

2200 Vantage Highway

Ellensburg, WA 98926

LISTING PRICE

\$4,000,000



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2200 Vantage Hwy presents a compelling ±14.89-acre mixed-use development opportunity within the Ellensburg city limits. The contiguous site combines approximately 4.75 acres of Commercial Highway (C-H) zoning, 2.19 acres of Residential Medium (R-M) zoning, and 8+ acres of Residential Suburban (R-S) zoning, creating the flexibility to integrate highway-oriented commercial uses with medium- and lower-density residential development.

The property benefits from direct frontage along Vantage Highway, convenient access to Interstate 90, utilities reported at or along the property frontage, and prior engineering and entitlement work associated with a proposed subdivision. The property is also positioned along the City of Ellensburg's Gateway II Stormwater Retrofit Project corridor, which includes planned drainage improvements, landscaped stormwater-treatment swales, and pedestrian and bicycle pathways along both sides of Vantage Highway from Vista Road to the City limits.

The current offering materials identify a previous SEPA-reviewed concept consisting of 33 single-family homes, 16 townhome/duplex units, and three commercial parcels. The proposed subdivision also incorporated recreational access from the rear portion of the site to the John Wayne Trail, the former railway corridor running along the property's back lots and used for walking, biking, and horseback riding. Access from one or more of the rear lots was designed to provide subdivision residents with direct recreational connectivity to the trail. The preliminary subdivision was not completed and remains subject to independent verification and future approvals.

The site also offers favorable physical characteristics, including a naturally well-draining gravel base and an approximately 2% southwest slope, potentially supporting efficient future site planning and development.

PROPERTY DETAILS

Price	\$4,000,000
Property Type	Development Land
Land Area	±14.89 Acres
Parcel No.	881933
Jurisdiction	City of Ellensburg
Zoning	C-H, R-M and R-S
Commercial Highway	±4.75 Acres
Residential Medium	±2.19 Acres
Residential Suburban	8+ Acres
Utilities	City water/sewer reported to property line; utilities reported in street
Frontage	Vantage Highway
Site Topography	Approximately 2% southwest slope

Investment Highlights

±14.89 acres within Ellensburg city limits offering a flexible mixed-use development opportunity

Mixed-use zoning including ±4.75 acres Commercial Highway (C-H), ±2.19 acres Residential Medium (R-M), and 8+ acres Residential Suburban (R-S)

High-visibility Vantage Highway frontage with strategic eastern Ellensburg positioning and convenient regional access

Positioned along the City of Ellensburg's Gateway II Stormwater Retrofit Project corridor, featuring planned drainage, stormwater treatment, pedestrian, and bicycle improvements along Vantage Highway

Flexible commercial and residential development potential including retail, service, hospitality, office, medical, single-family, duplex, townhome, and multifamily uses, subject to approvals

Favorable site characteristics including an approximately 2% southwest slope and naturally well-draining gravel base



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Vantage Highway Infrastructure Improvements

Ellensburg Gateway II Stormwater Retrofit Project

The subject property is positioned along the City of Ellensburg's Gateway II Stormwater Retrofit Project corridor, a planned public improvement project extending along both sides of Vantage Highway from Vista Road to the City limits.

Funded through a Washington State Department of Ecology grant, the project is designed to collect and treat stormwater runoff from Vantage Highway through landscaped stormwater-treatment swales. Planned improvements also include pedestrian and bicycle pathways intended to enhance accessibility along the corridor.

These public improvements further reinforce Vantage Highway's role as an important eastern gateway into Ellensburg and provide additional infrastructure investment along the property's frontage corridor.



PROJECT EXTENT

Both sides of Vantage Highway from Vista Road to the City limits

STORMWATER MANAGEMENT

Planned collection and treatment of roadway stormwater runoff

CORRIDOR IMPROVEMENTS

Landscaped stormwater-treatment swales

PEDESTRIAN CONNECTIVITY

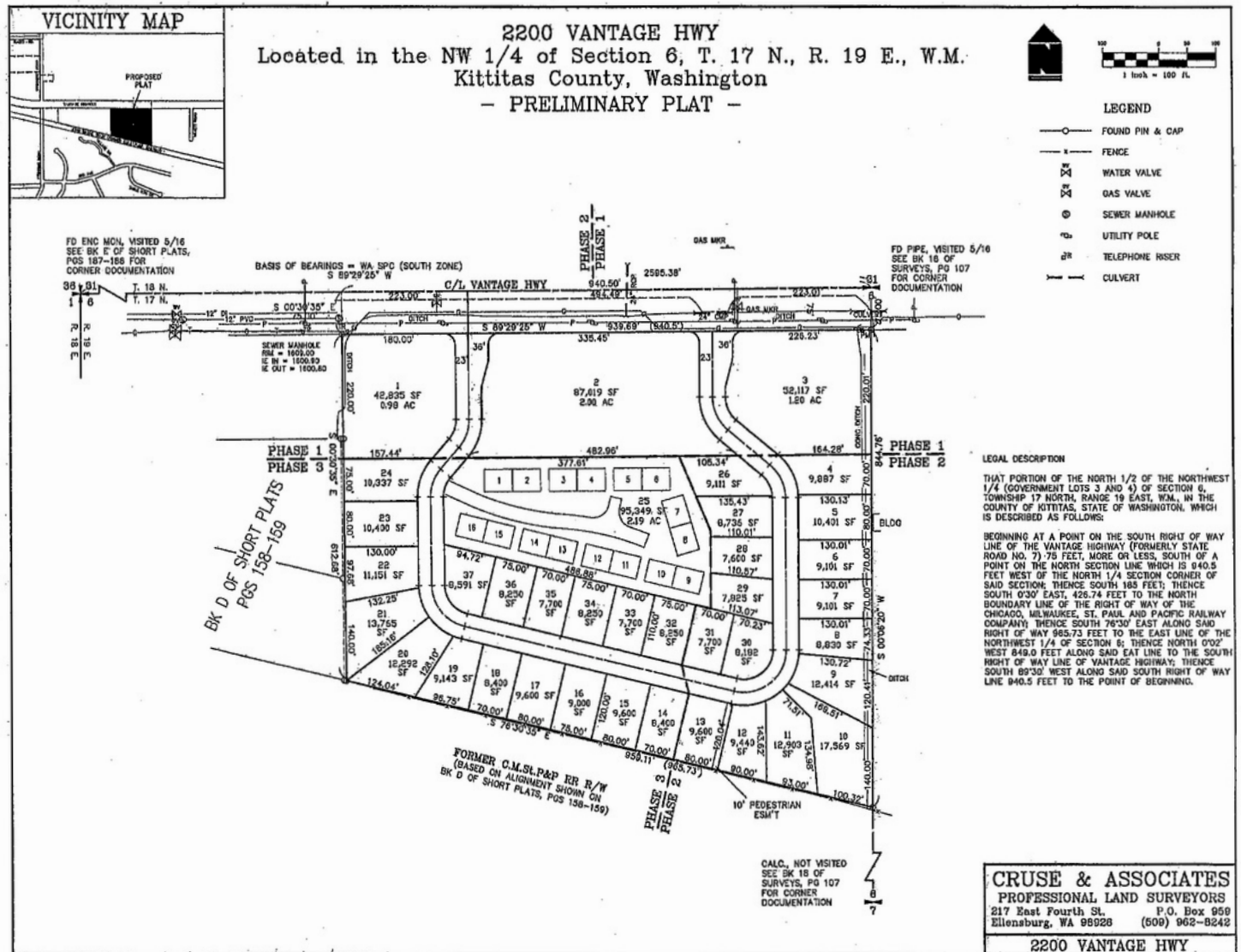
Planned pedestrian and bicycle pathways

Infrastructure information shown is based on materials provided for the property and is subject to independent verification with the City of Ellensburg and applicable agencies.



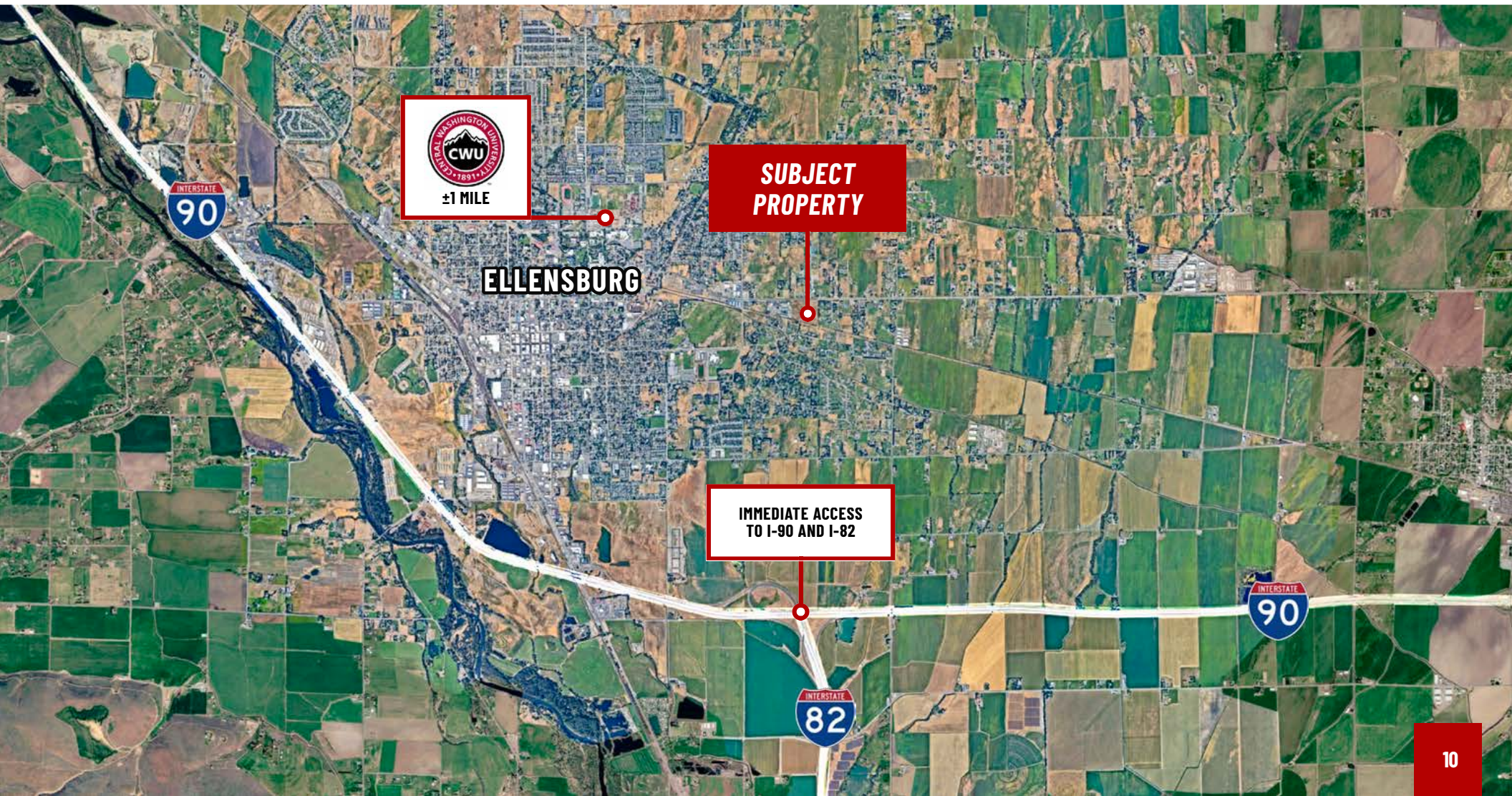
Site Plan

2200 Vantage Hwy Subdivision Map



University & Regional Connectivity

Immediate Access to Major Demand and Transportation Drivers



Community Profile Ellensburg, Washington

Ellensburg is the county seat of Kittitas County and a regional center for education, government, commerce, recreation, and professional services. Positioned along Interstate 90 immediately east of the Cascade Range, the community provides convenient connectivity to the Puget Sound region as well as Central and Eastern Washington markets.

Central Washington University is one of Ellensburg's defining economic and community anchors, bringing a substantial student and employment population into the market and supporting demand for apartments, single-family housing, restaurants, retail, entertainment, medical services, and other consumer-oriented uses.

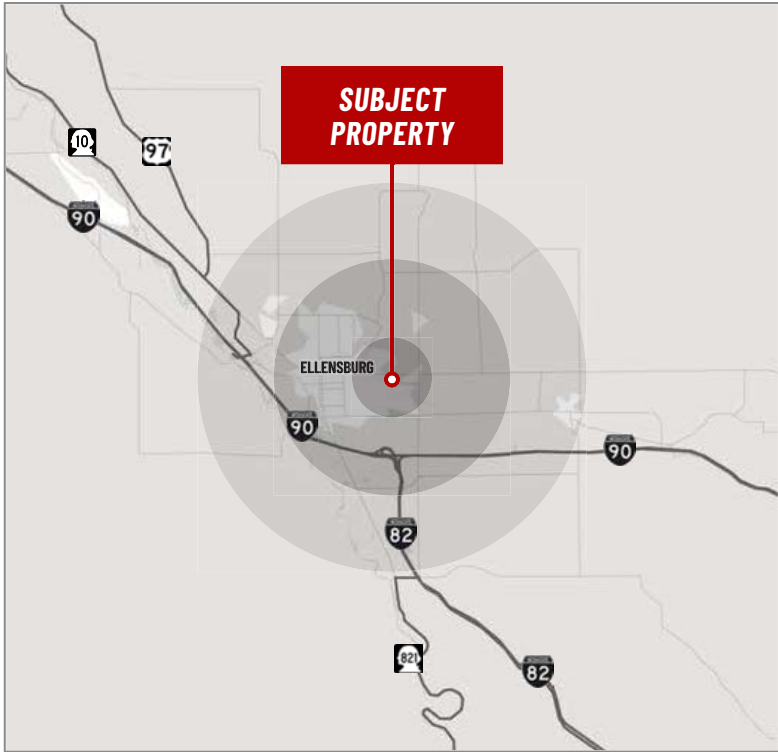
Ellensburg also benefits from a strong outdoor recreation and tourism environment associated with the Kittitas Valley, Cascade Mountains, and Yakima River, contributing to the market's broader appeal to residents, visitors, and employers.



Central Washington University

Demographics

The property is positioned within a growing Ellensburg trade area supported by strong household incomes, an expanding residential base and favorable long-term population trends. These demographics complement the site’s flexible commercial and residential zoning and reinforce its potential for a variety of future development concepts.



DEMOGRAPHIC SUMMARY

POPULATION AND MEDIAN AGE

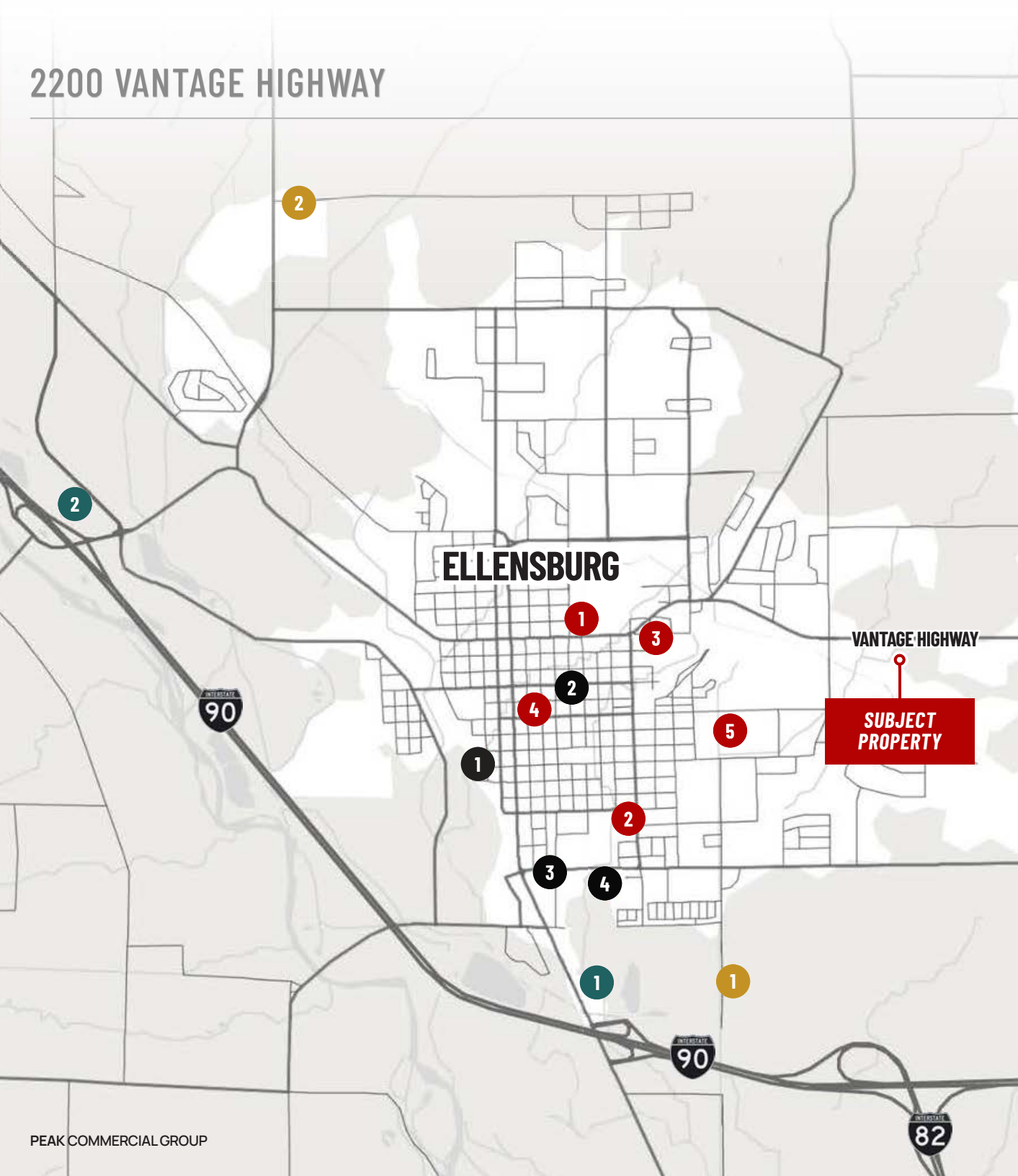
Metric	1 Mile	3 Miles	5 Miles
2023 Estimated Population	2,528	23,088	28,359
2028 Projected Population	2,745	23,979	30,100
Median Age	41.0	29.8	31.6

HOUSEHOLD INCOME & EDUCATION

Metric	1 Mile	3 Miles	5 Miles
2023 Average HH Income	\$102,101	\$78,894	\$86,437
Households Income Above \$100K	456	2,635	3,546
Bachelor’s Degree or Higher	741	4,980	6,298

HOUSEHOLD & HOUSING UNITS

Metric	1 Mile	3 Miles	5 Miles
2023 Households	1,083	9,950	11,966
2028 Projected Households	1,203	10,592	13,001
Owner-Occupied Housing Units	666	3,668	5,220
Renter-Occupied Housing Units	417	6,282	6,746



Location & Demand Drivers

Major Demand & Institutional Anchors

- 1 Central Washington University
- 2 KVH Hospital
- 3 Kittitas Valley Event Center / Ellensburg Rodeo
- 4 Downtown Ellensburg
- 5 Ellensburg High School

Retail & Daily Services

- 1 Fred Meyer
- 2 Safeway
- 3 Super 1 Foods
- 4 Bi-Mart

Residential Growth

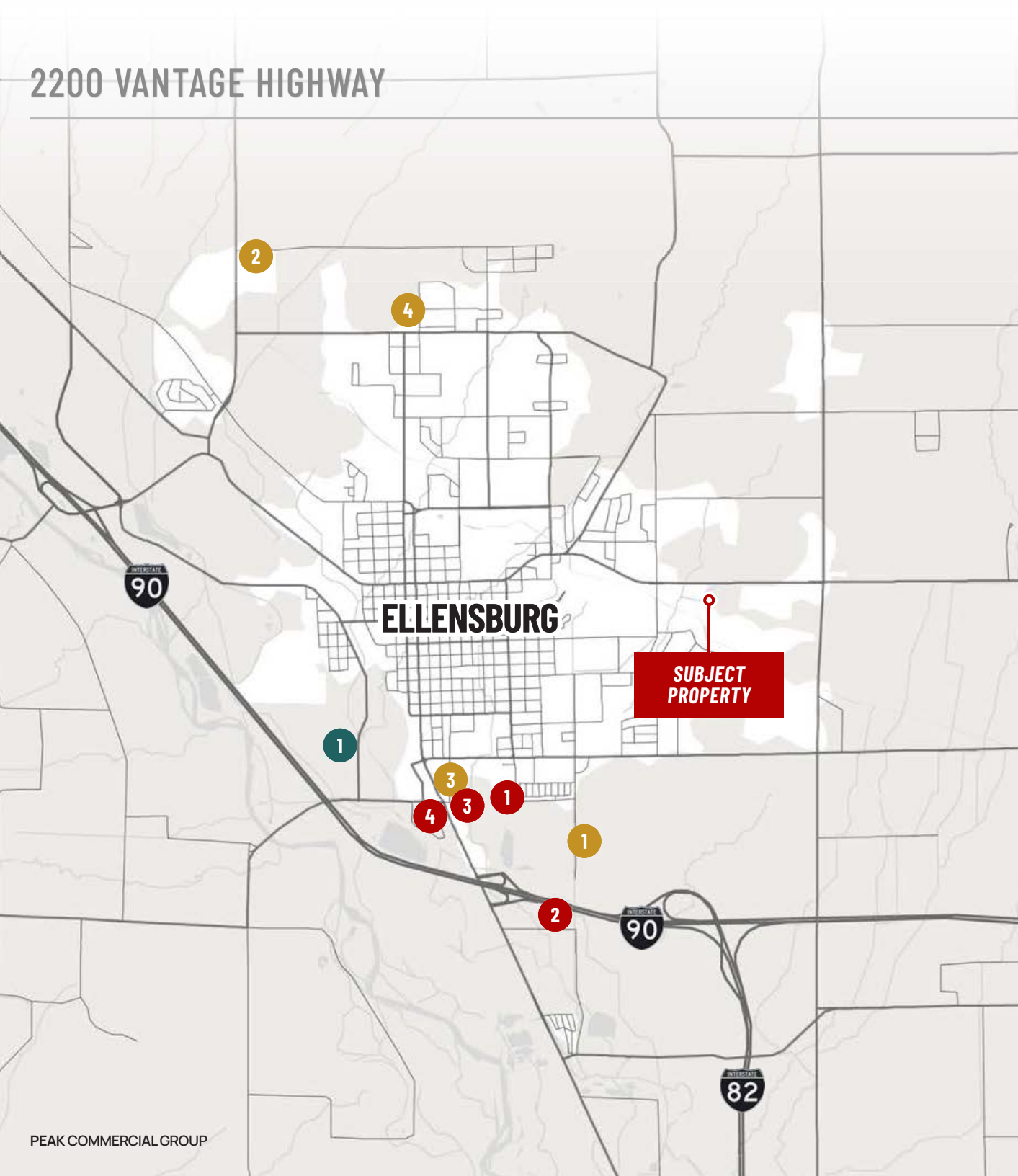
- 1 Mallard Meadows
- 2 Black Horse

Hospitality

- 1 Holiday Inn Express
- 2 Hampton Inn Ellensburg

Access & Connectivity

- Vantage Highway
- 90 Interstate 90
- 82 Interstate 82



Ellensburg Development & Investment Activity

Ellensburg continues to attract residential development, commercial investment, and new employment-generating projects throughout the market. The map highlights select development opportunities and recent or active projects that illustrate the area's ongoing growth and investment activity.

Select Development Sites

- 1 Canals of Ellensburg
- 2 Bull Road
- 3 Canals / S Ruby
- 4 Lakeside Towneplace

Major Economic Investment

- 1 Winco Distribution Center

Residential Development Activity

- 1 Mallard Meadows
- 2 Black Horse
- 3 Pathways Place
- 4 Stuart Meadows

Projects shown represent select examples of area development and investment activity and are not intended to constitute a comprehensive inventory or comparable-property analysis.

Market Overview

Ellensburg serves as a regional center for commerce, education, government, and services within Kittitas County. Positioned along Interstate 90, the city benefits from direct connectivity to the Puget Sound region and Central and Eastern Washington markets. Central Washington University provides a significant economic and demographic anchor, supporting consistent demand for housing, retail, dining, and services. Continued residential growth, strong retail activity, and public investment along the Vantage Highway corridor further reinforce Ellensburg's development environment. For 2200 Vantage Hwy, these market fundamentals complement the property's mixed commercial and residential zoning and strategic eastern gateway location.



Key Market Insights

Regional Commercial Center

Ellensburg functions as a primary commercial, governmental, and service center for Kittitas County, drawing demand from both local residents and the surrounding region.

Interstate 90 Connectivity

Direct access to I-90 provides convenient connections to the Puget Sound region to the west and Central and Eastern Washington markets to the east.

University-Driven Demand

Central Washington University supports a substantial student and employment population, generating recurring demand for housing, retail, dining, services, and entertainment.

Growing Population Base

Ellensburg continues to experience population growth, expanding the long-term customer and residential base for future commercial and housing development.

Rental-Oriented Housing Market

A significant share of Ellensburg's occupied housing is renter-occupied, supporting opportunities for multifamily, attached housing, and other residential development formats.

Vantage Highway Investment

The City's Gateway II project includes planned drainage, stormwater-treatment, pedestrian, and bicycle improvements along Vantage Highway, reinforcing continued public investment in the corridor.



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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