

FOR SALE \$4,200,000 | \$5.24/SF

Airway Heights Land

Parcels: 25203.9065 and 25203.9066

Minutes from Spokane International Airport and major freight corridors.

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AIRWAY HEIGHTS LAND

Investment Overview

ACRE Commercial is pleased to present the exclusive opportunity to acquire two contiguous Light Industrial parcels totaling approximately 18.39 acres (801,069 SF), located along U.S. Highway 2 across from Spokane International Airport, in Spokane, WA. Offered at \$4,200,000 (\$5.24/SF), the offering consists of Parcel 25203.9065 (16.61 acres / 723,532 SF) and Parcel 25203.9066 (1.78 acres / 77,537 SF), positioned in one of Spokane's primary industrial growth corridors.

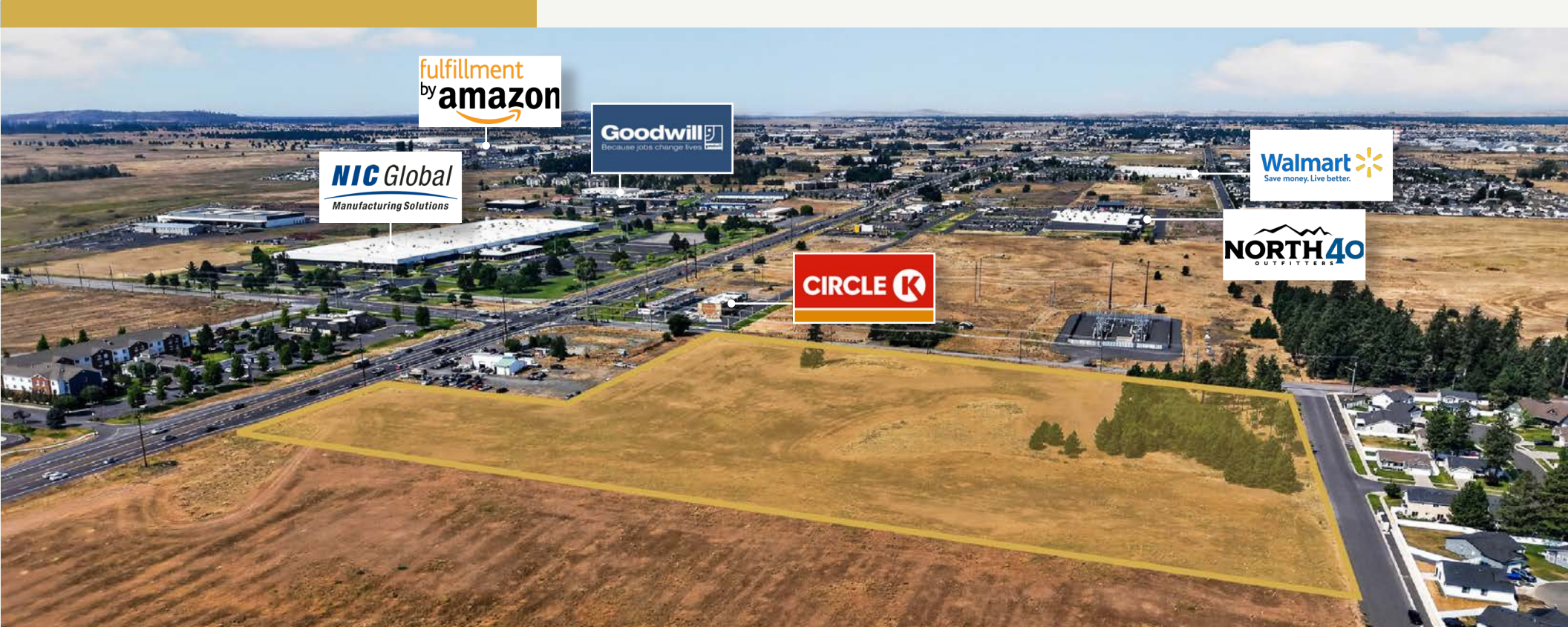
Zoned LI – Light Industrial, the site permits a broad range of uses including warehouse, distribution, manufacturing, contractor yards, office, and flex industrial development, offering developers and owner-users significant flexibility in shaping a project to market demand. Water is available at the site, and sewer is located at the corner of Flint Road and U.S. Highway 2. Buyers should independently verify permitted and conditional uses, setbacks, development standards, and utility availability/capacity with Spokane County Planning and the relevant utility providers.

Comprising two adjacent parcels under common assemblage, the site offers approximately 18.4 contiguous acres — a scale increasingly difficult to find in the Spokane industrial market — well-suited to a single large-format facility, a multi-building industrial park, or a phased build-out that allows a developer to bring product to market incrementally as demand dictates.

The property fronts directly on Highway 2, benefiting from exposure to approximately 31,414 vehicles per day, with convenient access to I-90 and Highway 195. Located minutes from Spokane International Airport and major freight corridors, the site is well-positioned for distribution and logistics users requiring strong regional and interstate connectivity.

- **Light Industrial (LI) Zoning** – Permits a wide variety of industrial and commercial uses.
- **Development Flexibility** – Suitable for warehouse, distribution, manufacturing, contractor yards, office, and flex industrial development.
- **Utilities On-Site** – Water available at the site; sewer located at the corner of Flint and U.S. Highway 2.
- **Large Contiguous Site** – Adjacent parcels may provide flexibility for phased development or a larger industrial campus.
- **Strong Industrial Market Fundamentals** – Located in one of Spokane's primary industrial growth corridors with continued demand for industrial land.
- **Airport Proximity** – Minutes from Spokane International Airport and major freight corridors.
- **Regional Connectivity** – Convenient access to I-90, U.S. 2, and Highway 195, providing excellent regional distribution capabilities.







AIRWAY HEIGHTS LAND

Property Location

Spokane, Washington, is the largest city in Eastern Washington and the county seat of Spokane County, situated along the Spokane River near the Idaho border. With a city population of approximately 231,000 (metro area population of roughly 470,000), it offers a growing, diversified economy anchored by healthcare, education, manufacturing, and logistics, supported by Spokane International Airport and major freight corridors along I-90, U.S. 2, and Highway 195, plus a relatively low cost of living relative to Western Washington.

Light Industrial (LI) Zoning

Purchase Price

Price/SF Land

Parcel 25203.9065

16.61 ACRES (723,532 SF)

Parcel 25203.9066

1.78 ACRES (77,537 SF)

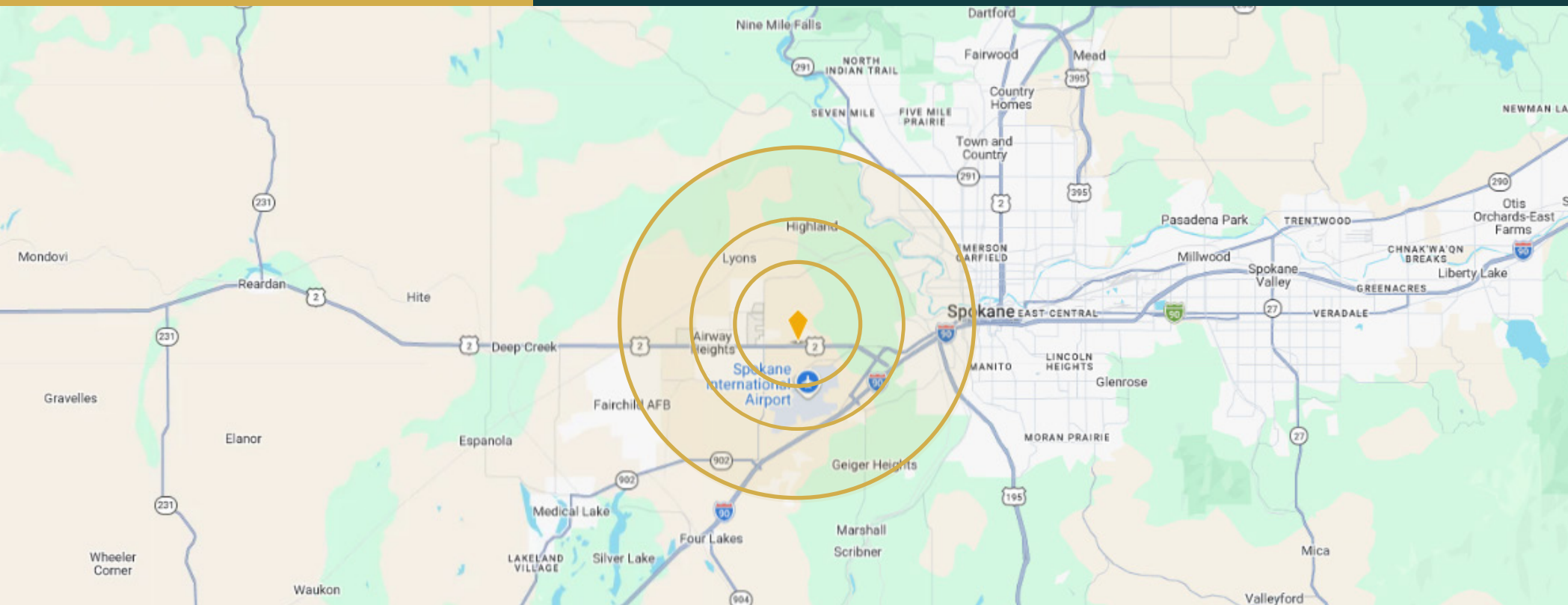
Combined Lot

18.39 ACRES (801,069 SF)

Zoning

LIGHT INDUSTRIAL (LI)





POPULATION (APPROX.)

	1 MILE	3 MILES	5 MILES
2020 POPULATION	2,581	13,836	44,123
2025 POPULATION	2,754	14,984	47,945
2030 PROJECTED POPULATION	2,826	15,424	49,387
ANNUAL GROWTH 2020-2025	1.3%	1.7%	1.7%
ANNUAL GROWTH 2025-2030	0.5%	0.6%	0.6%
AVERAGE HH SIZE	2.2	2.5	2.3
MEDIAN AGE	37.6	37.3	38.1

HOUSEHOLDS (APPROX.)

	1 MILE	3 MILES	5 MILES
MEDIAN HOME VALUE	\$463,062	\$397,731	\$411,968
2025 HOUSEHOLDS	1,183	5,109	19,717
2030 PROJECTED HOUSEHOLDS	1,216	5,267	20,315
ANNUAL GROWTH 2020-2025	2.0%	4.1%	2.9%
ANNUAL GROWTH 2025-2030	0.6%	0.6%	0.6%
MEDIAN HH INCOME	\$77,402	\$67,960	\$62,677
AVERAGE HH INCOME	\$105,206	\$86,986	\$85,920

AIRWAY HEIGHTS LAND

Spokane Highlights

Spokane, the commercial and industrial hub of the Inland Northwest, offers investors steady population and long-term regional demand, an affordable cost structure relative to coastal Washington, and a diversified local economy. The city is anchored by Spokane International Airport and Fairchild Air Force Base, with rail, interstate, and Foreign Trade Zone access supporting distribution and logistics employment. A strong healthcare, manufacturing, and education base further supports a broad regional labor market.

230,783

EST. POPULATION

Spokane's population reached an estimated 230,783 as of 2025, up from 228,989 at the 2020 Census.

Source: U.S. Census Bureau

\$70,064

MEDIAN HH INCOME

Spokane's median household income reached \$70,064 in 2024, up from \$65,745 the prior estimate.

Source: U.S. Census Bureau

54.7%

FAMILY HH

Families make up around 54.7% of Spokane households, with the remainder made up of individuals living alone or with non-relatives.

Source: U.S. Census Bureau

+2.6%

HOME PRICE GROWTH

Median resale home price in Spokane reached approximately \$390,000, up 2.6% year over year.

Source: Redfin

37.2

YOUNG MEDIAN AGE

The median age in Spokane stands at 37.2 years, close to state and national averages.

Source: U.S. Census Bureau

0.8%

ANNUAL POP. GROWTH

Since the 2020 Census (228,989), the city has grown by about 0.8% cumulatively, well below the metro-area pace.

Source: U.S. Census Bureau

Current trends underscore Spokane's appeal as an affordable, economically diverse, and steadily growing regional hub in eastern Washington, key factors that support long-term real estate investment and industrial demand.



Photo Gallery



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