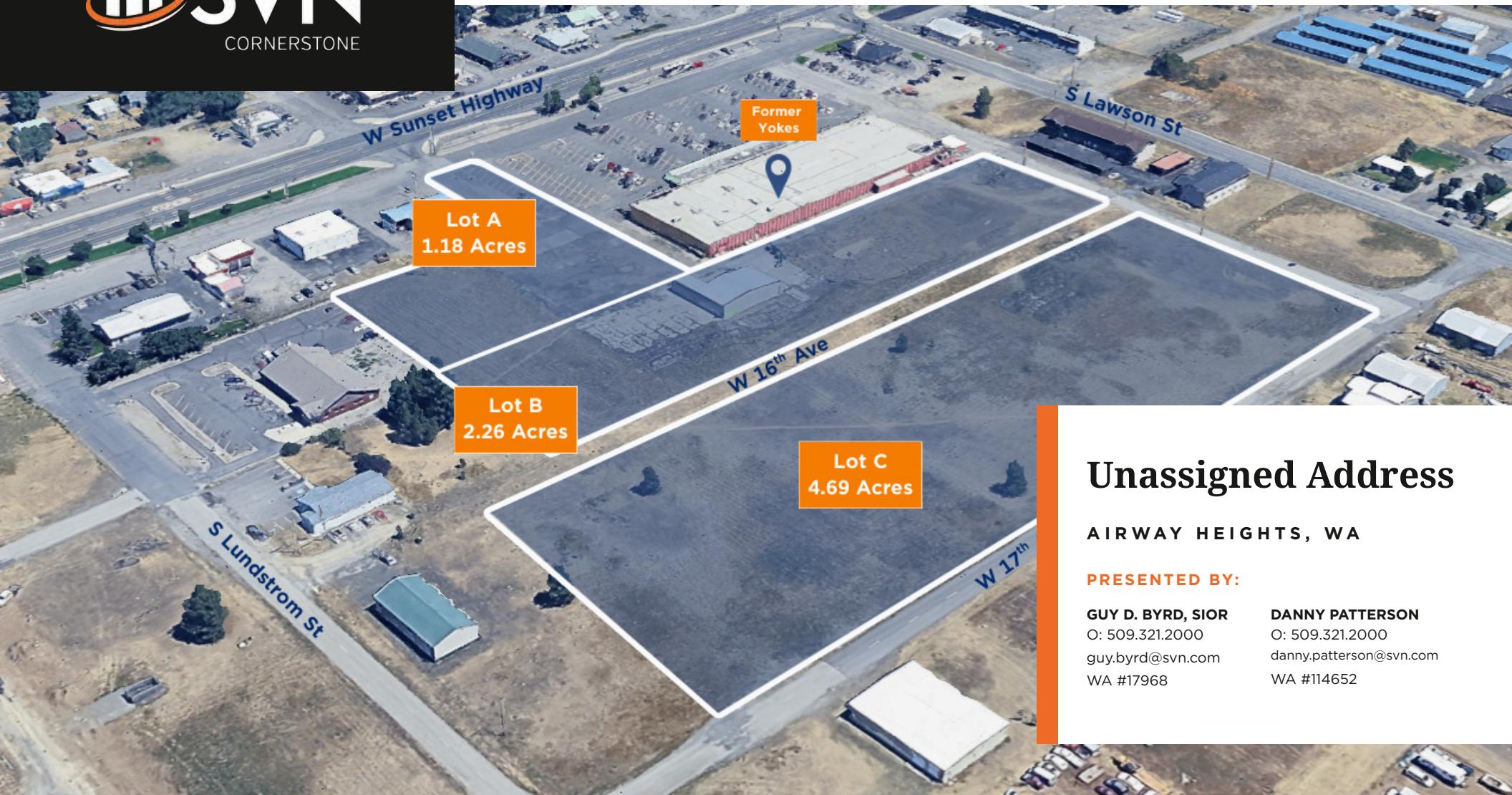




Yokes Development Land



Unassigned Address

AIRWAY HEIGHTS, WA

PRESENTED BY:

GUY D. BYRD, SIOR
O: 509.321.2000
guy.bryd@svn.com
WA #17968

DANNY PATTERSON
O: 509.321.2000
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WA #114652

PROPERTY SUMMARY



OFFERING SUMMARY

LOT A:

1.18 AC | 51,400 SF

\$400,000 (\$7.78/ SF)

LOT B:

2.26 AC | 98,446 SF

\$344,561 (\$3.50/SF)

LOT C:

4.69 AC | 204,296 SF

\$715,036 (\$3.50/SF)

ZONING:

C-1 Downtown

PROPERTY DESCRIPTION

Introducing a prime development opportunity in Airway Heights, Washington. The offering consists of three C-1 Downtown zoned lots located in the heart of a growing commercial district, available for sale together or separately. The site is well suited for neighborhood retail, service commercial, office, or mixed-use development and benefits from proximity to key demand drivers such as Fairchild Air Force Base and Northern Quest Resort & Casino. This is a compelling opportunity for investors and developers seeking flexible site configurations in an expanding market.

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

RETAILER MAP





GUY D. BYRD, SIOR

Designated Broker

guy.byrd@svn.com

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

MEMBERSHIPS

SVN | Cornerstone
1311 N. Washington Street Suite D
Spokane, WA 99201
509.321.2000



DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

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 Proposal 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 Proposal, 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 Proposal 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 Proposal 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.



Lot A
1.18 Acres

Lot B
2.26 Acres

Lot C
4.69 Acres

Collective Strength, Accelerated Growth

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SUITE D
SPOKANE, WA 99201



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