

COMMERCIAL / MULTIFAMILY LOTS FOR SALE

ALLOWED USES: Retail, Office, Mixed-Use, Multifamily
(ask listing agent for Multifamily details)

Utilities are provided to each lot.

BADGER MOUNTAIN SOUTH Richland, WA



+/- 50 acres of future lots available. Ask listing agent for details.

Dallas Rd

VV 3
0.81 Acres
\$10 / SF
\$352,890

Ava Way
Gateway Dr

VV 2
0.83 Acres
\$10 / SF
\$360,780

+/- 10 acres of future lots available.
Ask listing agent for details.

Trowbridge Blvd

BMS 2
1.67 Acres
\$11 / SF
\$800,197

BMS 1
2.43 Acres *
\$8.51 / SF
\$900,821

* 1.88 acres is suitable for vertical construction. 0.55 acres contains an overhead electrical utility easement and can be used for landscaping and parking.

SURROUNDING RETAIL AND AMENITIES



Columbia River

Badger Mountain

Future Townhomes

Future restaurants, medical offices, retail, gas station, car wash, coffee shop, and more

Community Park

Fire Station

Self Storage

Future 30+ Acre City Park

Future Middle and Elementary Schools

Copper Mountain Apts

Trowbridge Blvd

Country
MERCANTILE

Ava Way

76

Dallas Rd 5,251 VPD

82

13,331 VPD

LOTS

55+ Apartments

Walking / Biking Trails Throughout

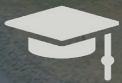
SITE DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	2,699	14,082	63,587
Annual Growth 2010-2023	10.7%	7.0%	3.5%
Median Age	41.7	41.2	38.5
Bachelor's Degree or Higher	49%	54%	41%
Avg Household Income	\$170,703	\$172,083	\$123,975
Median Household Income	\$148,314	\$147,414	\$107,899

TRI-CITIES INFORMATION



The average household income for the Tri-Cities region has increased 30.7% since 2000. Currently, the average household income is \$72,733.



The Tri-Cities has a highly educated workforce: 82.8% of the population has a high school, college, or graduate education and there are more scientists and engineers per capita residing here than anywhere else in the nation.



The region's economy is anchored in R&D, technology, manufacturing, agriculture, retail, and healthcare.



Major employers include Battelle/Pacific Northwest National Laboratory, Lockheed Martin, Bechtel National, CH2M Hill, ConAgra/LambWeston, Amazon, Tyson Fresh Meats, AREVA, and URS.



CONTACT:

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