



which each tenant has access to. Current rental rates range from \$550 to \$675 per month. The average rental rate for the occupied units is approximately \$620 per month. As of January 31, 2013 the vacancy rate was 15.6% at this property.

The Solar World Estates North property is on a 40,248± square foot site with access from East Pine Ridge Court and East Mayfair Court. There are 34 unassigned parking stalls on the property.

**Solar World Estates West Undeveloped Parcels**

Four separate undeveloped parcels are located within and surrounding the Solar World Estates West Apartment buildings. The sizes of the four parcels are listed below:

- Parcel 1            14,700± square feet
- Parcel 2            18,840± square feet
- Parcel 3            20,575± square feet
- Parcel 4            124,575± square feet

Parcels 1 and 2 are located along Lawson Street, just north of the Solar World Estates West apartment buildings, and one to two blocks south of U.S. Highway 2. These two parcels are zoned C-1, Restricted Commercial. Permitted uses on the two

properties include retail business, bank, office, restaurant, grocery and theatre. The properties lie within the APZ overlay in relation to Fairchild AFB, which prohibits certain uses. Development questions should be directed to the City of Airway Heights. All utilities are available to these two parcels.

Parcels 3 and 4 are located adjacent to the Solar World Estates West apartment buildings. Parcel 3 has frontage along Pogue Street and Parcel 4 lies at the south end of the apartment complex, with frontage on Lawson Street. Both properties are zoned C-2, General Commercial. Permitted uses on the two properties include motel, service station, restaurant, bowling alley, warehouse, and commercial sales, among many others. These two properties lie within the APZ overlay for Fairchild AFB and are served by all utilities.

**City of Airway Heights APZ Overlay**

All property included in the Solar World Estates West complex, both apartment buildings and undeveloped land, lie within the accident potential zone, or APZ, a designated area surrounding Fairchild AFB, which restricts new development to non-residential uses. All property lying between Lundstrom Street and Russell Street, and South of Highway 2 in the City