



DEVELOPMENT LAND • MEDIUM DENSITY RESIDENTIAL • SPOKANE COUNTY

5.22 ACRES ZONED MDR

OFFERED AT
\$695,000
2 parcels, offered together

Cuba & Farwell • Mead, WA 99021

5.22 AC

3.22 ac + 2.00 ac parcels

MDR

Apartments a permitted use

±78 UNITS

Est. at 15 du/acre MDR max

MEAD SD

Mead School District

Eric Peterson, CCIM

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PROPERTY DETAILS

Location	SE corner of E Farwell Rd & N Cuba St, Mead, WA 99021
Parcels	36101.0544 (3.22 ac) & 36101.0545 (2.00 ac), offered together
Zoning	MDR – Medium Density Residential (Spokane County)
Density	15 du/acre max · ±78 units*
Jurisdiction	Unincorporated Spokane County, within the Urban Growth Area
Site	Flat, vacant

HIGHLIGHTS

- Multifamily apartments are a permitted use in the MDR zone
- Corner site at E Farwell Rd & N Cuba St
- Union Stadium (Mead SD) ±0.3 mi · Creekside Elementary ±0.5 mi · Mead High School ±3.0 mi
- Northpointe Shopping (Target) ±2.9 mi · Providence Holy Family Hospital ±5.0 mi
- No multifamily units under construction in the submarket, and none delivered in the past 8 quarters

NORTH SPOKANE COUNTY MULTIFAMILY SUBMARKET

CoStar · Q4 2026 QTD

0 units

Under construction

6.6%

Vacancy rate

\$1,590

Asking rent / unit

+3.8%

12-mo asking rent growth

RENT & VACANCY BY CLASS

Class	Units	Vacancy	Asking	Effective
4 & 5 Star	330	6.0%	\$1,725	\$1,555
3 Star	491	6.9%	\$1,538	\$1,449
1 & 2 Star	139	6.6%	\$1,345	\$1,323
Submarket	960	6.6%	\$1,590	\$1,477

AREA DEMOGRAPHICS (2025)

Radius	2 mi	5 mi	10 mi
Population	8,013	78,709	330,714
Households	2,942	30,326	133,558
Renter households	413	12,087	57,452
Median HH income	\$83,974	\$72,710	\$69,665

*Estimate based on the Spokane County MDR maximum of 15 dwelling units per acre; actual yield depends on site plan and approvals. Distances are approximate straight-line miles. Market and demographic data: CoStar data analyzed by ACTIV8 Real Estate, as of October 7, 2026. All information is deemed reliable but not guaranteed; buyers should independently verify zoning, utilities, and all property and market information.