



Burns Road

Pasco, Washington 99301

Development Opportunity

Positioned at the corner of **Burns Road and Convention**, this approximately **3.75-acre site offers an opportunity to secure land today with considerably broader development potential on the horizon.**

The proposed mixed-use land designation is currently progressing through the approval process with a favorable staff recommendation, potentially opening the property to a diverse range of commercial and residential uses. From retail, coffee and office development to multifamily or mini-storage, the site provides developers and investors the flexibility to evaluate several concepts and position the property for the continued growth of the surrounding area. For a buyer looking for a strategically located development site with both near-term and long-term potential, this property deserves serious consideration.

Property Highlights

- **±3.75 Acres at Burns Road & Convention** offering a highly visible development opportunity in a growing Tri-Cities corridor.
- **Future Mixed-Use Potential** — a land-use change to mixed-use is currently moving through the approval process, with staff recommending approval and City Council consideration anticipated in late November or early December 2026.
- **Multiple Potential Uses** — following the land-use approval and applicable zoning process, potential uses may include retail, coffee/drive-thru concepts, office, mini-storage and multifamily, providing significant flexibility for an investor or developer.
- **Defined Path Forward** — once the land-use change is approved, the desired zoning can be pursued. Based on current guidance, the subsequent zoning approval process is estimated at approximately **3–4 months**, including Hearing Examiner review and City Council action.

For More Information



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Designated Broker/Principal

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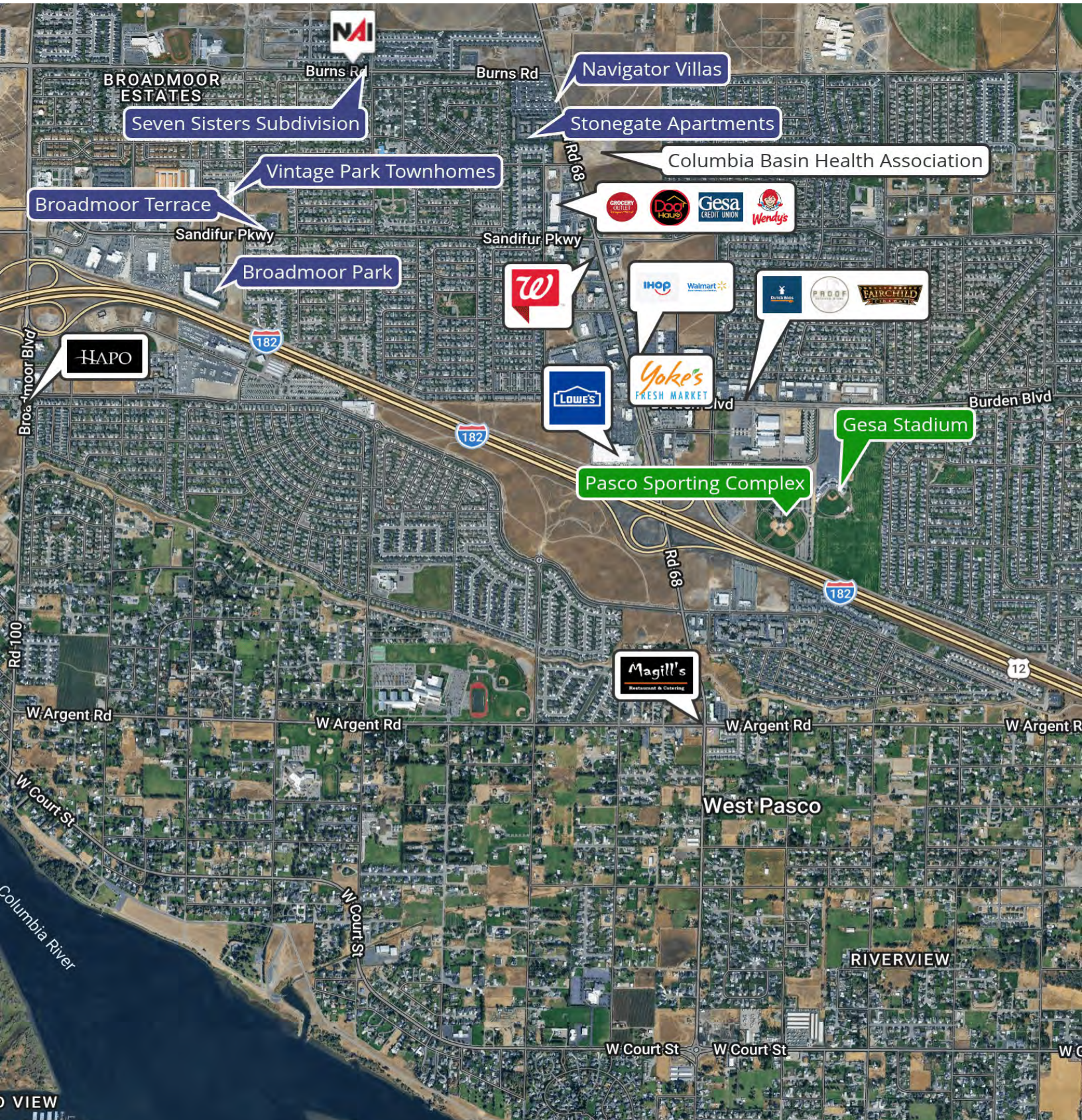
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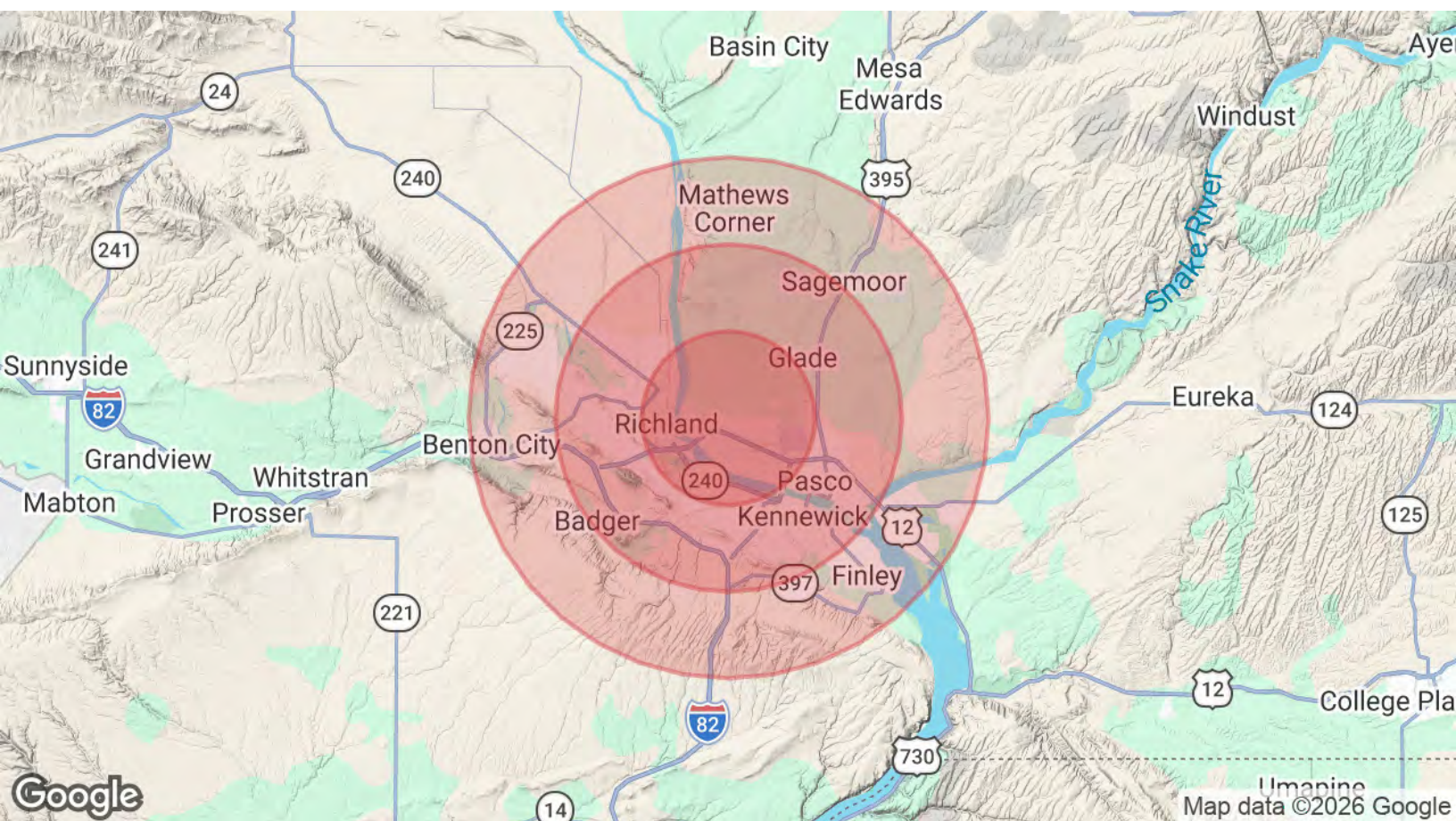
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Population	5 Miles	10 Miles	15 Miles
Total Population	103,900	258,578	279,623
Average Age	34.9	35.2	35.2
Average Age (Male)	34.9	34.9	34.9
Average Age (Female)	35.0	35.8	35.8

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	37,729	90,746	97,646
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$109,852	\$110,111	\$111,037
Average House Value	\$382,831	\$388,868	\$389,598

2023 American Community Survey (ACS)