OFFERING MEMORANDUM

Van Giesen Frontage Land

W VAN GIESEN ST

West Richland, WA 99353

PRESENTED BY:

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WA #138102

SVN RETTER & COMPANY

VIDEO

OFFERING SUMMARY

SALE PRICE:	$775,000
LOT SIZE:	15.36 Acres
PRICE/ACRE:	$50,455
APN:	131084011237003, 131084011237002 131084011237001, 131084011237004; 131084000006000

PROPERTY DESCRIPTION

Hard to find development land with Van Giesen Frontage. This site has both retail and residential parcels. All the commercial land has Van Giesen Frontage and is zoned Commercial General. The residential lot is zoned RM-6.

All city services are available.

Commercial Lots (4): 7.49 acres of Van Giesen Frontage
Residential Lot (1): 13.47 acres total, 7.87 useable

PROPERTY HIGHLIGHTS

- Van Giesen Frontage
- Commercial & Residential Land
- 15.36 Acre Total
- City Services Available

PROPERTY DESCRIPTION

ZONING

The property is zoned Commercial General Use District (C-G), which is defined in the city of West Richland Municipal Code, Chapter 17.48 as:

The commercial general use district provides land for a full range of commercial uses that require extensive retail contact and serve the community and regional commercial markets.

AND

The property is zoned Medium Density Residential Use District (RM-6), which is defined in the city of West Richland Municipal Code, Chapter 17.31 as:

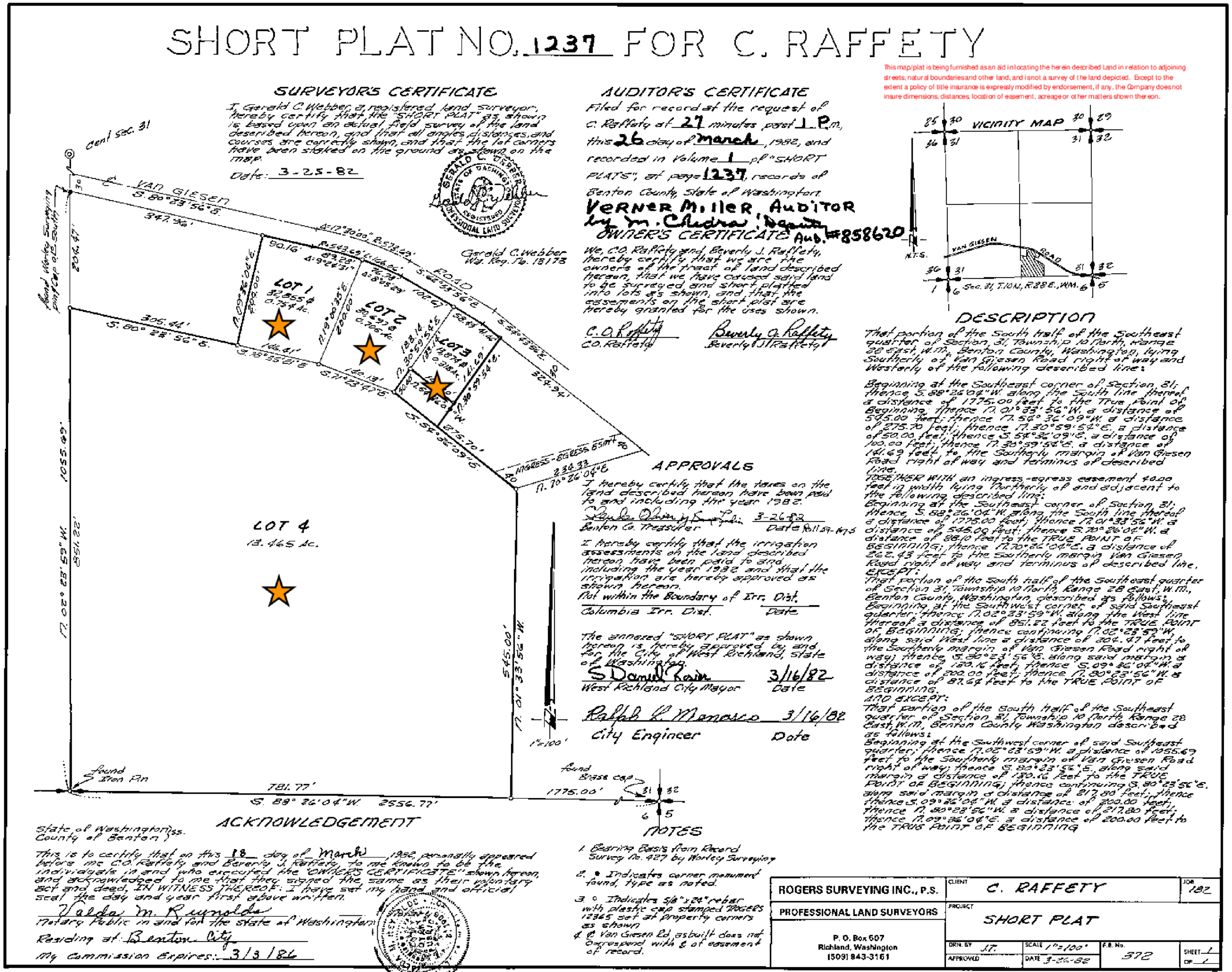
The medium-density residential use district provides for single-family areas of medium density, further providing protection against hazards, objectionable influences, building congestion, and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district.

LOCATION DESCRIPTION

Hard to find Van Giesen frontage. Located in the heart of West Richland and on a section that serves as a conduit between residential and work locations. Plenty of established traffic and those counts are increasing as more homes to up to the west.

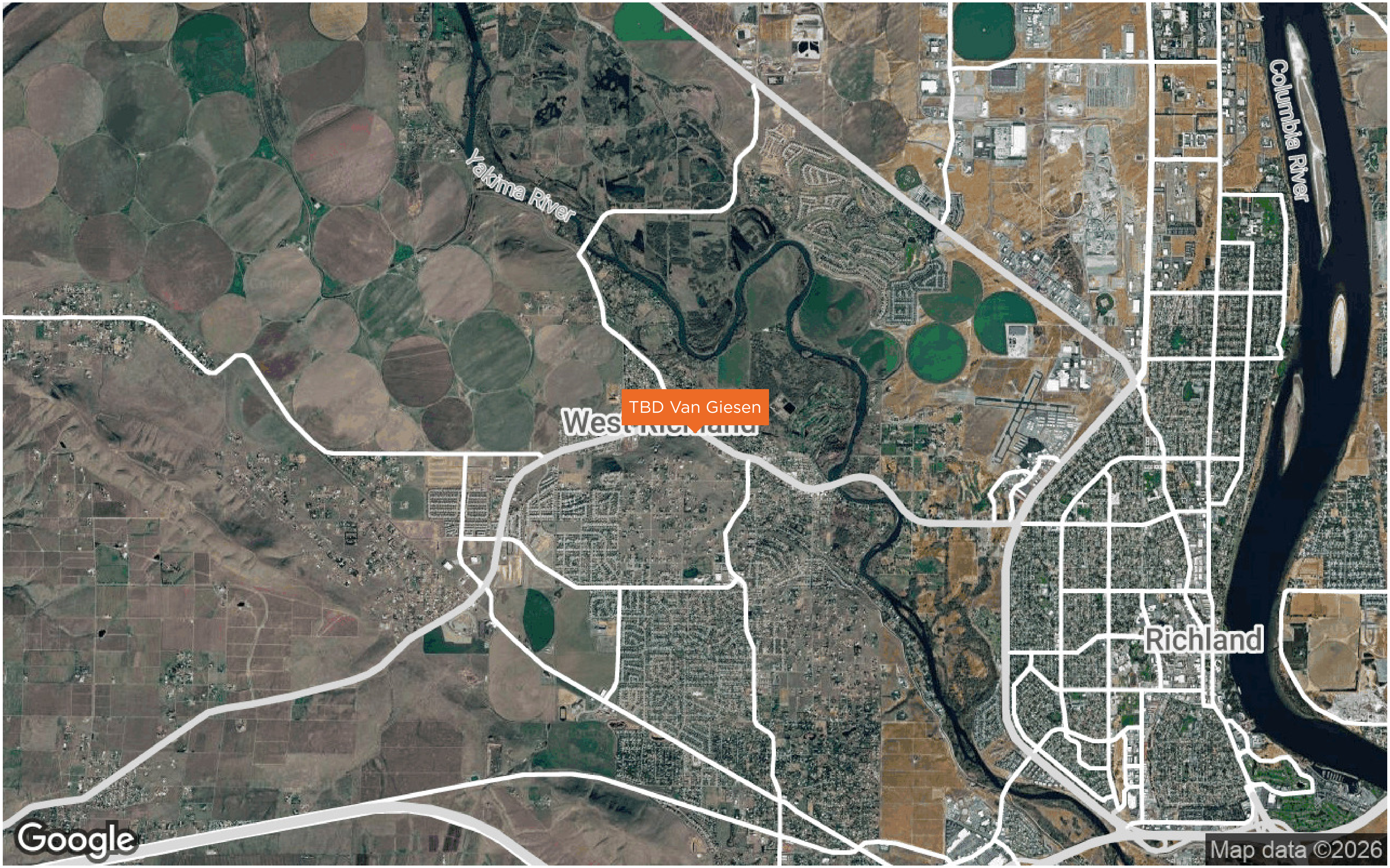
Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

Kennewick, Pasco, Richland, and West Richland make up the Tri-Cities. Then why "Tri" when there are four? The short answer is that West Richland grew large enough to deserve recognition, but the area had already been branded as the "Tri-Cities." So think of Tri-Cities as a label for the fastest growing metropolitan area in Washington State.

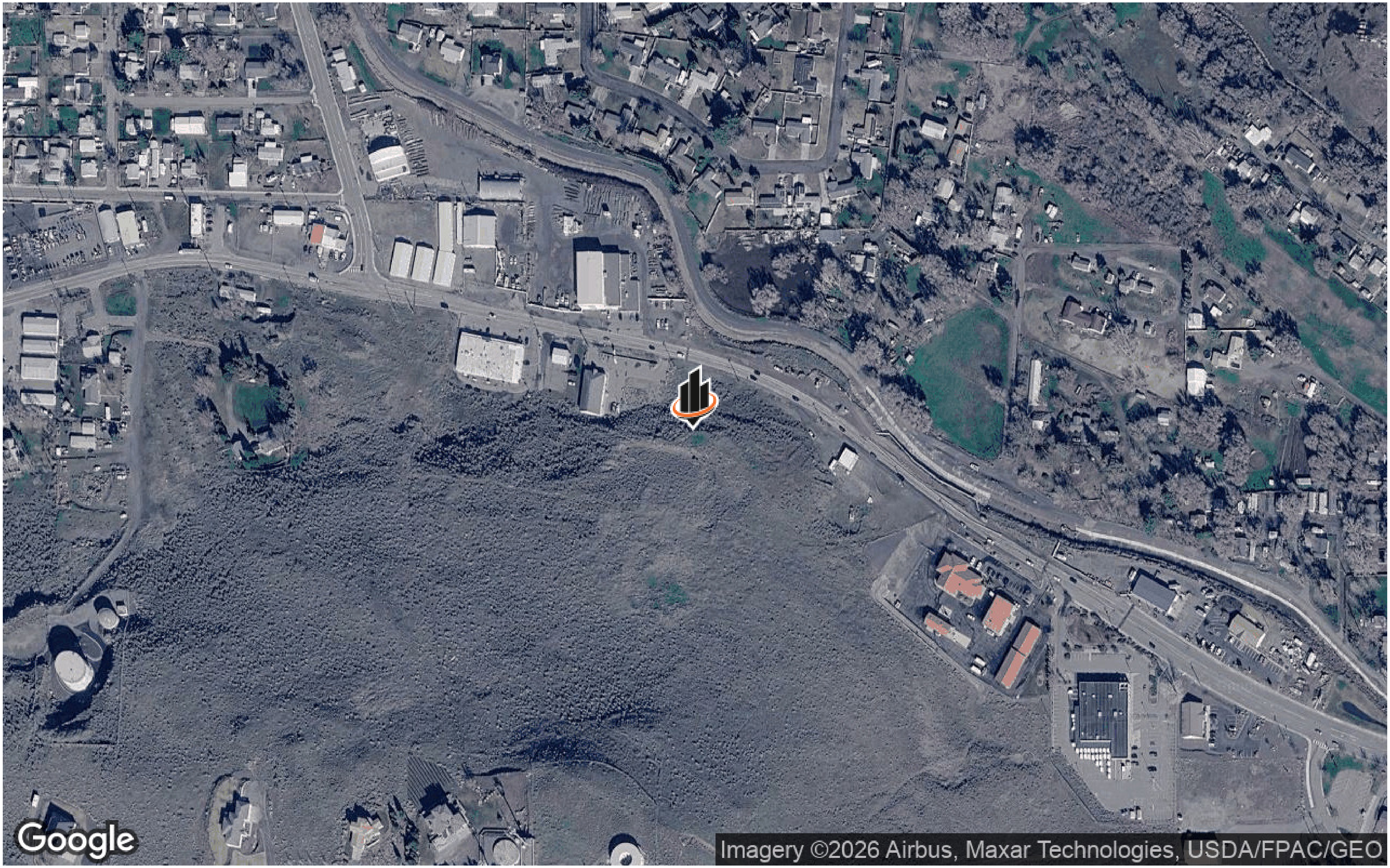


SHORT PLAT NO. 1237 FOR C. RAFFETY
SURVEYOR'S CERTIFICATE
AUDITOR'S CERTIFICATE
OWNER'S CERTIFICATE
APPROVALS
ACKNOWLEDGEMENT
NOTES
DESCRIPTION
VICINITY MAP
LOT 1
LOT 2
LOT 3
LOT 4
13.465 Ac.
VERNER MILLER, AUDITOR
Aud. #858620
ROGERS SURVEYING INC., P.S.
PROFESSIONAL LAND SURVEYORS
P. O. Box 607
Richland, Washington
(509) 943-3161
C. RAFFETY
SHORT PLAT
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easement, acreage or other matters shown thereon.

REGIONAL MAP



LOCATION MAP



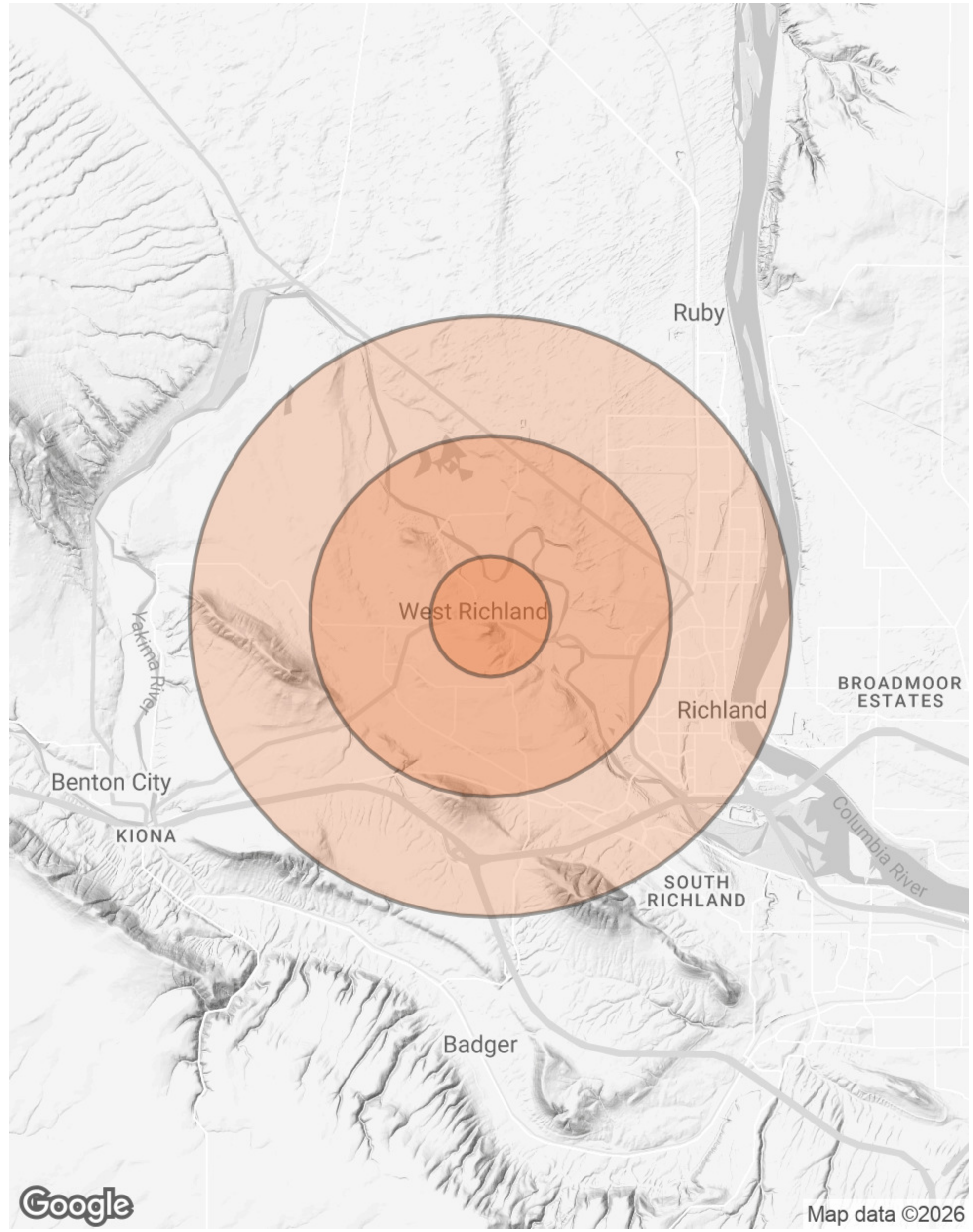
MARKET AREA MAP

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,597	25,150	62,703
AVERAGE AGE	38	39	39
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	39	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,611	9,020	23,968
# OF PERSONS PER HH	2.9	2.8	2.6
AVERAGE HH INCOME	$124,466	$147,437	$128,458
AVERAGE HOUSE VALUE	$418,321	$467,823	$438,101

2020 American Community Survey (ACS)



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