

FOR SALE

**Flexible Commercial Acreage
With Interstate Frontage**



Offered at:
Size:

\$5.00/SF
20.26 acres +/-

1600 Pacific Ave
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Price/SF:	\$5.00/SF
Land Area:	20.26 acres +/-
Total Price:	\$4,412,628
Zoning:	RD (Regional Development)
Parcel Numbers:	191320-31002, 31003, 31016, 31442, 34002, 34018, 34019 & 34020

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to acquire prime commercial development site with approximately 1400-feet of frontage along I-82. The property comes with one of Yakima’s most flexible commercial zonings that’s suitable for many industrial, multi-family, single-family, retail, hospitality, professional or mixed-uses, while intentionally being priced to support any of the same, making this an attractive opportunity for an end user or developer.

Located just minutes from two interchanges, the combination of interstate access, visibility and the existing neighborhood mix most likely make the site ideal for industrial or quasi-retail/industrial users requiring a strong presence, RV or auto dealerships or dense multi-family projects.

Access is from both Pacific Ave off 18th St and E Beech St, while an adjacent 3.64 acres can also be purchased. Utilities are believed to be available at or near the property lines, however, buyer is to satisfy themselves as to the availability of such.

Highlights



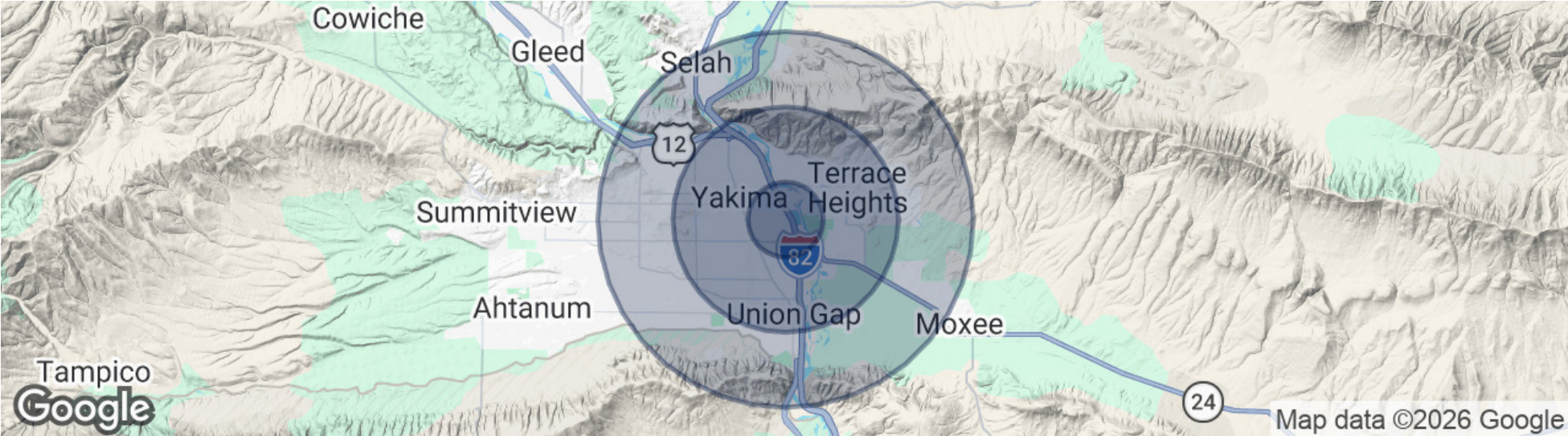
PROPERTY HIGHLIGHTS

- Prominently located with approximately 1400-feet of dominant Interstate 82 frontage just minutes from two interchanges.
- Mostly flat and fairly level site with quasi-industrial users, RV sales and the Central WA State Fair Park & Event Center to the south and single and multi-family to the north and west.
- Flexibly zoned, located and priced to accommodate many industrial, multi-family, single-family, retail, hospitality, professional or mixed-use developments.
- Adjacent site totaling approximately 3.64 acres can be included at the same price/SF.
- Utilities are believed to be available at or near the property lines, however, buyer is to satisfy themselves as to the availability of such.
- Improvement totaling approximately 19,000SF is leased on a month-to-month basis and holds no value for purposes of this offering.
- Priced significantly below tax assessed value.

Additional Land Available (Green Outline)



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,380	64,835	101,872
Average Age	27.3	32.0	34.8
Average Age (Male)	25.8	31.1	34.1
Average Age (Female)	31.9	33.8	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,138	22,671	37,432
# of Persons per HH	3.0	2.9	2.7
Average HH Income	\$54,214	\$67,234	\$76,726
Average House Value	\$186,436	\$233,991	\$270,330

Additional Photo



Additional Photo



Additional Photo

