

## OFFERING MEMORANDUM

# Van Giesen Land Sites

**W VAN GIESEN ST**

West Richland, WA 99353

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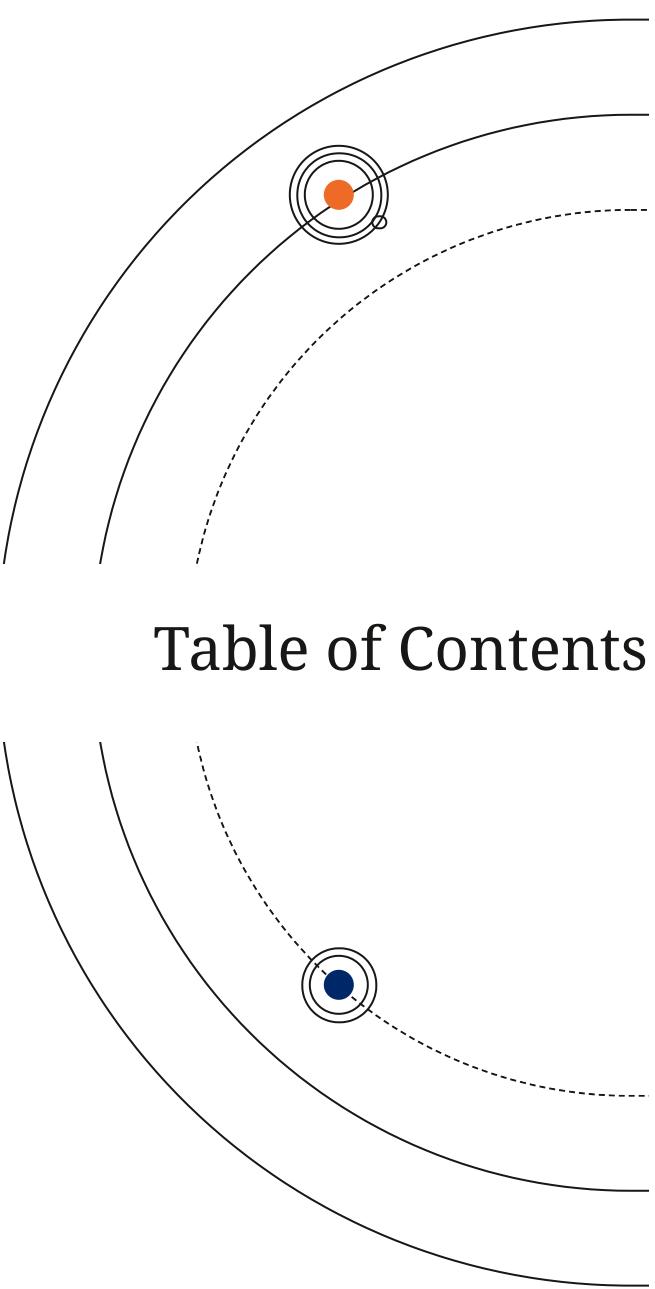
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## DEMOGRAPHICS

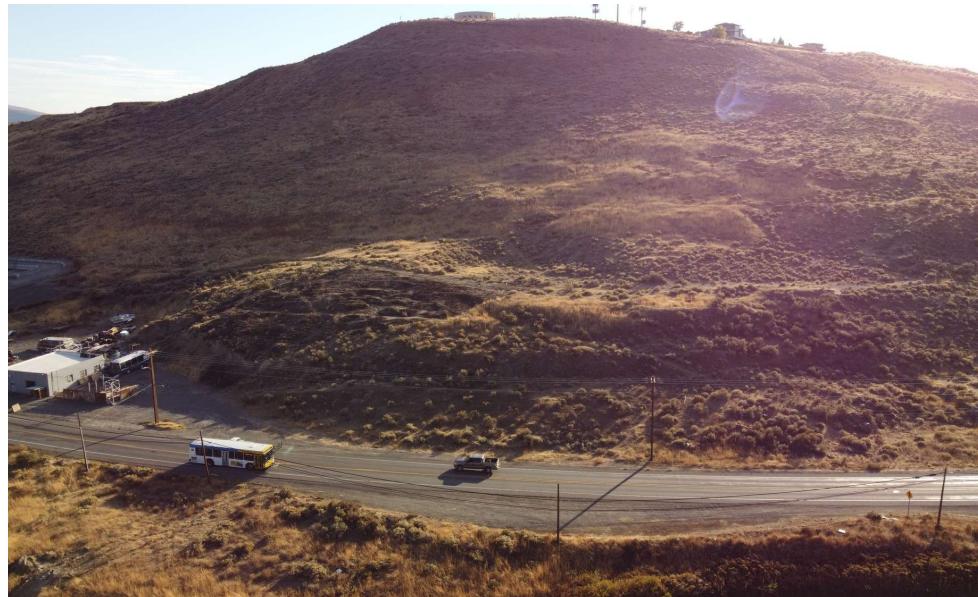
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SECTION 1

# Property Information

## PROPERTY SUMMARY



### VIDEO

### OFFERING SUMMARY

SALE PRICE:	\$1,100,000
LOT SIZE:	15.36 Acres

### PROPERTY DESCRIPTION

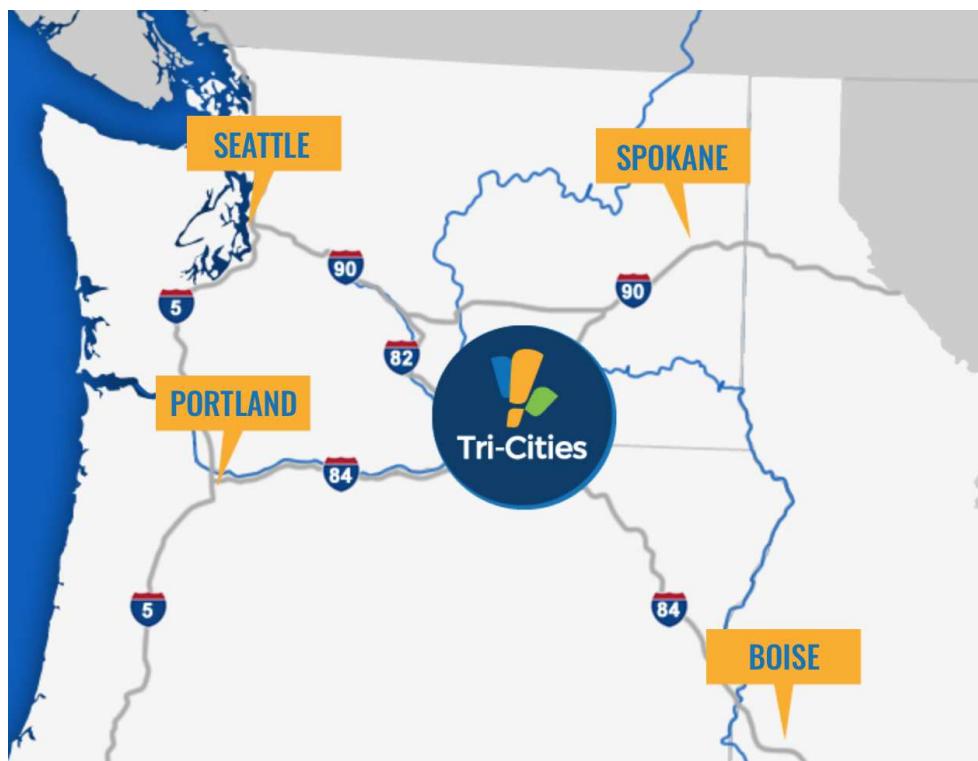
Hard to find commercial land with Van Giesen Frontage. This is one of 3 lots with VG frontage, that are all available and offer a contiguous 1.89 acres of commercial land.

We also have an incredible location for medium density residential development. Land has a 40' access easement from Van Giesen and great views!

### PROPERTY HIGHLIGHTS

- Van Giesen Frontage
- Commercial & Residential Land
- 15.36 Acre Total
- City Services Available

## PROPERTY DESCRIPTION



### ZONING

The property is zoned Commercial General Use District (C-G), which is defined in the city of West Richland Municipal Code, Chapter 17.48 as:

The commercial general use district provides land for a full range of commercial uses that require extensive retail contact and serve the community and regional commercial markets.

AND

The property is zoned Medium Density Residential Use District (RM-6), which is defined in the city of West Richland Municipal Code, Chapter 17.31 as:

The medium-density residential use district provides for single-family areas of medium density, further providing protection against hazards, objectionable influences, building congestion, and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district.

### LOCATION DESCRIPTION

Hard to find Van Giesen frontage. Located in the heart of West Richland and on a section that serves as a conduit between residential and work locations. Plenty of established traffic and those counts are increasing as more homes move to the west.

Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

Kennewick, Pasco, Richland, and West Richland make up the Tri-Cities. Then why "Tri" when there are four? The short answer is that West Richland grew large enough to deserve recognition, but the area had already been branded as the "Tri-Cities." So think of Tri-Cities as a label for the fastest growing metropolitan area in Washington State.

## LAND LOTS



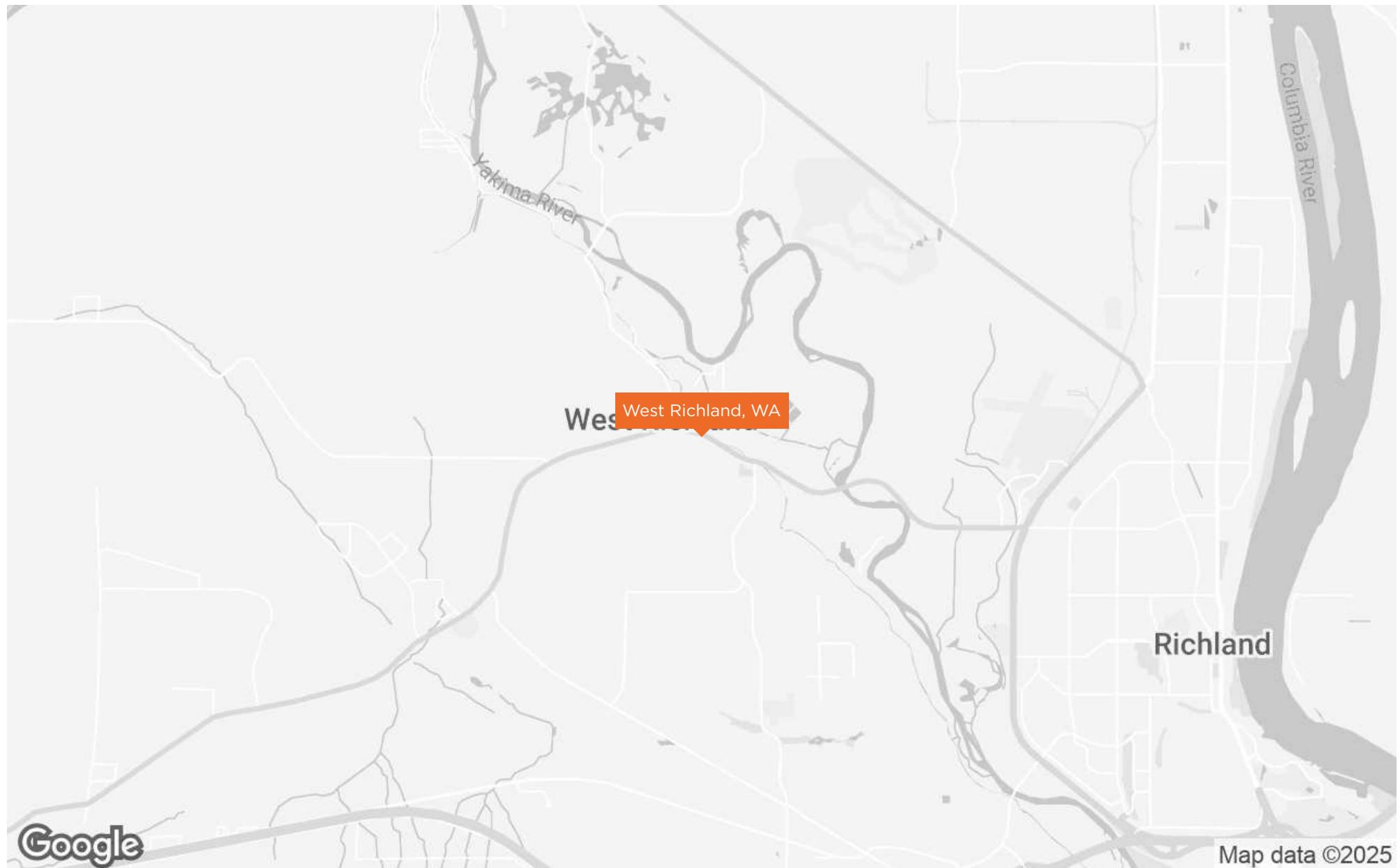
STATUS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available		Retail	15.36 Acres	\$1,100,000	





**SECTION 2**  
**Location  
Information**

## REGIONAL MAP



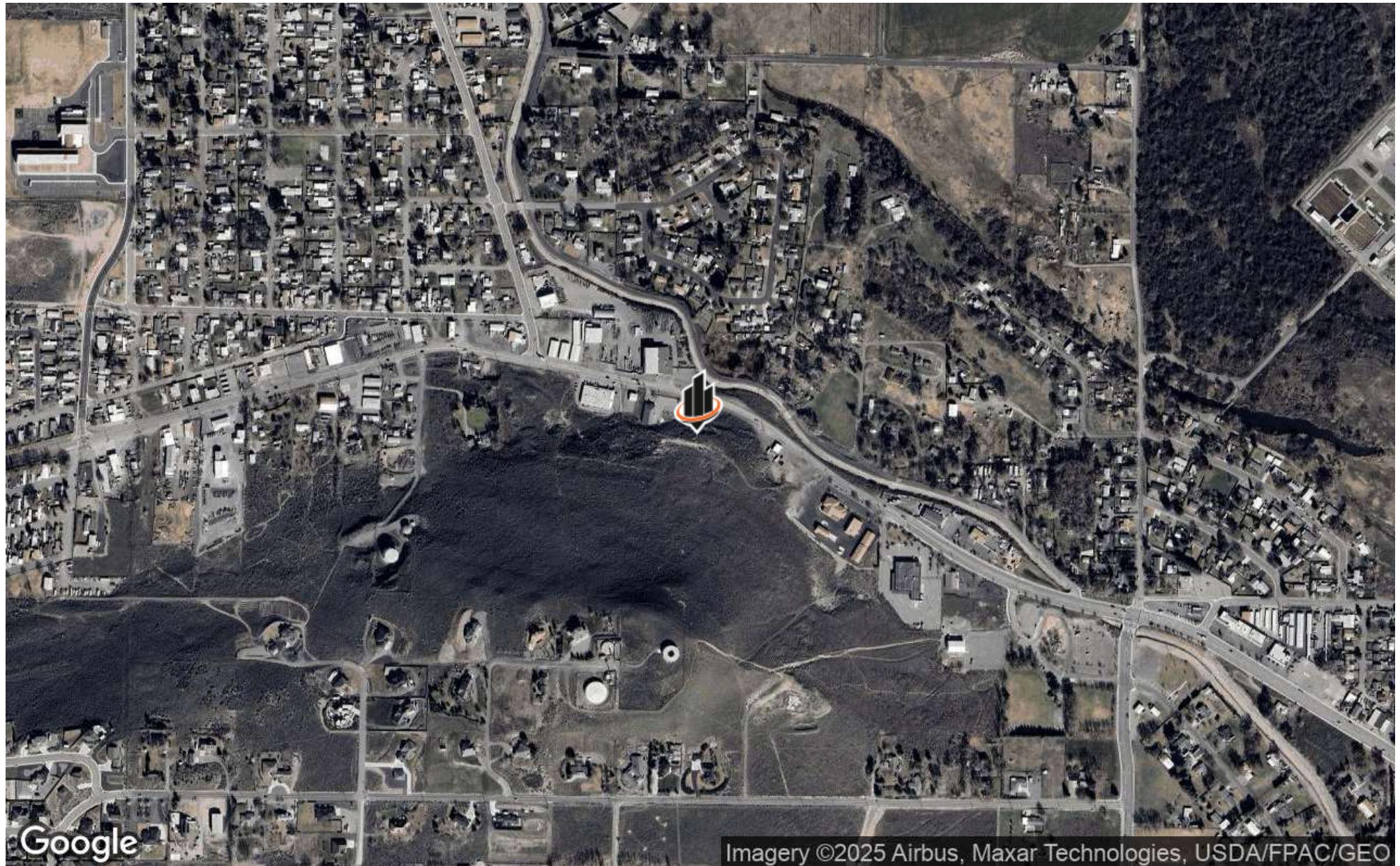
## LOCATION MAP

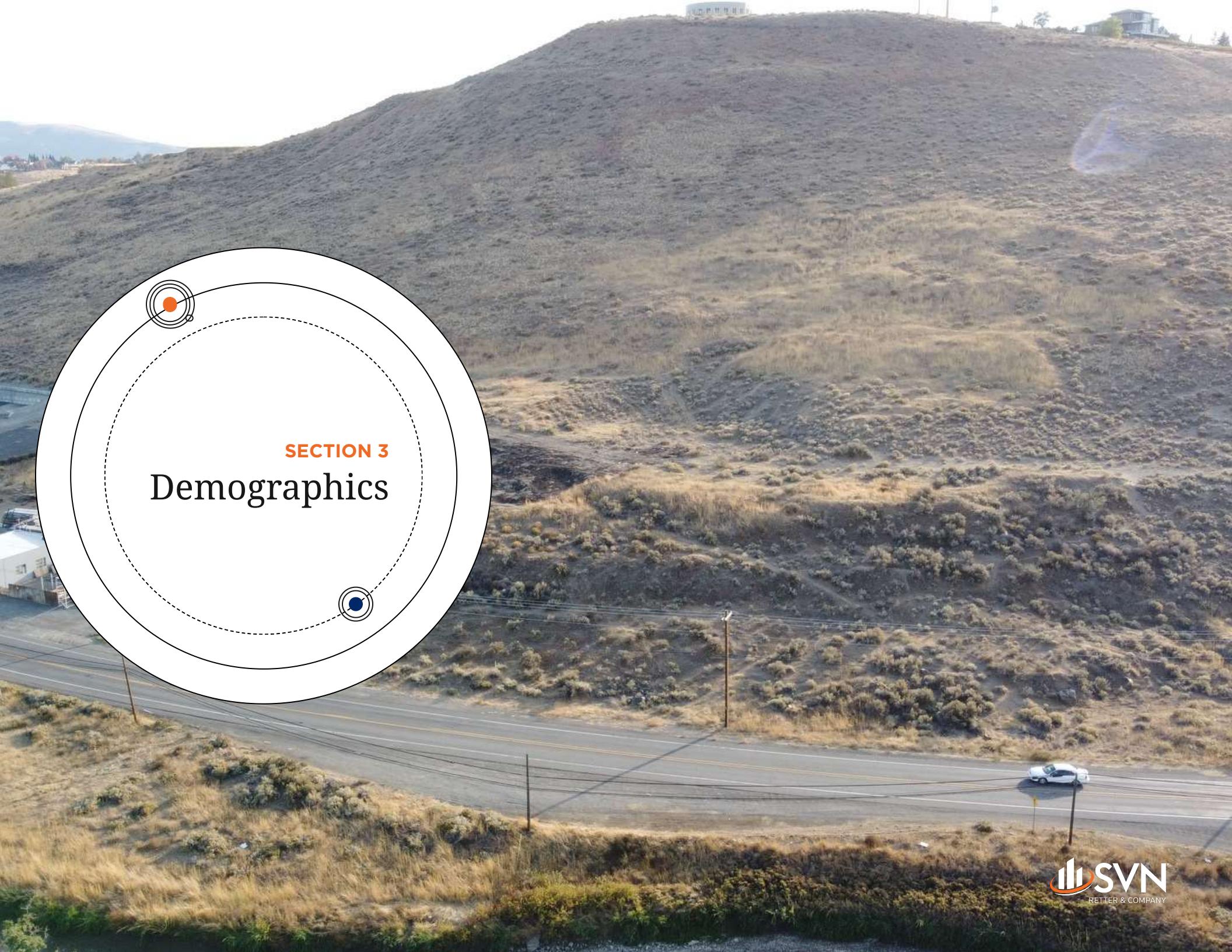


Google

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## AERIAL MAP





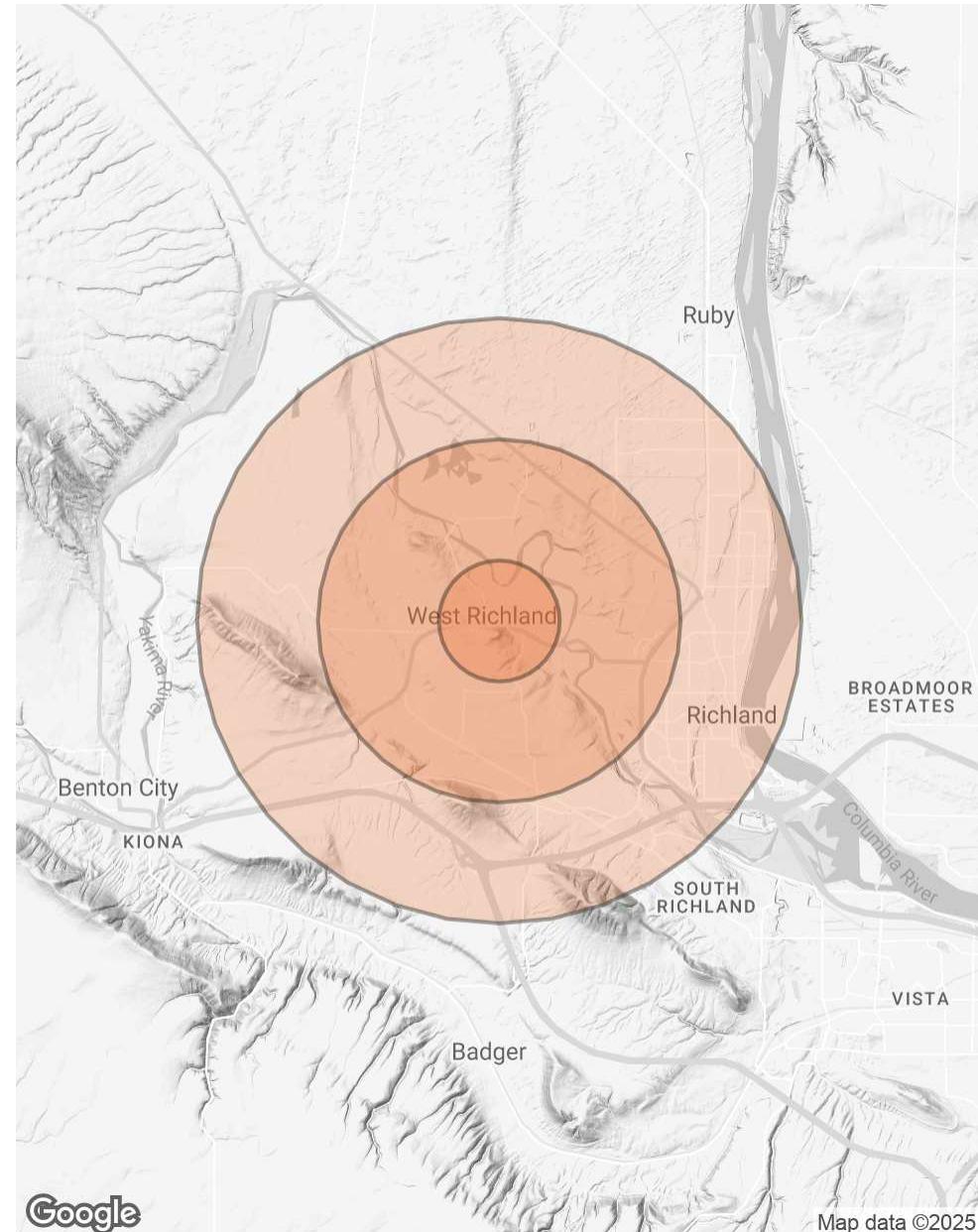
SECTION 3

## Demographics

## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	4,597	25,150	62,703
<b>AVERAGE AGE</b>	38	39	39
<b>AVERAGE AGE (MALE)</b>	38	38	38
<b>AVERAGE AGE (FEMALE)</b>	39	39	40
<b>HOUSEHOLDS &amp; INCOME</b>			
	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,611	9,020	23,968
<b># OF PERSONS PER HH</b>	2.9	2.8	2.6
<b>AVERAGE HH INCOME</b>	\$124,466	\$147,437	\$128,458
<b>AVERAGE HOUSE VALUE</b>	\$418,321	\$467,823	\$438,101

Demographics data derived from AlphaMap



## DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.