

Wine Valley Development

Wine Valley Road , Walla Walla, WA, 99362

Land For Sale

Prepared on January 12, 2023

1 of 1 Listings



Listing Details | Land For Sale

Total Available Space	744.82 Acres	Available Date	1/05/2023
Asking Price	\$7,000,000	Days On Market	7 days
Listing Price Per SF	\$0.22	Date Listed	1/05/2023
List Price Per Acre	\$9,398	Last Modified	1/09/2023
Cap Rate	-	Listing ID	33357385
Total Expenses	\$6,725	Parking Spaces	-
Investment	No	Electrical	-
Annual Taxes	\$6,725 in 2022	Water	-
Tax Year	2022	Sanitary Sewer	-
Real Estate Taxes	\$6,725 in 2022		

Description

This highly sought after ground surrounds the nationally acclaimed Wine Valley Golf Course. Incredible views of golf and mountains t/o development. Offering package includes a development agreement with WW County - currently expires in 2029 but can be extended, recent survey, 50+ Development Rights (DR) included... 315 additional DR available for purchase from surrounding neighbors... Currently approved for 273 homes around the golf course. Owner/developer of golf course gets reimbursed \$15K/lot for putting in course (Delayed payment and Home Owner Golf Membership's are part of the agreement). 2bed, 1 bath house at 1285 French Town Rd is included in package. The zoning is part AG-10 around the golf course and AG-40 north of the course..

Property Features

Location Details

Address	0 Wine Valley Road, Walla Walla, WA ...	Parcels	340725110007, 340724310004, 3407...
Submarket	CBA Walla Walla County	Name	Wine Valley Development
County	Walla Walla		

Building Details

Sub Type	-	Electrical	-
Land Size	744.82 Acres / 32,444,359 SF	Water	-
Occupancy Type	Single Tenant	Sanitary Sewer	-

Property Listings

1 Listing | 744.82 Acres | \$7,000,000

Type	Space Use	Suite	Available Space	Rate	Price Per Acre	Available
For Sale	Land	-	744.82 Acre	\$7,000,000	\$9,398.24	1/05/2023

Additional Photos



Contact



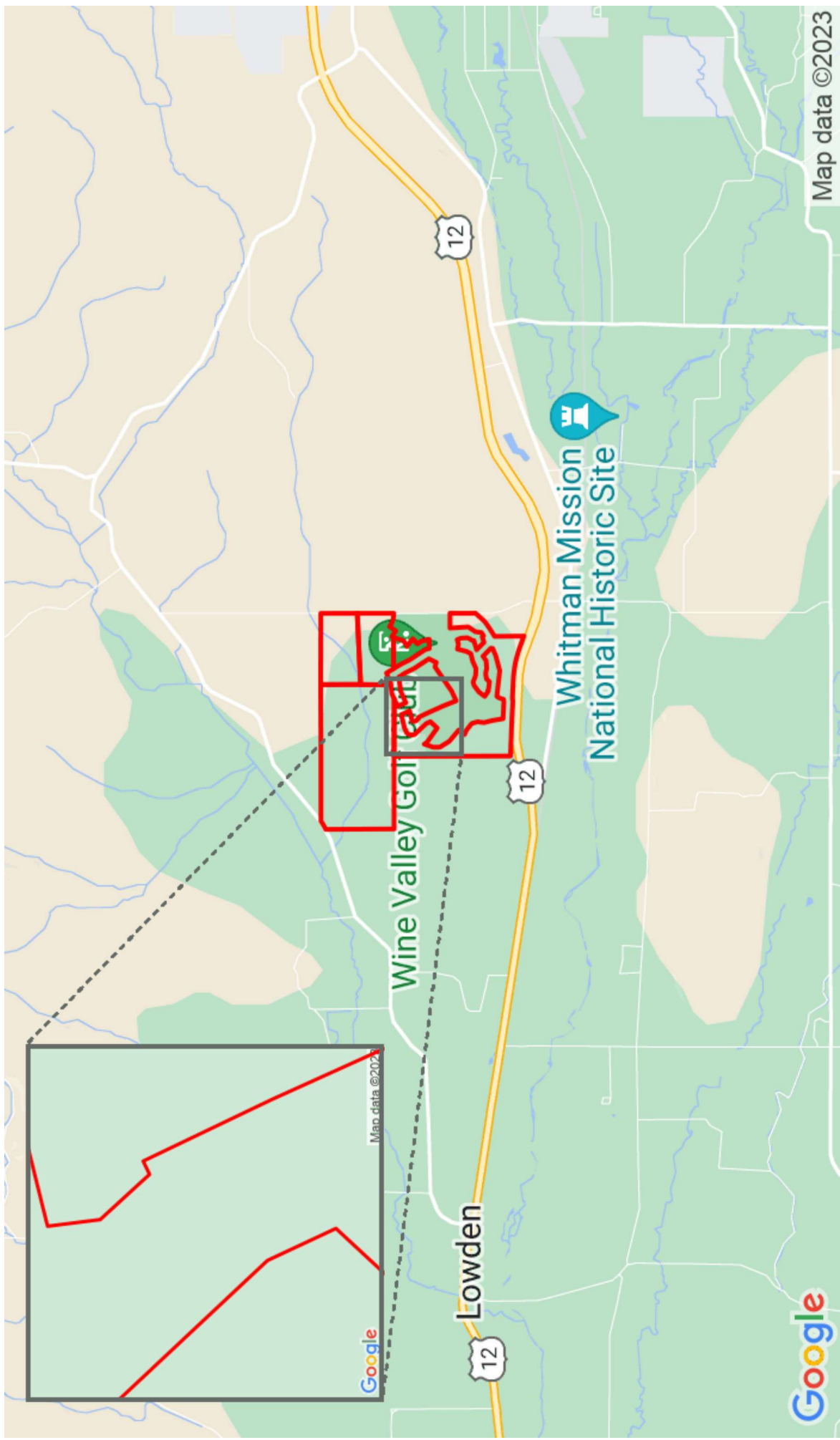
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Windermere Real Estate Walla Walla

Wine Valley Development

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Wine Valley Development

Listing #: 33357385 | Status: Available | Last Modified: 01/09/2023
For Sale | ListDate: 01/05/2023

0 Wine Valley Road , Walla Walla, WA 99362



Property Information	
Location	
Mkt Area:	CBA Walla Walla County
Alt Address:	0
Zoning:	
Cross Street:	
County:	Walla Walla
Building Information	
Total Building SF:	
Net Rentable Area:	
Office SF:	
Retail SF:	
Industrial SF:	
Residential SF:	
Tax ID #:	340725110007,340724310004,
Sprinklers:	No
Security System:	No
# of Buildings:	
# of Floors:	
# of Units:	
Signage:	
A/C:	No
Building Status:	
Property Type	
Building Class:	
Property Type:	Land
Sub Use:	
Occupancy Type:	Single-Tenant
Acres:	744.82 Acres
Lot SF:	32,444,359 SF
Construction	
Construction Type:	
Year Built:	
Year Renovated:	
Commission	
Commission:	2.5% buyer's agent
SOC Exclusions:	No

Listing Information	
Price	
Listing Price:	\$7,000,000
Rentable \$/SF:	\$0.22 Per SF
Asking Price Lot Per SQFT:	\$0.22
Listing Status:	Available
Terms:	
Asset Class:	Land
Listing Information	
Condo:	No
Available SF:	32,444,359 SF
Condo Fees:	
List Date:	01/05/2023
Days On Market:	6
Last Modified:	01/09/2023
Investment Information	
Investment Type:	Owner/User

Property Special Features	
Green Building	
LEED Certification:	No
LEED Level:	N/A
Energy Star Certification:	No
Parking Information	
Total Parking:	0
Covered:	0
Uncovered:	0
Parking Ratio:	

Agent Information	
Showing Instructions:	

Owner Information	
Legal Owner:	DEPARTMENT OF TRANSPORTATION
True Owner:	

Public Comments: This highly sought after ground surrounds the nationally acclaimed Wine Valley Golf Course. Incredible views of golf and mountains t/o development. Offering package includes a development agreement with WW County - currently expires in 2029 but can be extended, recent survey, 50+ Development Rights (DR) included... 315 additional DR available for purchase from surrounding neighbors... Currently approved for 273 homes around the golf course. Owner/developer of golf course gets reimbursed \$15K/lot for putting in course (Delayed payment and Home Owner Golf Membership's are part of the agreement). 2bed, 1 bath house at 1285 French Town Rd is included in package. The zoning is part AG-10 around the golf course and AG-40 north of the course..

Member Listing Comments: Call listing broker for info packet - serious buyers only - Please vet your buyers. Dev water right protected till 2029; Ag right to be excluded. Property features 4 drilled wells (three basalt and one gravel). Club house and 1285 French Town Rd are customers of Wine Valley Water System. Dev water permit is for 2200 gal/min. Property has access to both PP&L as well as Columbia REA for power. See supplemental docs for more info. Currently no homeowner's association - but there will be. The zoning is part AG-10 around the golf course and AG-40 north of the course..

Property Comments Public:



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