

FOR SALE | Yakima River Development Site



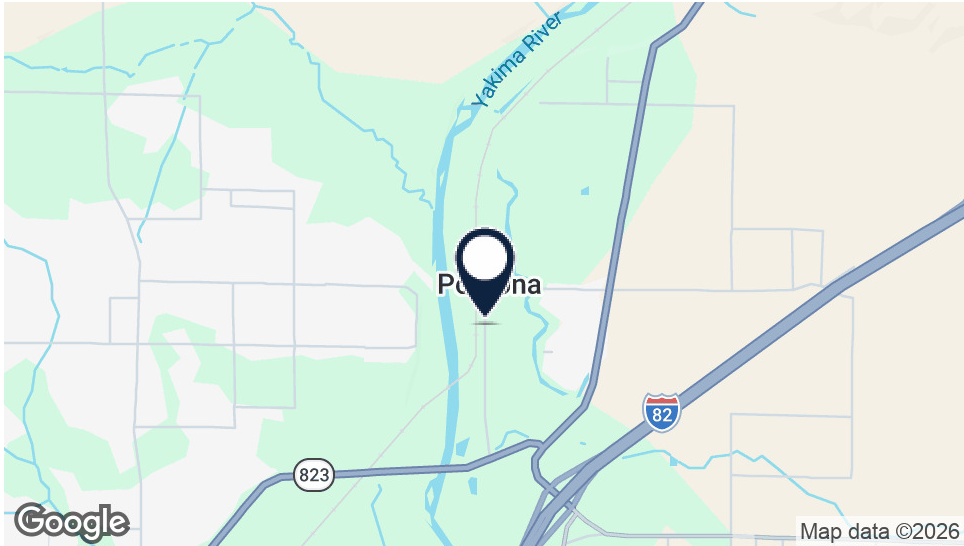
Offered at:
Available:

\$700,000
56.4 Acres

NKA - Pomona Rd.
Selah, WA 98942

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$700,000
Available SF:	2,456,784 SF
Lot Size:	56.4 Acres
Price / Acre:	\$12,411
Zoning:	R-10/5

PROPERTY OVERVIEW

THIS OFFERING is for the rare opportunity to acquire 56.4 contiguous acres of R10/5-zoned land on a single parcel, offering the potential for a long-plat subdivision of up to eleven five-acre parcels per the Yakima County Planning Department (subject to final review by all applicable departments).

Set along the Yakima River, the property enjoys sweeping territorial views of the river and surrounding mountains, yet sits outside the FEMA flood plain, a significant advantage for development. The land is served by two separate access points: a paved county road along the north side, with a southern access point located approximately 920 feet from Harrison Road.

Irrigation water rights are in place through the Selah-Moxee Irrigation District at five gallons per minute per acre, supporting both agricultural and residential development or potential for commercial uses if granted a Conditional Use Permit or zoning variance.

Whether you're an investor, builder, or developer, this offering combines scale, river frontage, mountain views, and subdivision or commercial use potential in one of the region's most desirable settings priced at only \$12,411 per acre.

Buyer to satisfy themselves as to the full feasible scope of work for the development or Conditional Use Permit.

Highlights



PROPERTY HIGHLIGHTS

- 56.4 contiguous acres on a single parcel - R10/5 zoning currently allows a long-plat subdivision of up to eleven five-acre parcels (per Yakima County Planning Dept., subject to final department review)
- Yakima River frontage with sweeping territorial views of the river and surrounding mountains
- Outside the FEMA flood plain. A major advantage for development despite the riverfront location
- Dual access - paved county road along the north side, plus a southern access point ~920 feet from Harrison Road
- Irrigation water rights through the Selah-Moxee Irrigation District at 5 gallons per minute per acre
- Versatile development potential — ideal for investors, builders, or developers seeking scale and subdivision upside
- Prime location combining acreage, river frontage, and mountain views in one of the region's most desirable settings
- Possible permissible Land Use change to commercial or industrial if a Conditional Use Permit is granted
- Currently used as agriculture

Additional Photos

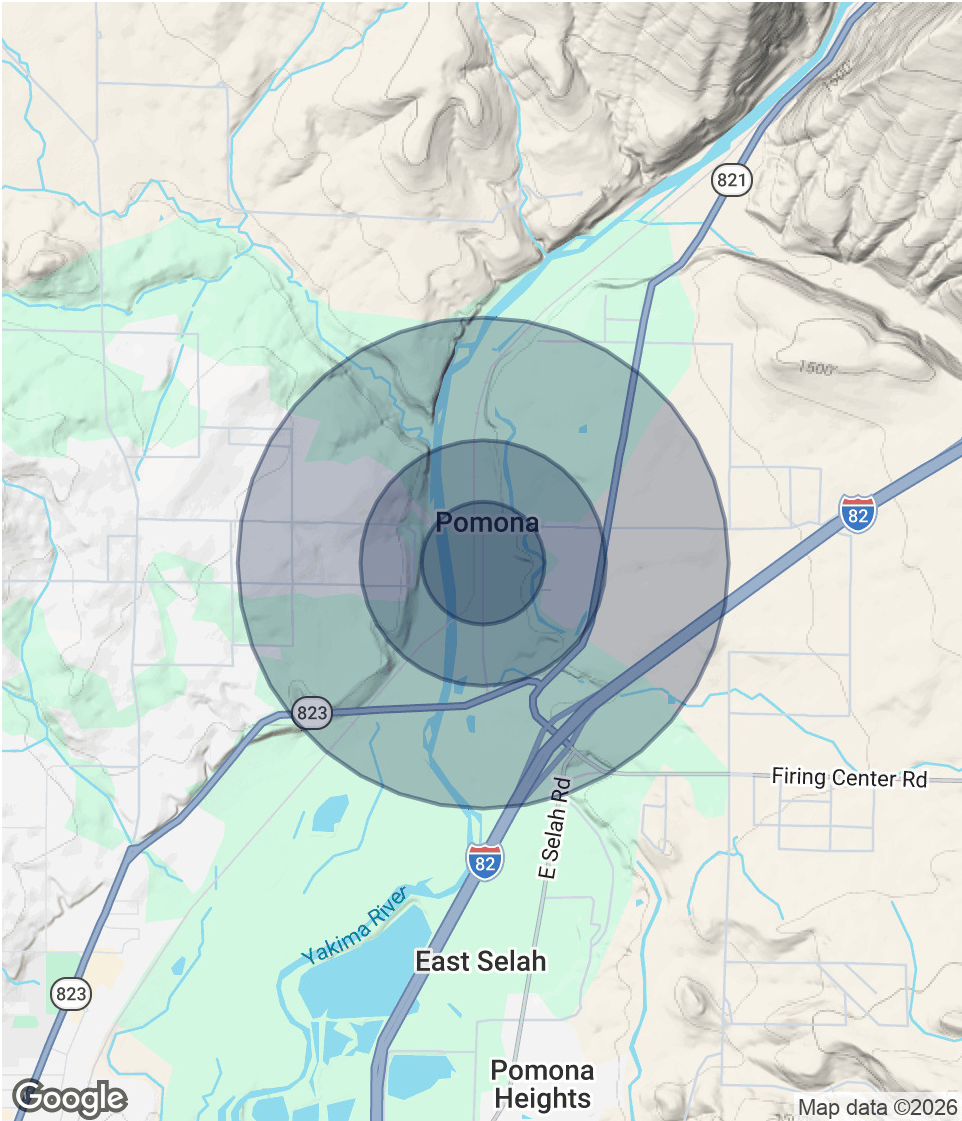


Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	29	158	678
Average Age	41.5	43.3	44.4
Average Age (Male)	44.5	48.6	50.4
Average Age (Female)	39.8	38.3	38.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	10	59	260
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$113,041	\$92,381	\$87,458
Average House Value	\$467,716	\$371,680	\$358,616

2023 American Community Survey (ACS)



Advisor Bio 1



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Broker

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