



N Road 68

MLS 278341 | 2.1 Acres | \$2,000,000

Land For Sale



[Click to Tour Prime Development Land in West Pasco](#)

N Rd 68, Phase 3, Lot 27

Pasco, Washington 99301

Property Overview

One of the final premium parcels in a rapidly growing West Pasco corridor! This exceptional C-1 zoned commercial lot offers a rare opportunity to capitalize on explosive regional development. Positioned directly across from the Columbia Basin Health Association's new Pasco Clinic, and just minutes from Interstate 182 with direct access via Road 68, the site ensures outstanding visibility and convenient connectivity for customers, employees, and suppliers alike.

Perfect for a wide range of commercial uses, including Medical, Office, QSR, Restaurants or Retailers. This is not just land—it's a foothold in one of the Tri-Cities' fastest growing and most dynamic business corridors. Whether you're a developer looking to secure your next high-ROI project or a business owner ready to plant your flagship location, this site checks all the boxes. MLS 278341.

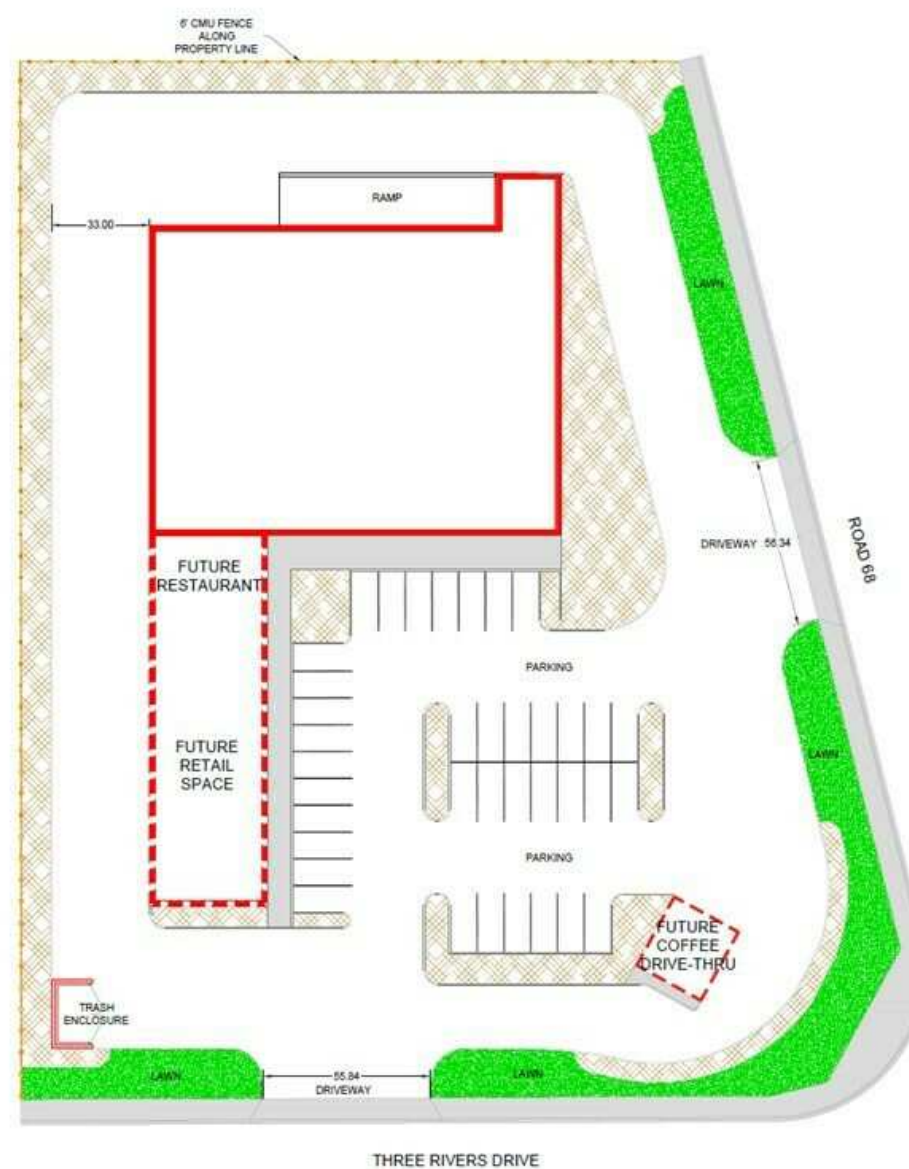
Property Highlights

- Prime Commercial Development Land
- Strategic Location with Immediate Freeway Access (I-182 and Road 68)
- High Growth, High Demand - Ideal for both Investors and Users
- Surrounded by Thriving Developments and Planned Projects
- C-1 Zoning Flexibility
- Premium Exposure
- Use address 7505 Three Rivers Drive to search

For More Information

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Prime Commercial Development Land

**Coming Soon:
BANK OF IDAHO**

**Coming Soon:
COLUMBIA BASIN
HEALTH**

**Will Attract
Premium
Tenants &
Businesses**

C-1 Zoning

**Ideal Uses include:
*QSR / Medical / Office /
Restaurant / Retail***

**Subject
Property**

**Surrounded by Successful Commercial
Developments & Planned Projects**

AREA HIGHLIGHTS



Broadmoor Development – A 671-acre development site with 1,600-acre master plan. It is anticipated to be the new epicenter of the Tri-Cities and the greater Eastern Washington market.



Amazon Distribution Centers – Two 1-million SF Distribution Centers, 3,000 new jobs expected!



Tri-Cities Airport– 86 total acres, with three runways is the largest airport in the southeastern Washington & northeastern Oregon region with connections to eleven major hubs.



Darigold Facility– 400,000 SF building at Port of Pasco Industrial Park will be the largest facility of its kind in North America. \$600 million project with 1,200 new jobs expected.



Reesers Processing Plant– 340,000 SF building at Port of Pasco Industrial Park on a 40-acre site. The \$120 million facility is expected to create 100 new jobs.

The Tri-Cities and Pasco, Washington

Right in the heart of the Pacific Northwest, the Tri-Cities is located at the confluence of the Columbia, Yakima and Snake Rivers.

The Tri-Cities represents the Kennewick-Pasco-Richland MSA in Benton and Franklin Counties. It has transformed from a small regional hub for the Columbia Basin into one of the most expansive markets in Washington.

It now ranks as the 3rd largest metro in Washington State with a population of 322,875 residents.

The rivers serve as the only visible division between the Tri-Cities of Richland, Pasco and Kennewick.

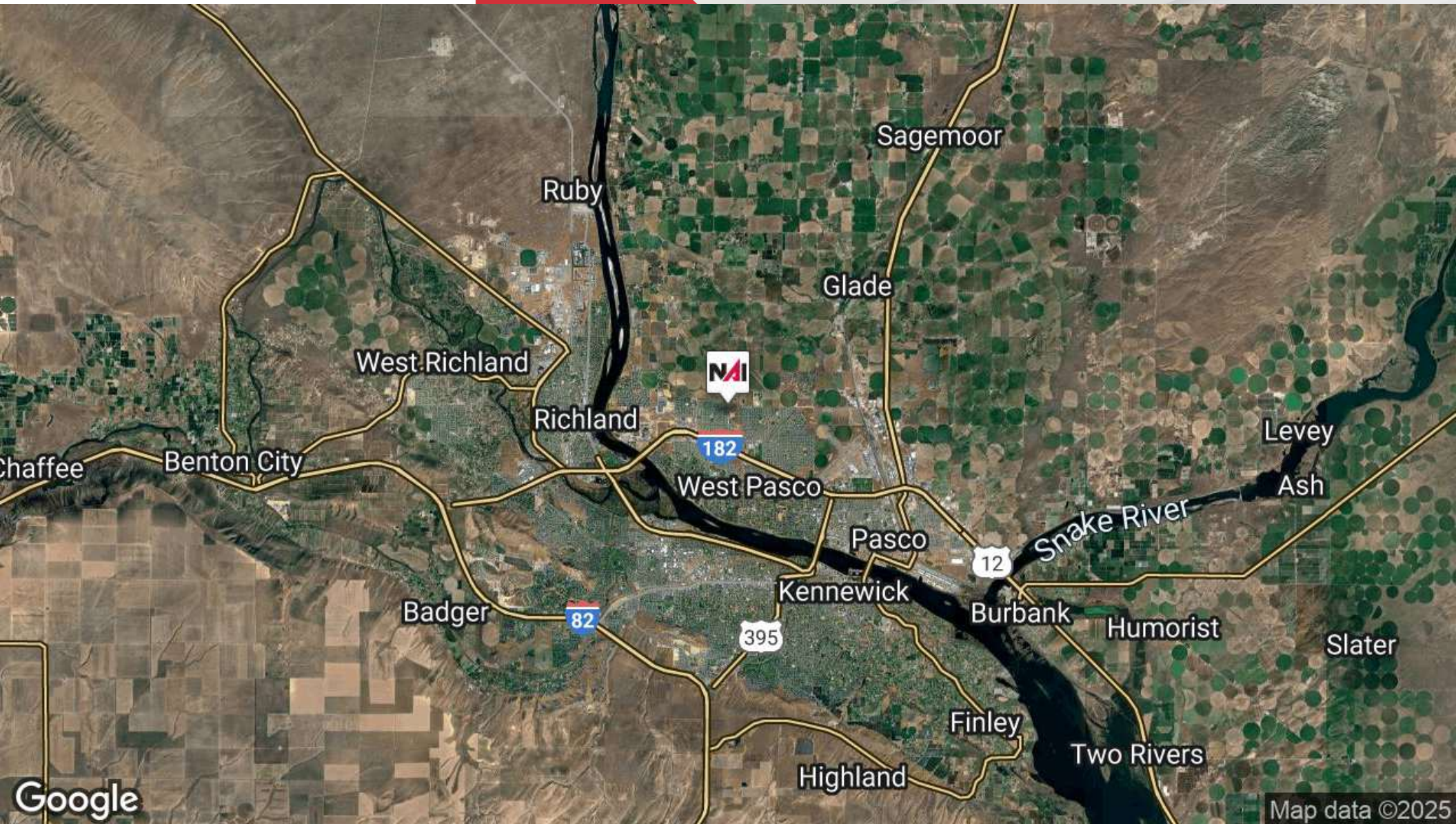
Each municipality boasts its own substantial growth statistics and when combined as a metro, the population grew 34% in the past decade.



Drive Times TO TRI-CITIES FROM	MILES	TIME
Spokane	136	2 hours 15 min
Portland	218	3 hours 30 min
Seattle	225	3 hours 30 min

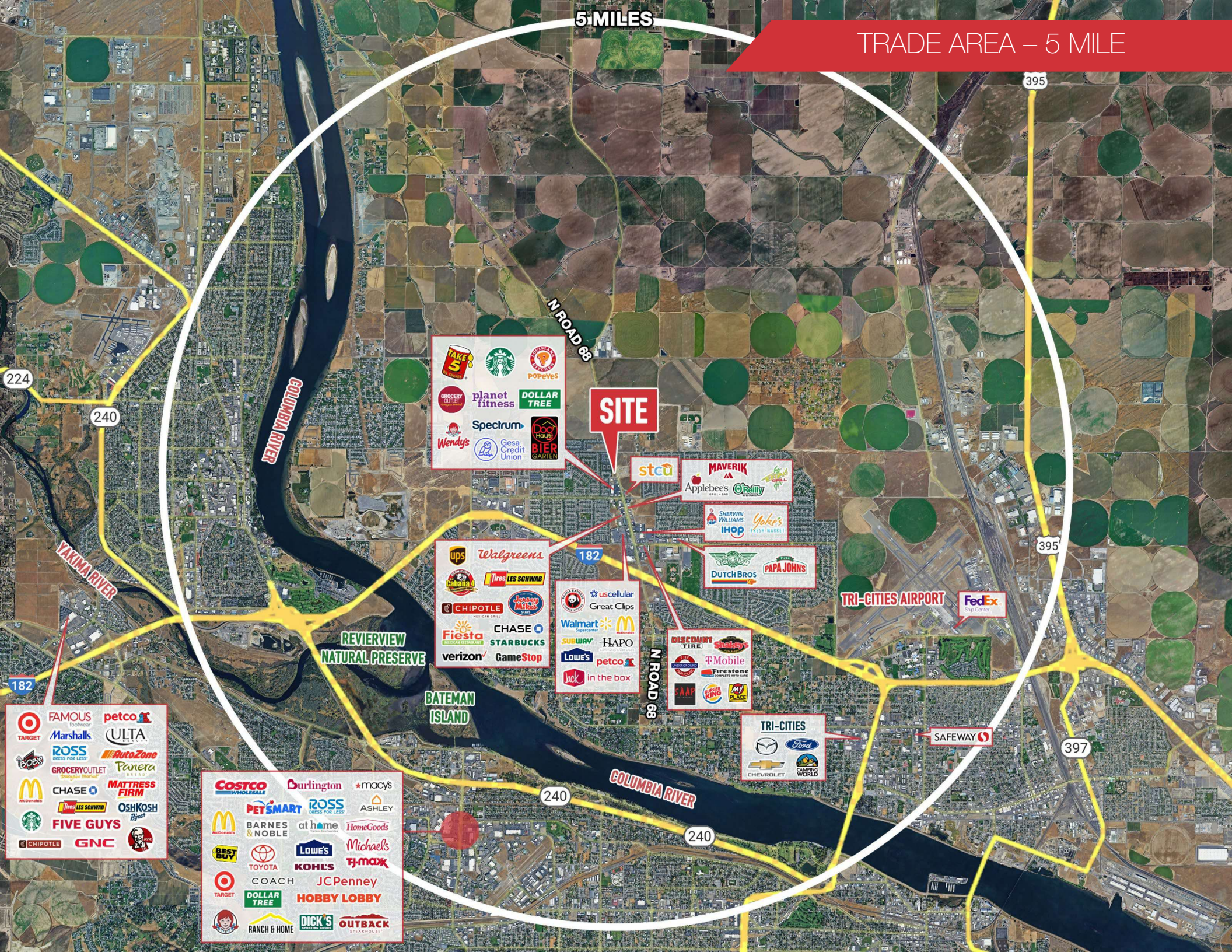
Pasco

Pasco leads the trio, as it has the fastest growing population in the state. In addition, Pasco was ranked among the nations top ten fastest growing cities in both population businesses in a new “Boom Town” study performed by the online financial technology company Smart Asset. The study cited that during the period between 2015 and 2020, the population grew by 17% and businesses grew by 18%.



5 MILES

TRADE AREA - 5 MILE



Logos for businesses near the site:

- TAKE 5
- Starbucks
- POPEYES
- GROCERY OUTLET
- planet fitness
- DOLLAR TREE
- Spectrum
- Wendys
- Gesa Credit Union
- BIER GARTEN

SITE

Logos for businesses near the site:

- stcū
- MAVERIK
- Applebees
- O'Reilly

Logos for businesses near the site:

- SHERWIN WILLIAMS
- Yoko's
- IHOP

Logos for businesses near the site:

- DUTCH BROS
- PAPA JOHN'S

TRI-CITIES AIRPORT

FedEx Ship Center

Logos for businesses near the site:

- UPS
- Walgreens
- LES SCHWAB
- CHIPOTLE
- CHASE
- FIESTA
- verizon
- GameStop

Logos for businesses near the site:

- uscellular
- Great Clips
- Walmart
- McDonald's
- SUBWAY
- HAPO
- LOWE'S
- petco
- Jack in the box

Logos for businesses near the site:

- DISCOUNT TIRE
- Stacy's
- FMobile
- Firestone
- SAAP
- MY PLACE

Logos for businesses near the site:

- TRI-CITIES
- MAZDA
- FORD
- CHEVROLET
- CAMPING WORLD

SAFeway

Logos for businesses near the site:

- Target
- FAMOUS Footwear
- petco
- Marshall's
- ULTA
- ROSS
- AutoZone
- GROCERY OUTLET
- Panera
- McDonald's
- CHASE
- MATTRESS FIRM
- Starbucks
- LES SCHWAB
- OSHKOSH
- FIVE GUYS
- CHIPOTLE
- GNC
- KFC

Logos for businesses near the site:

- COSTCO
- Burlington
- macys
- PETSMART
- ROSS
- ASHLEY
- BARNES & NOBLE
- at home
- HomeGoods
- BEST BUY
- TOYOTA
- LOWE'S
- Michaels
- Target
- KOHL'S
- TJ-maxx
- COACH
- JCPenney
- DOLLAR TREE
- HOBBY LOBBY
- RANCH & HOME
- DICK'S
- OUTBACK

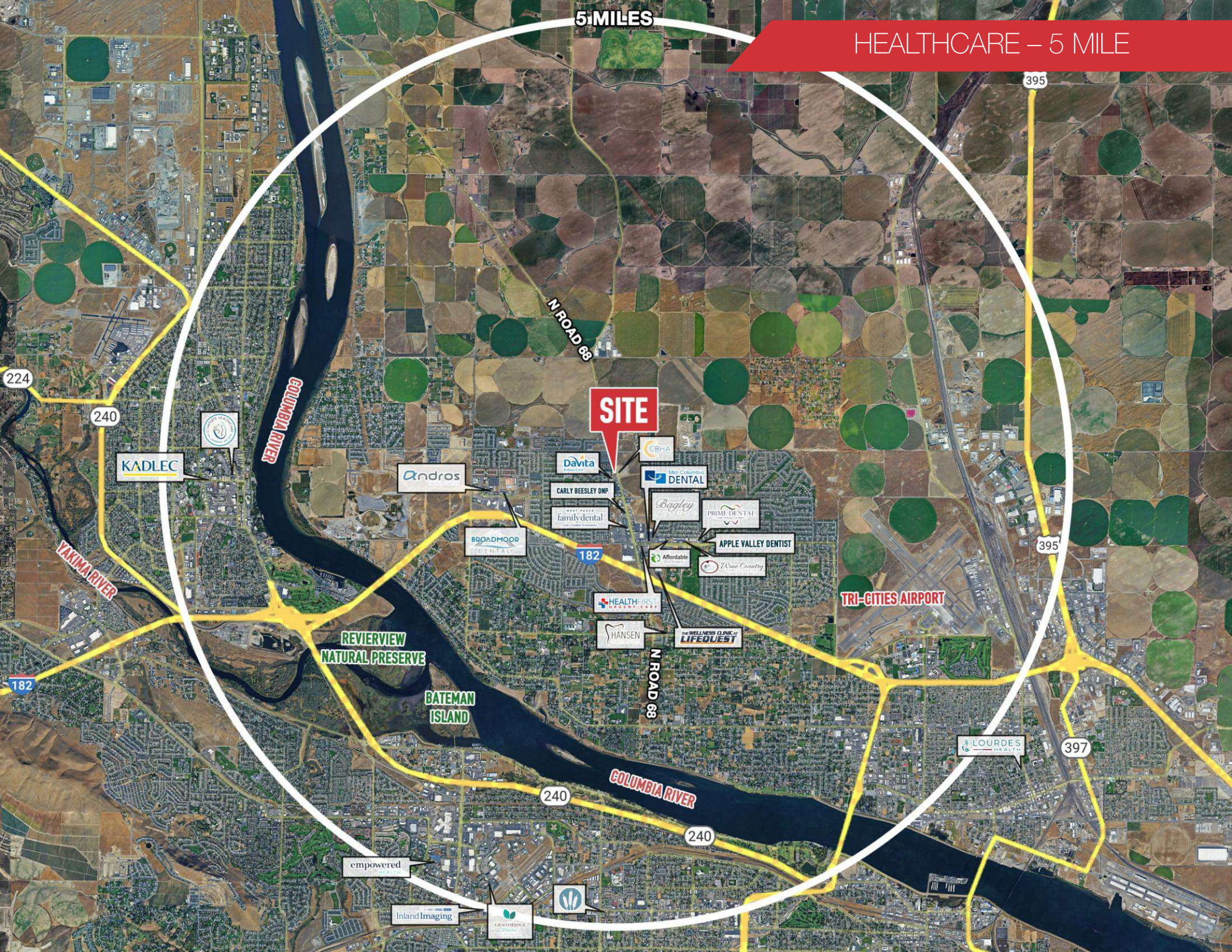


TRADE AREA – AT CLOSE



5 MILES

HEALTHCARE – 5 MILE



SITE

KADLEC

Andros

Davita

CBHA

Mid-Columbia
DENTAL

CARLY BEESLEY DNP

WEST PACIFIC
family dental

Bagley

PRIME DENTAL

APPLE VALLEY DENTIST

Affordable

7 One Country

HEALTHFIRST
URGENT CARE

HANSEN

the WELLNESS CLINIC at
LIFEGUARD

TRI-CITIES AIRPORT

REVIEWVIEW
NATURAL PRESERVE

BATEMAN
ISLAND

LOURDES
HEALTH

empowered
HEALTH

Inland Imaging

GRANDFORD

W

HEALTHCARE – AT CLOSE



Davita
Kidney Care



CARLY BEESLEY DNP

DR. WEST PASCO
familydental
Care • Comfort • Convenience

Bagley
DENTISTRY

Affordable
Oral Surgery

PRIME DENTAL
PASCO

Mid-Columbia
DENTAL

HEALTHFIRST
URGENT CARE

APPLE VALLEY DENTIST

Wine Country
FAMILY DENTAL

THE WELLNESS CLINIC AT
LIFEQUEST



Population

	3 Miles	5 Miles	10 Miles
Total Population	45,895	114,257	271,757
Average Age	34	36	37
Average Age (Male)	34	35	36
Average Age (Female)	35	37	38

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	14,738	39,991	95,601
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$137,828	\$110,574	\$117,887
Average House Value	\$418,567	\$376,097	\$406,396

Demographics data derived from AlphaMap

