

FOR SALE

RESIDENTIAL
DEVELOPMENT SITE

SUNSET MEADOWS

780 W. Yakima Valley Highway, Sunnyside WA 98944



EIG

Exclusively offered by Elite Investments Group

SUNSET MEADOWS

ADDRESS	780 W. Yakima Valley Highway	TOTAL PARCELS	3
CITY, STATE ZIP	Sunnyside, WA 98944	PARCEL NO.	22102612008
TOTAL ACRES	14.68	SELLER FINANCING	Available
PRICE PER ACRE	\$289,450	UTILITIES	Near Property Line
PRICE PER SF	\$6.65	ACCESS	Yakima Valley Highway & Outlook Rd.



PURCHASE OPPORTUNITY

BRENDA
GARIBAY

VP of Investments
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OPPORTUNITY

RESIDENTIAL DEVELOPMENT SITE

Approved Master Plan Residential Development, a total of 14.68 acres. Three parcels available. **Offered at \$289,450 an acre, \$6.65 a SF.**

Parcel 1:
3.53 acres
\$1,021,759

Parcel 2:
5.15 acres
\$1,490,668

Parcel 3:
6 acres
\$1,736,700

Minutes away from schools, shopping and community parks. The property offers quick highway access and a short drive to downtown Sunnyside. Centrally located for easy commutes to surrounding communities, an easy forty-minute drive to the Tri-Cities and a thirty-four-minute drive to Yakima.

Approved for a total of 29 units per acre. Can build as tall as three stories high. Apartments, 4-plexes, duplexes, townhomes and single-family properties.

Convenient access to the property from Yakima Valley Highway and Outlook Rd.

All city services available.



2nd
LARGEST CITY
YAKIMA COUNTY

23.4
TRAVEL TIME
AVERAGE MINUTES
TRAVEL TIME TO WORK

\$49,134
MEDIUM HH INCOME

LOCATION



STRONG MARKET FUNDAMENTALS

Sunnyside is located in Yakima County, Washington. Sunnyside lies approximately 180 miles from Seattle to the west, 153 miles from Spokane to the east and 180 miles from Portland to the southwest.

Situated in the Yakima Valley, Sunnyside is nestled right in the heart of Washington's acclaimed wine country. The city is surrounded by scenic vineyards and wineries.

As of the 2020 census, the city population was 16,375 making it the second largest city in Yakima County.

Sunnyside is known and famous for its thriving agricultural industry, wine production, scenic beauty, cultural diversity,

historical significance, and vibrant festivals. It is a city that offers a unique blend of natural splendor, cultural richness, and warm community spirit.

Sunnyside lives up to its name, as it enjoys over 300 sunny days per year. The climate is generally mild, with hot summers and cool winters.

EMPLOYMENT HUB

CENTRALIZED LOCATION

EIG

Agriculture: Sunnyside is famous for its vibrant agricultural industry. The city is surrounded by fertile lands that support the growth of a wide variety of crops such as hops, apples, cherries, grapes, and asparagus. The rich soil and favorable climate make Sunnyside an ideal place for farming.

Winemaking: Sunnyside is renowned for its wine production. The city is part of the Yakima Valley AVA, which is recognized for its excellent vineyards and wineries. Wine enthusiasts can explore numerous wineries in Sunnyside and indulge in wine tasting tours.

Healthcare: Sunnyside Community Hospital specializing in cardiovascular disease and Astria Sunnyside Hospital delivering both inpatient hospital care and emergency services, ambulatory care, and outpatient services throughout the Yakima Valley.

Education: Yakima Valley College, located in the lower Yakima Valley, provides comprehensive educational services to time-bound and place-bound students within the southern portion of the YVC service district. Students from Bickleton, Grandview, Granger, Mabton, Prosser, and Sunnyside can take developmental, vocational, and college-transfer courses.





DEMAND

NEIGHBORING DEVELOPMENTS

Prosser Memorial Health, in the city of Prosser, a new \$112 million hospital project will be located on 33 acres north of Interstate 82. Celebrating 75 years of providing compassionate, high-quality care to its patients and the surrounding communities it serves.

Manzana Products Co., Inc., a leading apple processing company with a rich history dating back to 1922, has announced plans to establish a cutting-edge apple processing facility in Sunnyside. By the end of 2025, Manzana anticipates full-scale operations, with 150 employees contributing to the facility's success.



2%

VACANCY RATE

Current vacancy rate is lower than the trailing 3 year average of 5.2%.

25.2

MEDIAN AGE IN SUNNYSIDE

Is about 25 years old.

LEGAL DISCLAIMER

This information package has been prepared to provide summary information to prospective buyers and to establish a preliminary level of interest in the property described herein. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation.

Elite Investments Group, LLC, recommends prospective buyers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend prospective buyers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property.

The seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of seller, and seller shall be under no obligation to any party until such time as seller and any other necessary parties have executed a contract of purchase containing terms and conditions acceptable to seller and such obligations of seller shall only be those in such contract to purchase.

For more information on this or other exclusive listings, please contact us.

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