

# FOR SALE | Multifamily Residential Land



Offered at:  
Available:

\$3.75/SF  
25.41 Acres

8400 Occidental Road  
Yakima, WA 98908

509.966.3800: O  
509.969.8747: C

218 SSgt Pendleton Way  
Yakima, WA 98901

Chris Sentz  
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# Executive Summary



Sale Price	\$4,150,724.00
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OFFERING SUMMARY	
Available SF:	1,106,859.60 SF
Lot Size:	25.41 acres
Price / Acre:	\$163,350
Price / Square Foot	\$3.75 SF
Zoning:	R3
Submarket:	West Valley
Total Parcels	10 Parcels

## PROPERTY OVERVIEW

Rare West Valley R3 Development Opportunity – 25.41 Acres Near Apple Tree Golf Course

Discover one of West Valley’s most sought-after multi-family development sites — 25.41 acres at the corner of Occidental and S 86th Avenue, just minutes from Apple Tree Golf Course. Zoned R3, this property offers a prime opportunity for high-density residential development in one of Yakima’s most desirable and fast-growing communities. With scenic territorial views, nearby schools, shopping, and recreation, the location is ideal for a quality apartment, townhome, or mixed-residential project.

The property currently includes four existing homes with rental income, providing cash flow to help offset costs during the entitlement and development process. Large R3 parcels in West Valley are exceptionally rare — making this a standout investment for developers ready to capitalize on the area’s growth and strong housing demand.



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# Highlights

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## PROPERTY HIGHLIGHTS

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- Rare chance to secure large-scale R3 land in established West Valley
- Excellent site for phased development or institutional investment partnership
- Supported by strong area demographics and growing housing demand
- 25.41 acres zoned R3 (Multi-Family Residential)
- Prime location at the corner of Occidental Rd & S 86th Ave
- Just minutes from Apple Tree Golf Course and top-rated West Valley schools
- Ideal for apartments, townhomes, or mixed residential communities
- Gently sloping topography with excellent development potential and territorial views
- Existing rental income from four on-site homes helps offset holding and entitlement costs
- Water, Sewer & Utilities nearby (buyer to verify location)
- Located in one of Yakima's most desirable and fastest-growing neighborhoods



## Additional Photos





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## Meet The Team

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**CHRIS SENTZ**

Broker

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