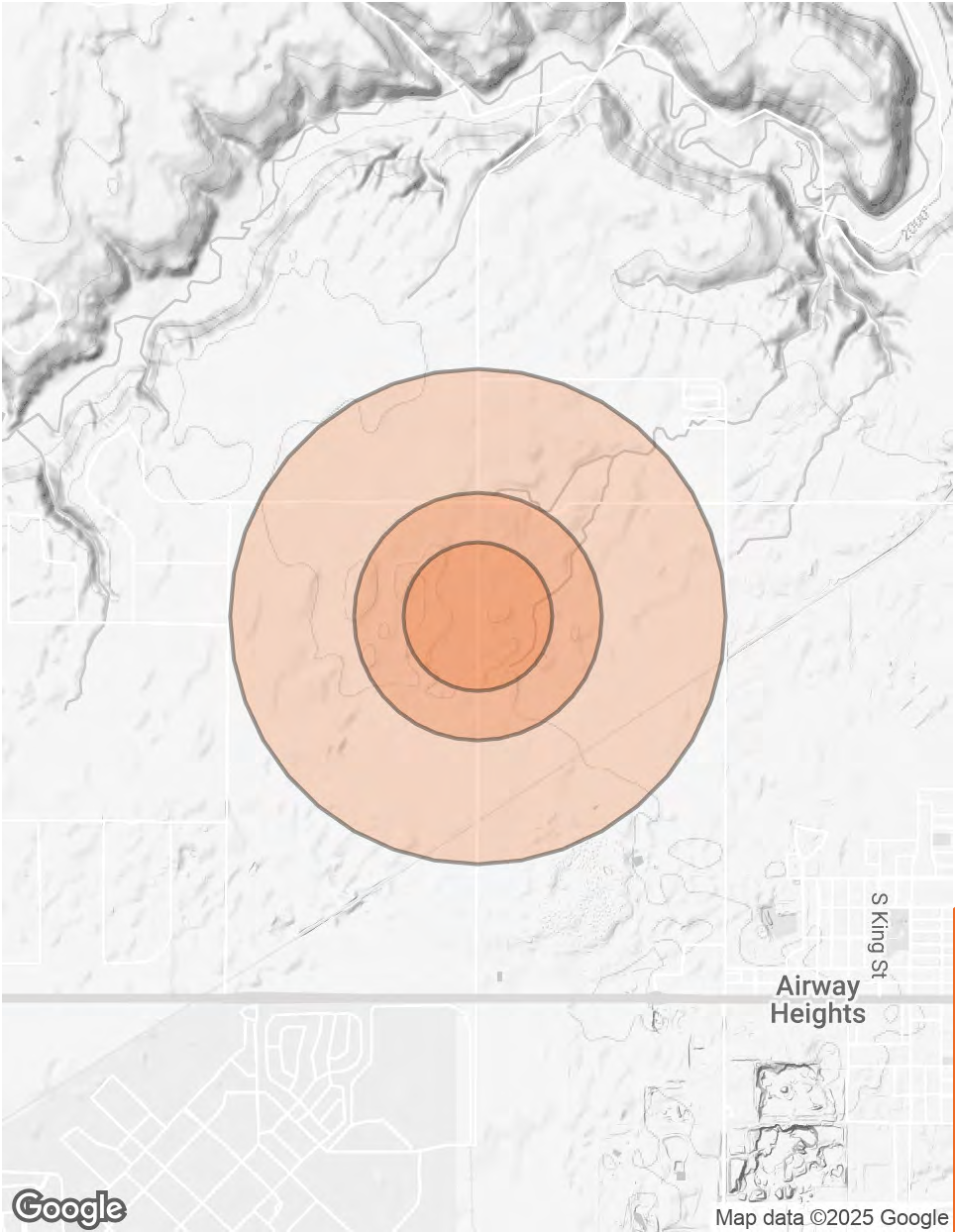


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	14	75	489
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	42	42	42
AVERAGE AGE (FEMALE)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	4	24	159
# OF PERSONS PER HH	3.5	3.1	3.1
AVERAGE HH INCOME	\$76,850	\$76,850	\$76,471
AVERAGE HOUSE VALUE	\$413,052	\$413,052	\$406,619

Demographics data derived from AlphaMap



ADVISOR BIO



GUY D. BYRD, SIOR

Designated Broker

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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

MEMBERSHIPS

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Parcel 15164.9027