

**OFFERING MEMORANDUM**

# West Richland CLI Zoned Corner Lots

**KEENE & VAN GEISEN**

West Richland, WA 99353

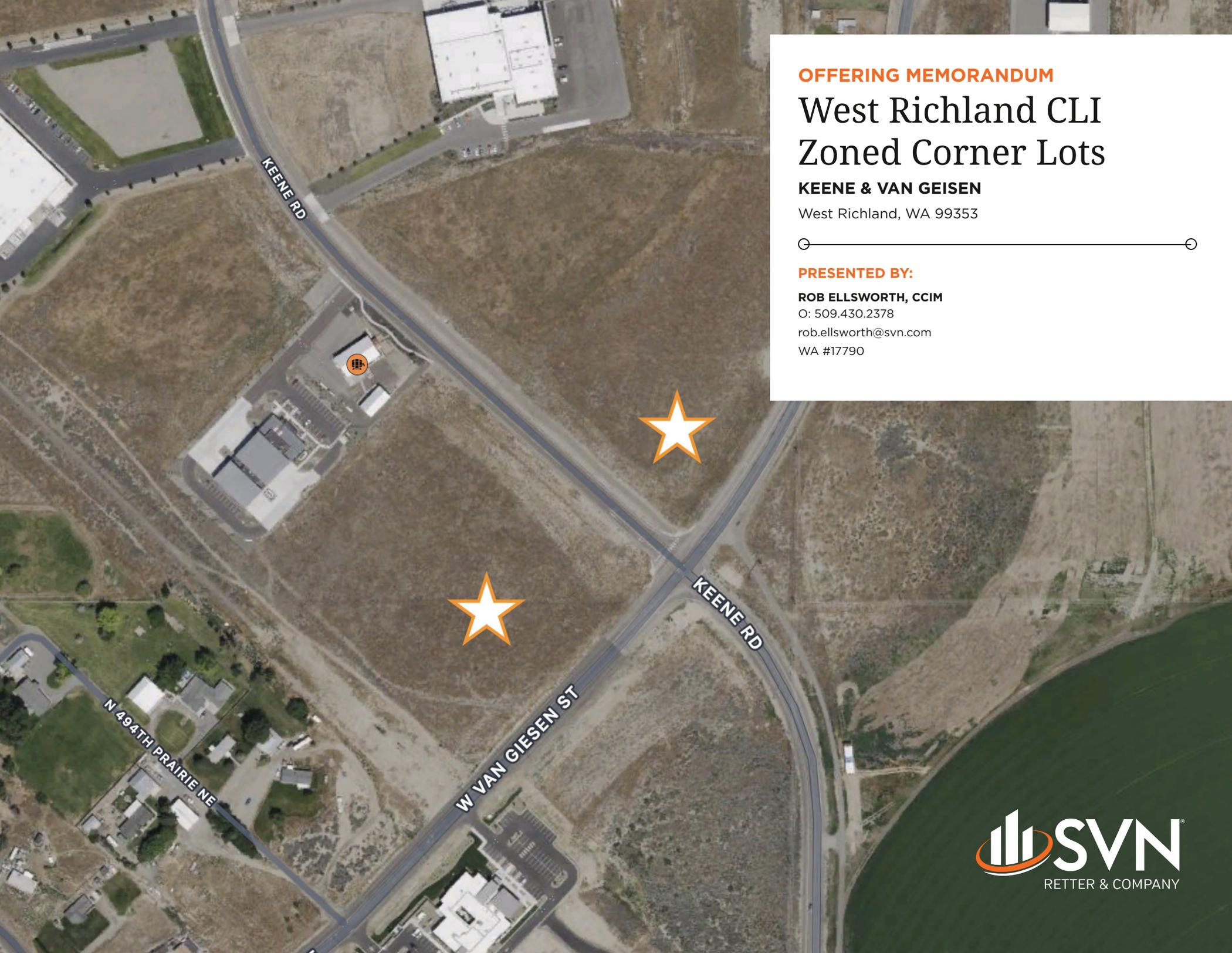
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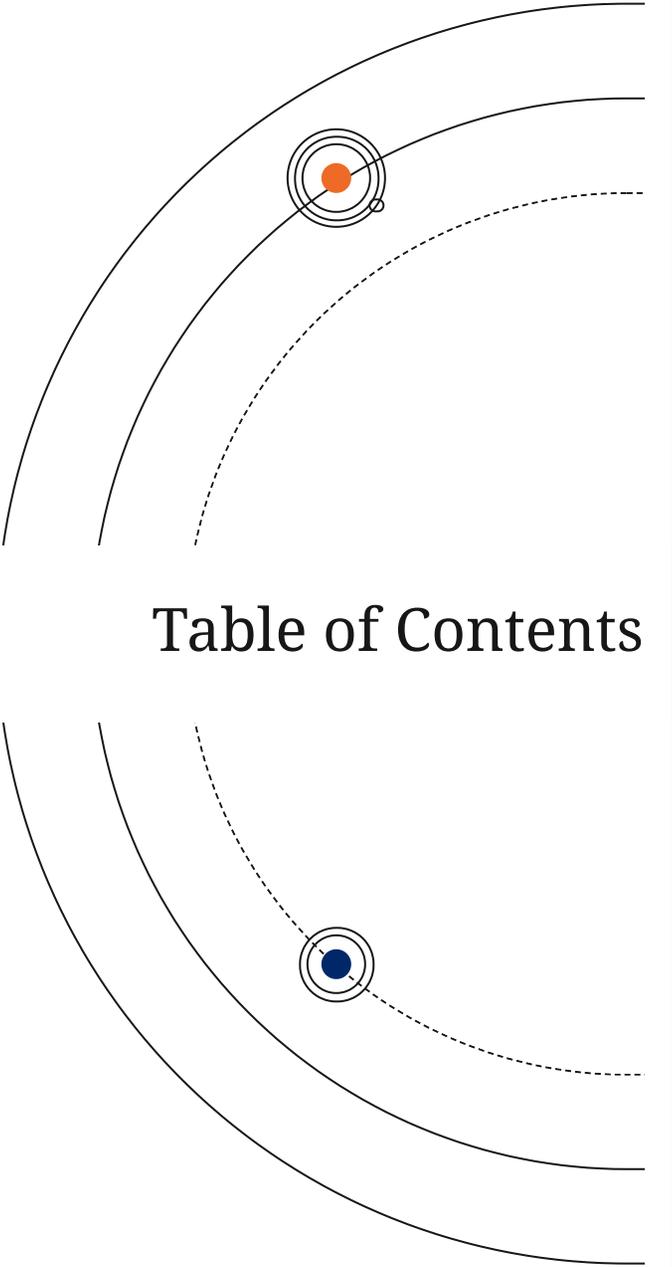
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KEENE RD

W VAN GIESEN ST



KEENE RD

W VAN GIESEN ST

N 494TH PRAIRIE NE

**SECTION 1**  
**Property Information**

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,188,672 - \$3,057,912
<b>LAND SIZE:</b>	18.53 Acres
<b>PRICE / ACRE:</b>	\$283,140
<b>ZONING:</b>	COMBINED COMMERCIAL/LIGHT INDUSTRIAL
<b>MARKET:</b>	Kennewick - Pasco - Richland
<b>APN:</b>	1.0297.400.0007.000 & 1.0297.400.0004.001
<b>VIDEO:</b>	<a href="#">View Here</a>

### PROPERTY OVERVIEW

These premier CLI-zoned lots are located at a major intersection, offering excellent visibility and accessibility. All city services are available on site, and the CLI zoning provides flexibility for a wide range of potential uses. Hard corner sites are increasingly rare—especially two at the same intersection—making this a unique opportunity at the highly traveled Keene and Van Giesen crossing.

### PROPERTY HIGHLIGHTS

- 2 Lots
- 10.8 & 7.73 Acres
- Corner Lots
- All City Services
- Zoned CLI

## PROPERTY DESCRIPTION



### ZONING

The property is zoned COMBINED COMMERCIAL/LIGHT INDUSTRIAL (C-LI), which is defined in the city of West Richland Municipal Code, Chapter 17.51 as:

The purpose of the combined commercial/light industrial use district is to provide areas where products are processed, manufactured, warehoused, distributed, wholesaled, and retailed, in concentrated proximity to support an industry or trade, for example: wineries, tasting/sales rooms, and wine-related industries; specialty foods processors with retail sales; artisan centers; and business incubators with a retail component. Because many of the uses in the district are often tourist attractions, tourist support uses such as restaurants, shops and boutiques, hotels, and recreational facilities are also permitted. The zone is located along major transportation corridors, such as Van Giessen and Keene Road.

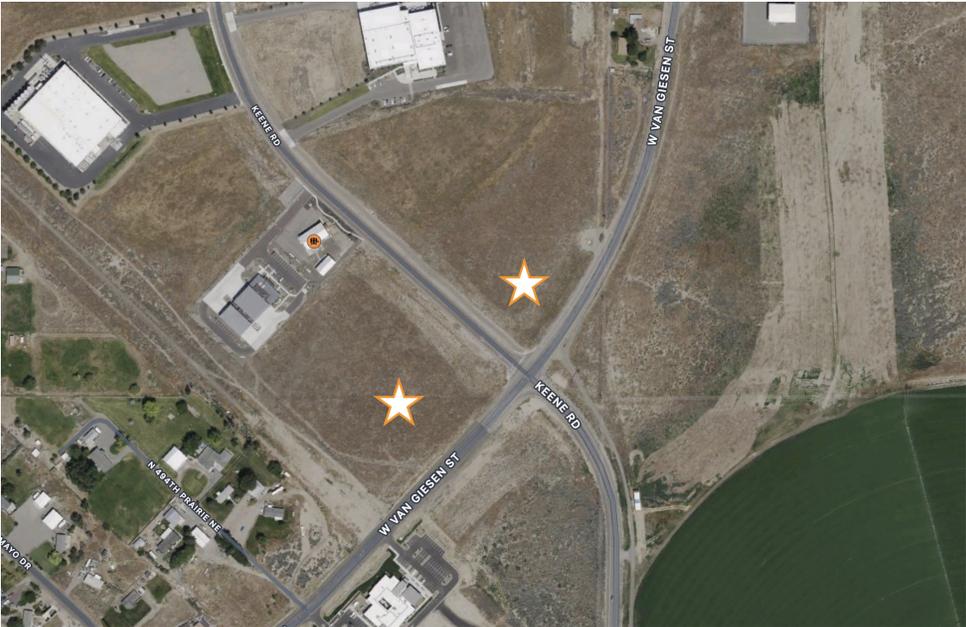
Except as provided in WRMC 17.51.020, development on the front portion of those parcels immediately along the major transportation corridor is to be devoted to retail/commercial use, while the portions of the buildings or lots removed from the major roadway are primarily reserved for processing, manufacturing, storage, and other nonretail uses, but may also include commercial uses. The light industrial component is limited to uses that will not be noxious or injurious due to the production of excessive dust, smoke, refuse, odor, fumes, noise, vibration or harmful emissions.

### LOCATION DESCRIPTION

These lots occupy a prime corner location at Keene Road and Van Giesen, an area where established and expanding residential neighborhoods converge with city services, as well as commercial and industrial development. The corner positioning offers excellent visibility and convenient access to major arterials and nearby highways, making the site easily accessible from throughout the market area.

# LAND LOTS

STATUS	APN	SIZE	PRICE	ZONING
Available	1.0297.400.0004.001	10.8 Acres	\$3,057,912	CLI
Available	1.0297.400.0007.000	7.73 Acres	\$2,188,672	CLI



KEENE RD

W VAN GIESEN ST



KEENE RD

W VAN GIESEN ST

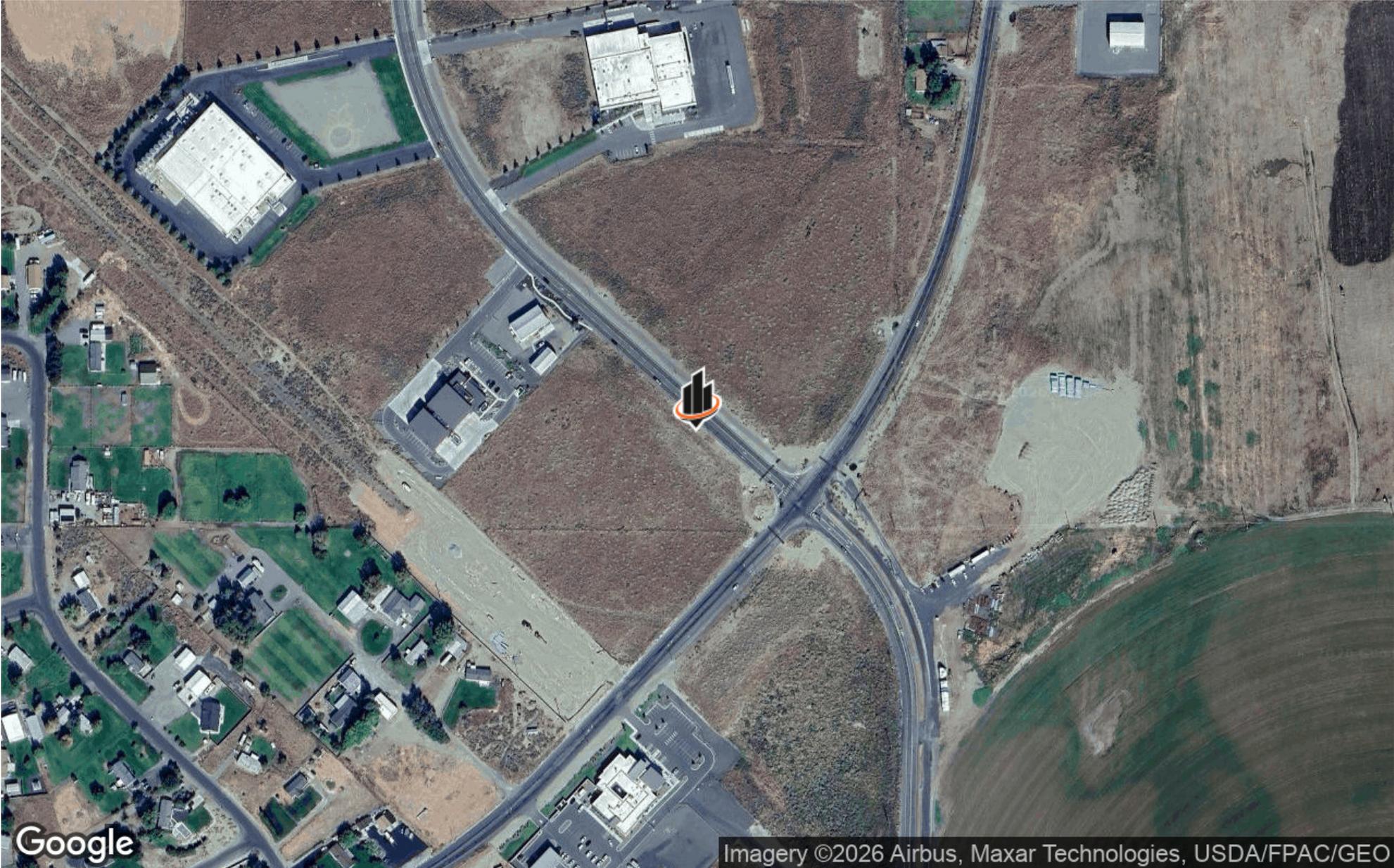
N 494TH PRAIRIE NE

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

**REGIONAL MAP**



LOCATION MAP



KEENE RD

W VAN GIESEN ST



KEENE RD

W VAN GIESEN ST

N 494TH PRAIRIE NE

**SECTION 3**  
**Demographics**

# DEMOGRAPHICS MAP & REPORT

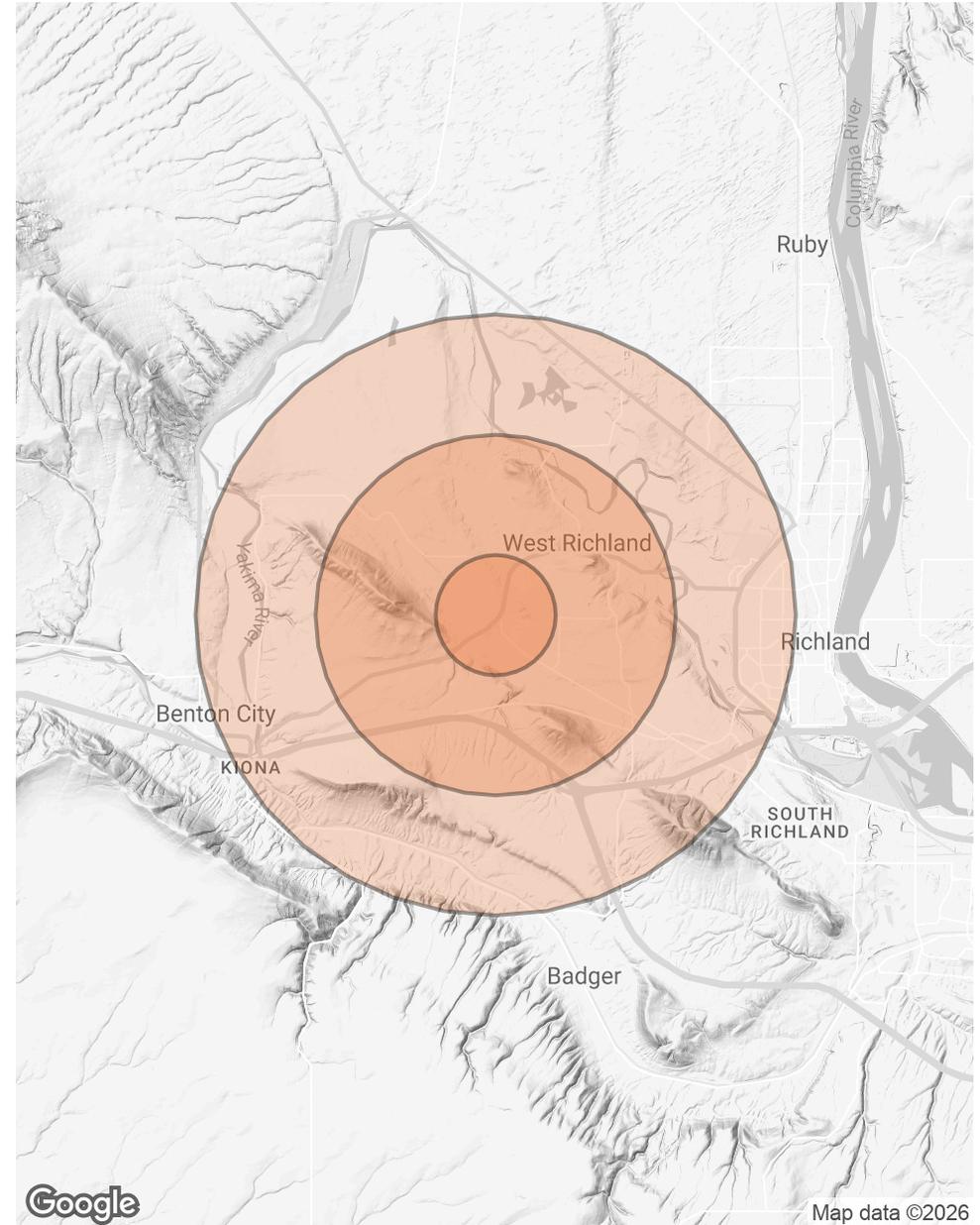
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	2,561	18,295	44,636
<b>AVERAGE AGE</b>	35.8	36.7	36.3
<b>AVERAGE AGE (MALE)</b>	36.6	36.2	35.2
<b>AVERAGE AGE (FEMALE)</b>	34.2	35.8	37.6

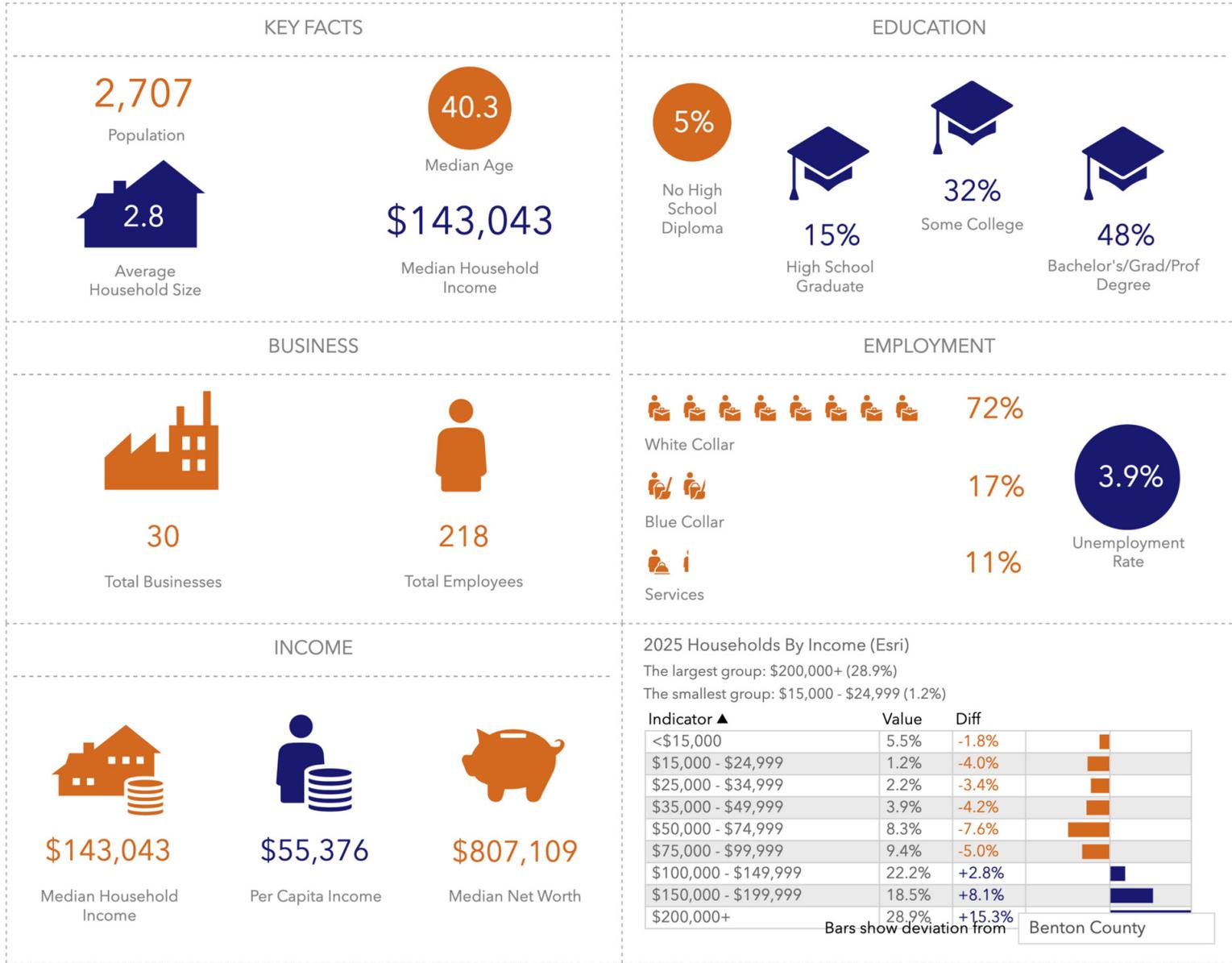
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	820	6,077	16,006
<b># OF PERSONS PER HH</b>	3.1	3.0	2.8
<b>AVERAGE HH INCOME</b>	\$153,946	\$135,578	\$127,304
<b>AVERAGE HOUSE VALUE</b>	\$465,134	\$400,433	\$391,191

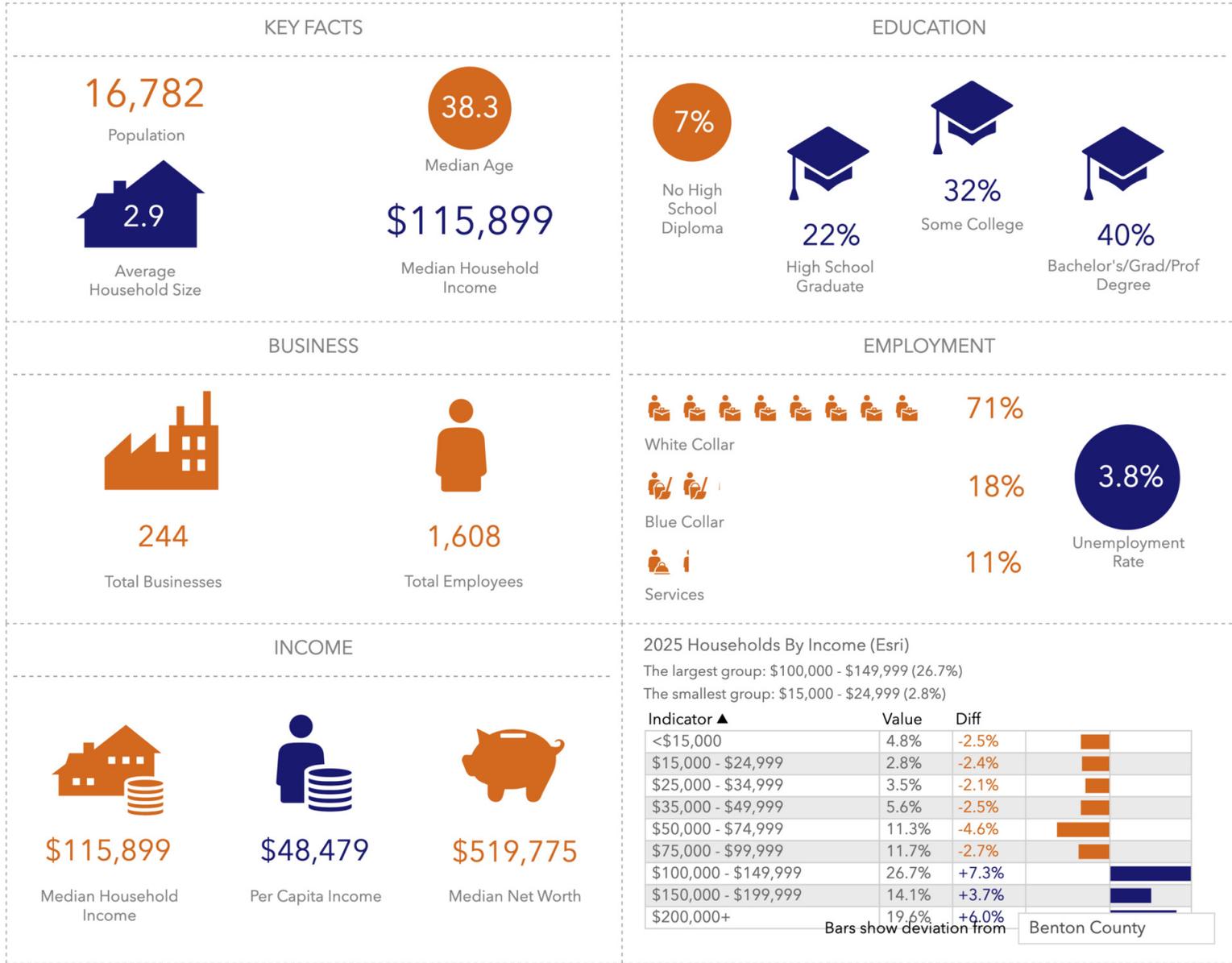
2023 American Community Survey (ACS)



# 1 MILE INFOGRAPHICS



# 3 MILE INFOGRAPHICS



# 5 MILE INFOGRAPHICS

