

**FOR SALE or
GROUND LEASE**

**THE LANDING - Prime
Commercial Lots**



Offered at:
Available:

\$17/SF or ground lease
9 lots between .59 - 2.11 acres

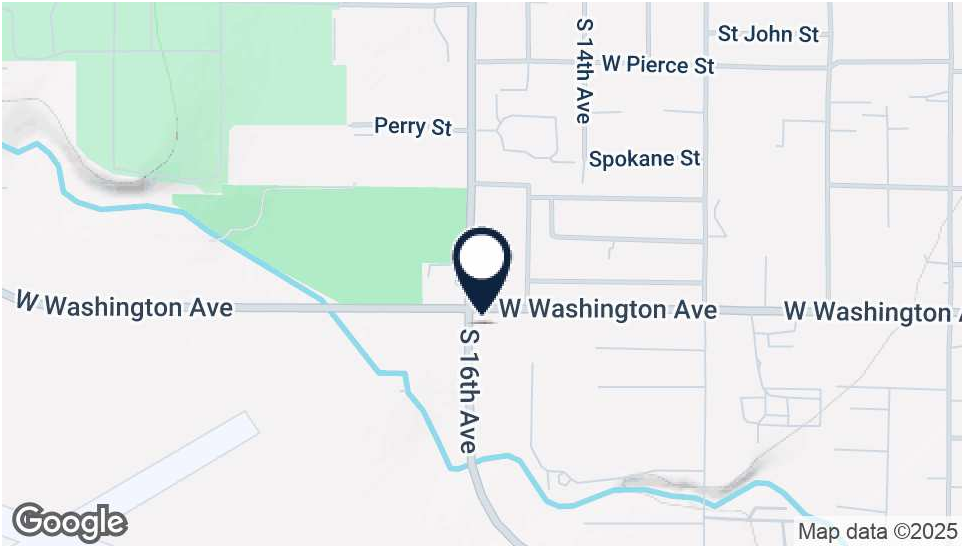
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$17/SF
Ground Lease Rate:	\$2.87 - \$3.44/SF/year
Lot Sizes:	.61 - 2.11 acres +/-
Zoning:	B-2 & CBD
Parcel Numbers:	181336-32003, 32434 - 32441

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase or ground lease prime commercial lots within a recently completed development.

Centrally located at the busy controlled corner intersection of S 16th Ave and W Washington Ave that experiences in excess of 37,000 vehicles per day passing by, these flat and level lots are ready to build upon with interior roads and major infrastructure completed.

Frontage lots are available to lease or build-to-suit while the interior lots are available to purchase. Lots range in size between approximately .61 acres to approximately 2.11 acres.

Survey



Highlights



PROPERTY HIGHLIGHTS

- Centrally located at dominant controlled corner intersection with traffic counts in excess of 37,227 vehicles per day passing by.
- Build ready flat and level lots with major infrastructure completed and utilities to site (buyer to satisfy themselves to the availability and capacity of utilities).
- Lots 5, 8, 6 and 9 (the interior lots) are available to purchase based upon \$17/SF.
- Lots 2, 3, 4 and 7 (the frontage lots) are available to ground lease based upon \$2.87/SF/year, NNN, or \$125,000/year/acre, NNN.
- Lot 1 is available to ground lease based upon \$3.44/SF/year, NNN, or \$150,000/year/acre, NNN.
- Lot 1 is located in the city of Yakima while all remaining lots are located in the city of Union Gap.

Lot Summary

Lot	Size +/-	Sale Price	Ground Lease Rate	Zoning	Parcel Number
Lot 1	.93 acres	N/A	\$139,354/year, NNN	B-2	181336-32003
Lot 2	.61 acres	N/A	\$76,187/year, NNN	CBD	181336-32438
Lot 3	*.59 acres	N/A	\$73,760/year, NNN	CBD	181336-32439
Lot 4	1.15 acres	N/A	\$144,123/year, NNN	CBD	181336-32434
Lot 5	.67 acres	\$493,340	N/A	CBD	181336-32437
Lot 6	.67 acres	\$496,621	N/A	CBD	181336-32440
Lot 7	1.33 acres	N/A	\$165,814/year, NNN	CBD	181336-32435
Lot 8	.87 acres	\$594,405	N/A	CBD	181336-32436
Lot 9	2.11 acres	\$1,565,020	N/A	CBD	181336-32441

*Lot 3 is 1.04 acres, of which approximately .45 acres is burdened by a no-build buffer area from Wide Hollow Creek



Additional Photos



Additional Photo



Aerial

