

**OFFERING MEMORANDUM**

# Heavy Industrial Land

**TBD E COCHRAN ROAD**

Kennewick, WA 99337

**PRESENTED BY:**

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**SECTION 1**  
Property  
Information

# PROPERTY SUMMARY



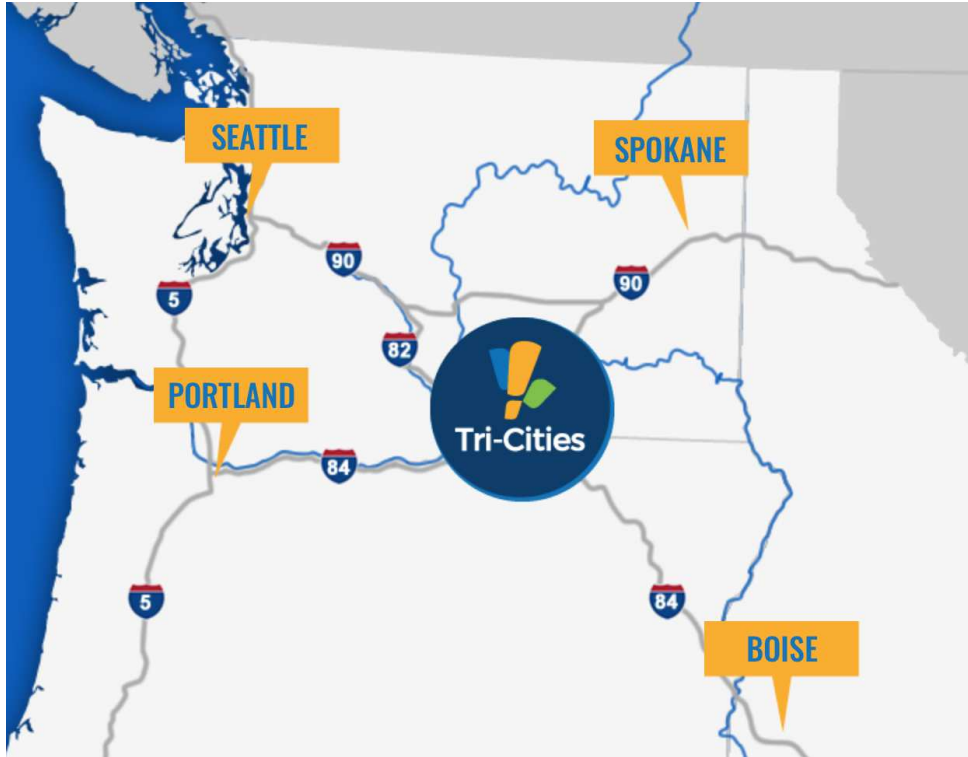
## OFFERING SUMMARY

SALE PRICE:	\$400,000 - \$1,100,000
LOT SIZE:	16.03 Acres

## PROPERTY DESCRIPTION

Unveiling an exceptional opportunity for Land / Industrial investors, this remarkable parcel spans 5 - 16 acres and is zoned for Heavy Industrial use. Boasting coveted access to rail and highways, this prime location in the Kennewick - Pasco - Richland area sets the stage for unparalleled industrial potential. With strategic transportation connections and a Heavy Industrial zoning designation, this property offers a compelling canvas for realizing ambitious industrial ventures. Seize this rare chance to establish a commanding presence in a region renowned for its industrial prowess and strategic positioning. Discover the boundless possibilities that await at this unparalleled location.

## PROPERTY DESCRIPTION



## ZONING

The property is zoned HEAVY INDUSTRIAL DISTRICT (HI), which is defined in the Benton County Municipal Code, Chapter 11.35 as:

The purpose of the Heavy Industrial District (HI) is to provide an area for the location of industrial uses involving the manufacture, processing, or treatment of materials or products that may be inherently involved with potentially offensive characteristics such as odors, dust, smoke, noxious gases, noise, vibration, glare, heat, or other impacts.

## LOCATION DESCRIPTION

Discover the thriving commercial landscape of the Kennewick - Pasco - Richland market, where industrial potential meets strategic location. Just moments from the Columbia River and a short drive from the Tri-Cities Airport, the area offers prime logistical advantages. The region's robust industrial and agricultural sectors, coupled with a pro-business environment, are poised to attract the savvy Land / Industrial investor seeking new opportunities for growth and development. Unlock the potential of this dynamic area for your next industrial site needs.

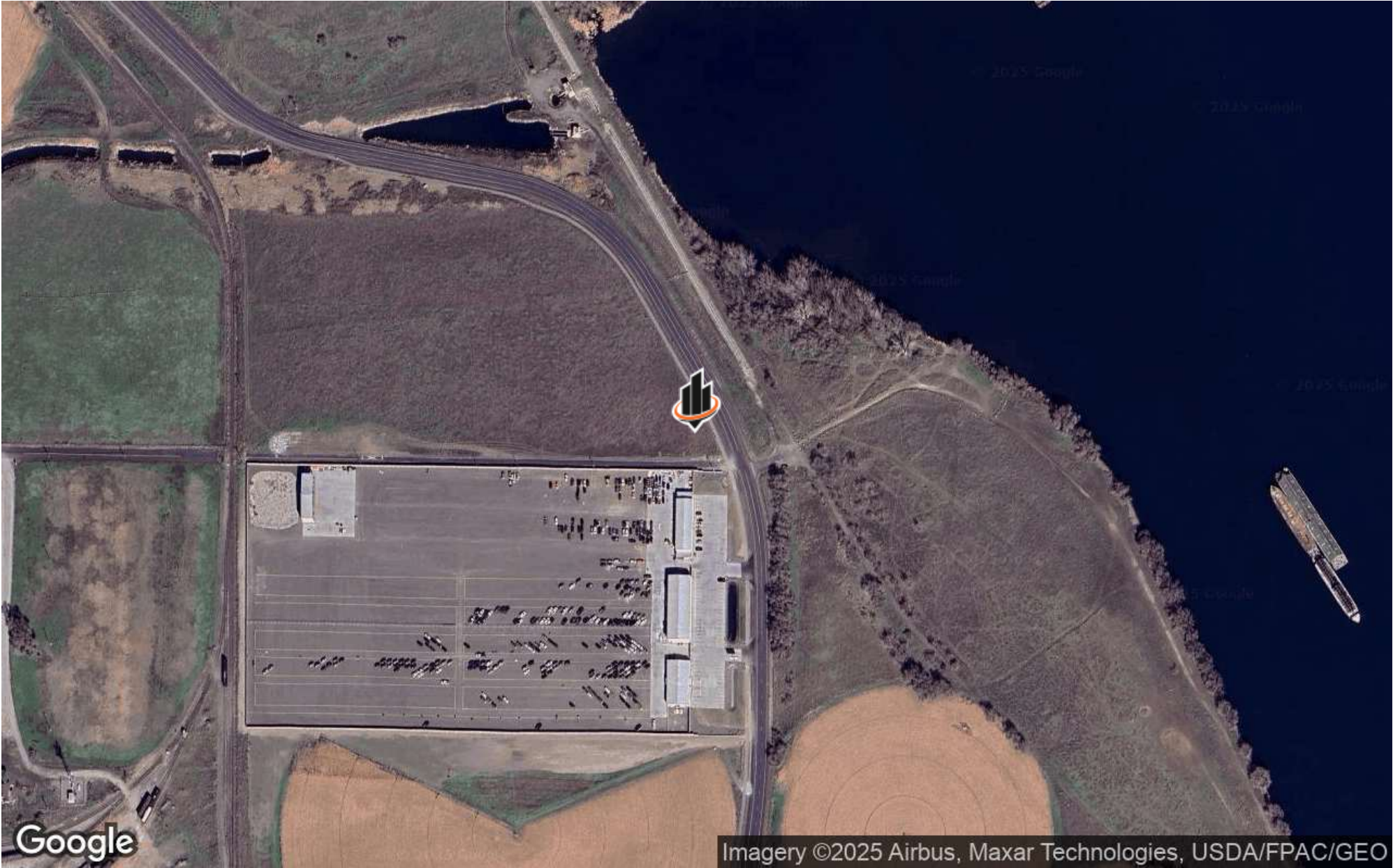


**SECTION 2**  
Location  
Information

REGIONAL MAP

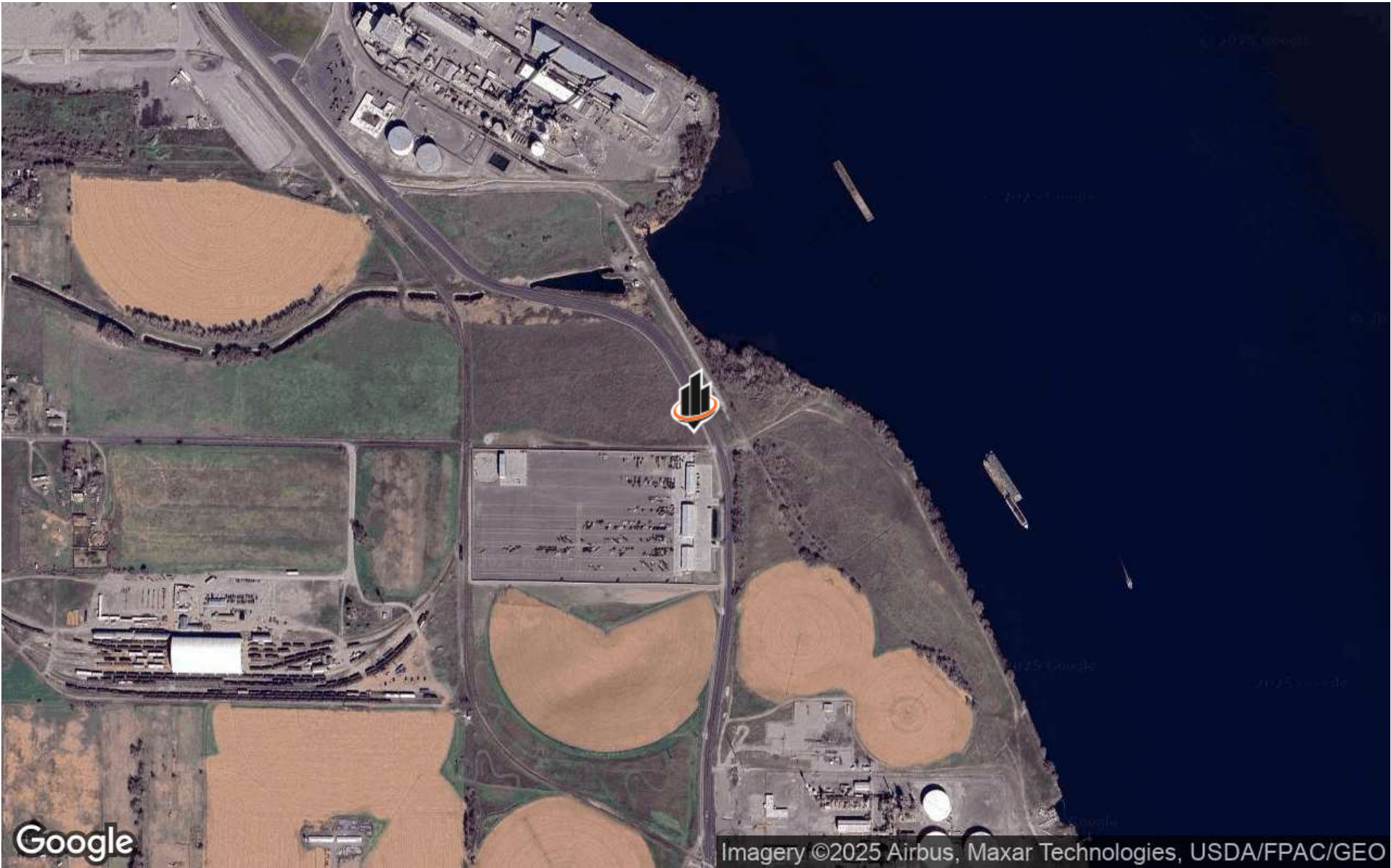


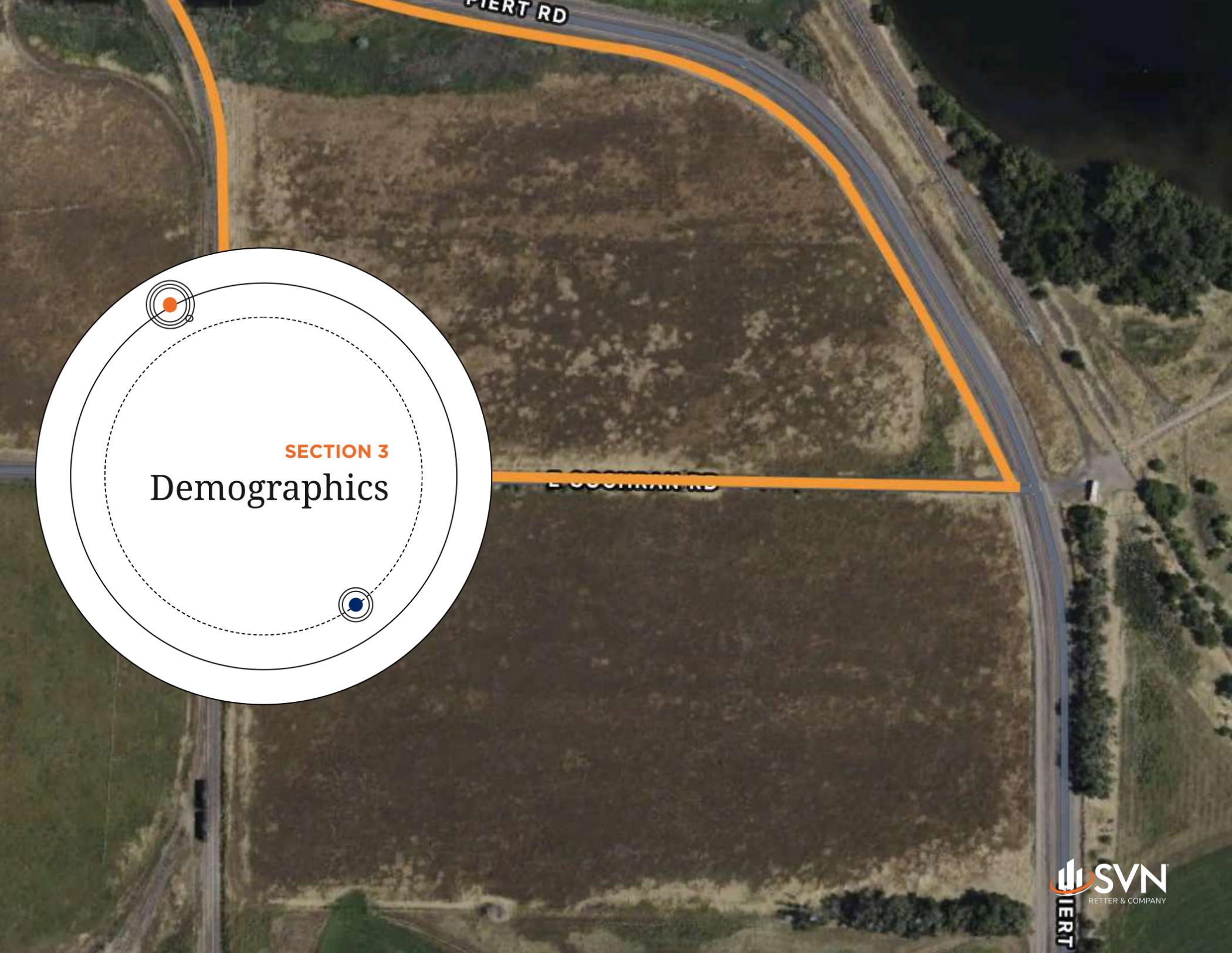
LOCATION MAP



Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

AERIAL MAP



An aerial photograph of a large, brown, undeveloped field. A thick orange line runs along the top and right edges of the field, and a blue line runs horizontally across the middle. A circular graphic overlay is on the left side of the image, containing the text 'SECTION 3' and 'Demographics'.

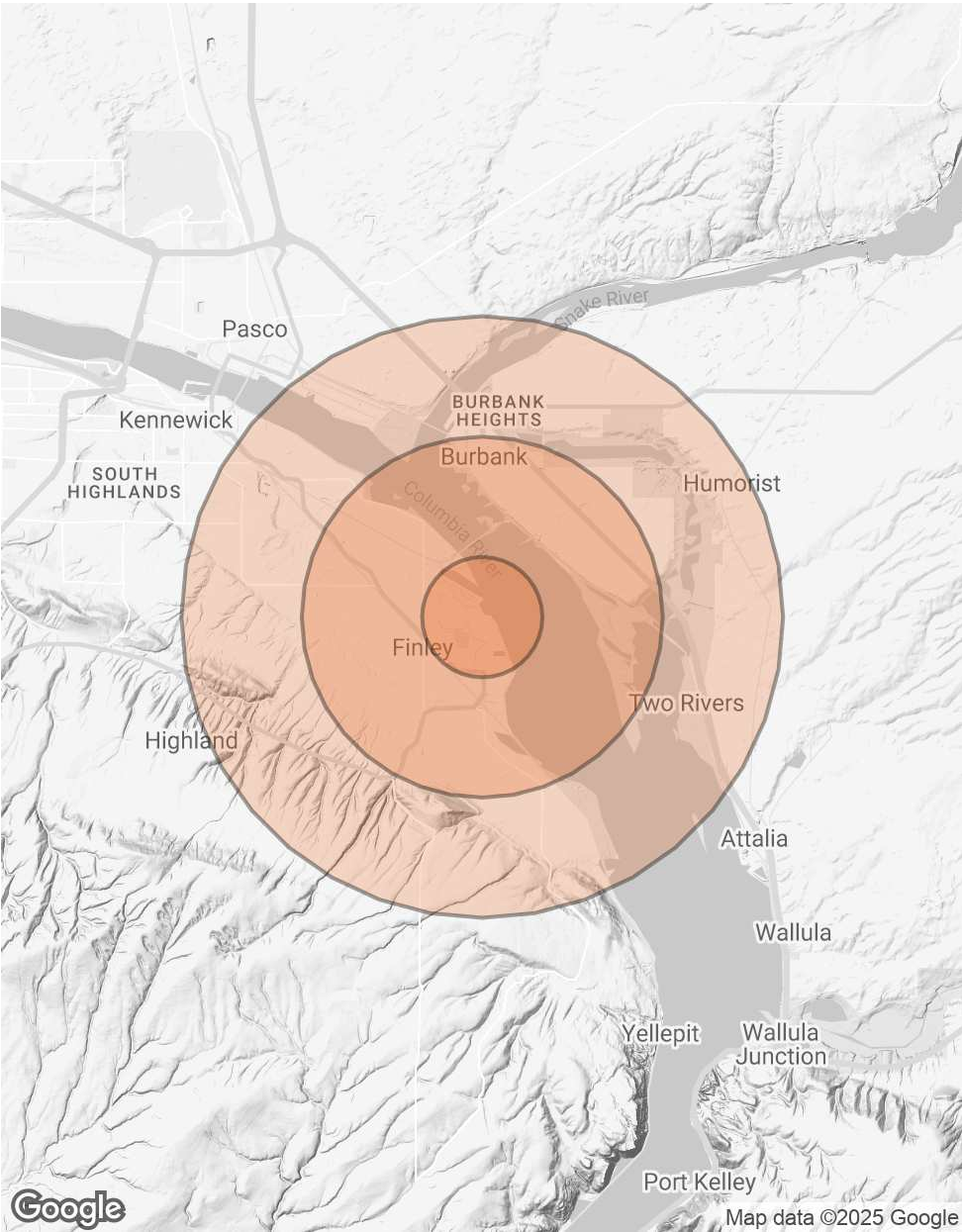
SECTION 3  
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	532	7,004	15,679
AVERAGE AGE	39	40	39
AVERAGE AGE (MALE)	38	40	38
AVERAGE AGE (FEMALE)	39	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	165	2,347	5,187
# OF PERSONS PER HH	3.2	3	3
AVERAGE HH INCOME	\$82,800	\$98,957	\$101,092
AVERAGE HOUSE VALUE	\$437,629	\$422,191	\$424,600

Demographics data derived from AlphaMap



AREA ANALYTICS

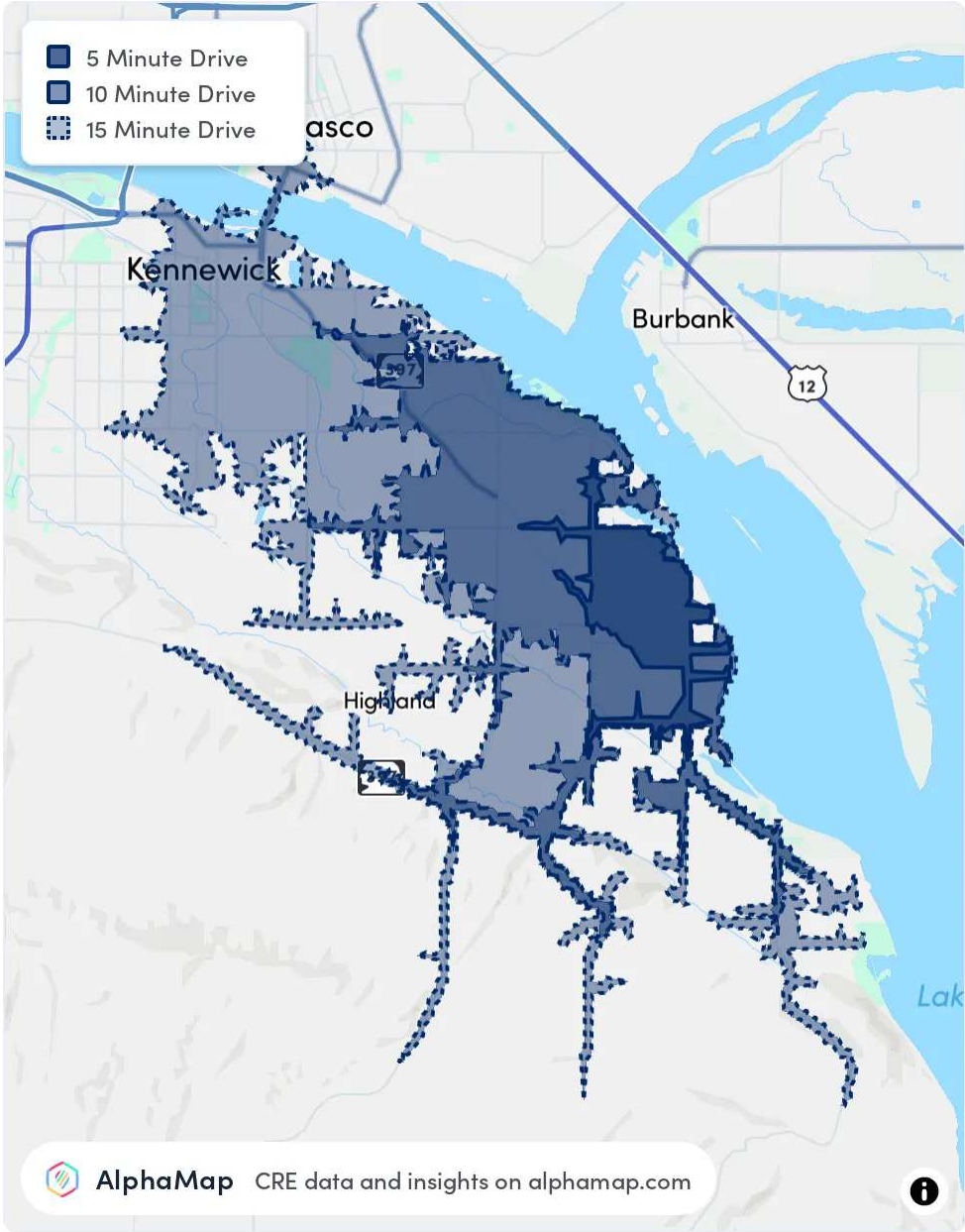
POPULATION                      5 MINUTES   10 MINUTES   15 MINUTES

TOTAL POPULATION	542	4,474	19,491
AVERAGE AGE	39	41	38
AVERAGE AGE (MALE)	39	40	37
AVERAGE AGE (FEMALE)	40	41	38

HOUSEHOLD & INCOME                      5 MINUTES   10 MINUTES   15 MINUTES

TOTAL HOUSEHOLDS	170	1,512	6,717
PERSONS PER HH	3.2	3	2.9
AVERAGE HH INCOME	\$84,844	\$90,712	\$82,539
AVERAGE HOUSE VALUE	\$441,288	\$451,876	\$355,201
PER CAPITA INCOME	\$26,513	\$30,237	\$28,461

Map and 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.