

OFFERING MEMORANDUM

BELMONT BUSINESS DISTRICT

**BELMONT BLVD. & KEENE
ROAD**

West Richland, WA 99353

PRESENTED BY:

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SECTION 1

PROPERTY
INFORMATION



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICES:	See Land Lots Page
LOT SIZES:	See Land Lots Page
ZONING:	Commercial General
MARKET:	Kennewick - Pasco - Richland

PROPERTY OVERVIEW

These retail lots are offered for sale by the city of West Richland. All lots have frontage improvements (curb, sidewalk, gutter) included in the sale price. All lots have access to full city services and ample access to both Keene Road and Belmont Blvd.

Lot sizes range from 1 to 2.24 acres and consecutive lots are available as well.

PROPERTY HIGHLIGHTS

- Primed For Future Growth
- Adjacent to City Hall
- Adjacent to Middle School
- Adjacent to Richland School District Admin Building

CURRENT INVENTORY

STATUS	LOT #	SIZE	PRICE	ZONING
Available	Parcel 3 Lot 1	2.08 Acres	\$634,234	Commercial General
Available	Parcel 3 Lot 2	1.55 Acres	\$675,180	Commercial General
Available	Parcel 3 Lot 3	1.22 Acres	\$425,146	Commercial General
Available	Parcel 8 Lot 1	1.41 Acres	\$491,357	Commercial General
Available	Parcel 8 Lot 2	1 Acres	\$348,480	Commercial General
Available	Parcel 8 Lot 3	1 Acres	\$348,480	Commercial General
Available	Parcel 8 Lot 4	1 Acres	\$435,600	Commercial General
Available	Parcel 7 Lot 1	1 Acres	\$261,360	Commercial General
Available	Parcel 7 Lot 2	2.24 Acres	\$585,446	Commercial General



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.

LOCATION DESCRIPTION

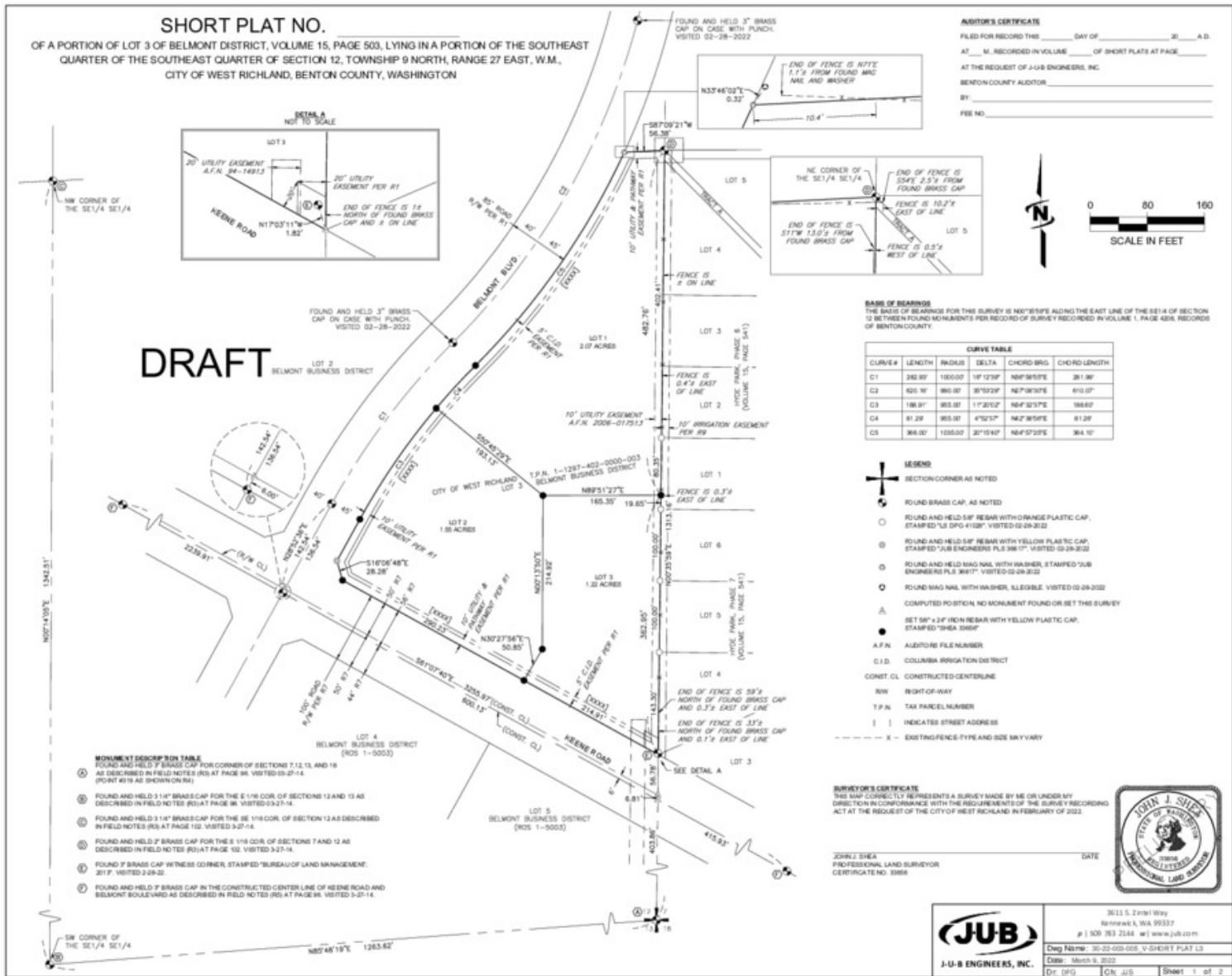
The Belmont Business District is a City of West Richland commercial development located at the intersection of Belmont Blvd. and Keene Road. This area is fast becoming a hub for activity as it is surrounded by existing and new residential developments in each direction, it is adjacent to the new City Hall, Leona Libby Middle School and the Richland School District's new Administration Building.

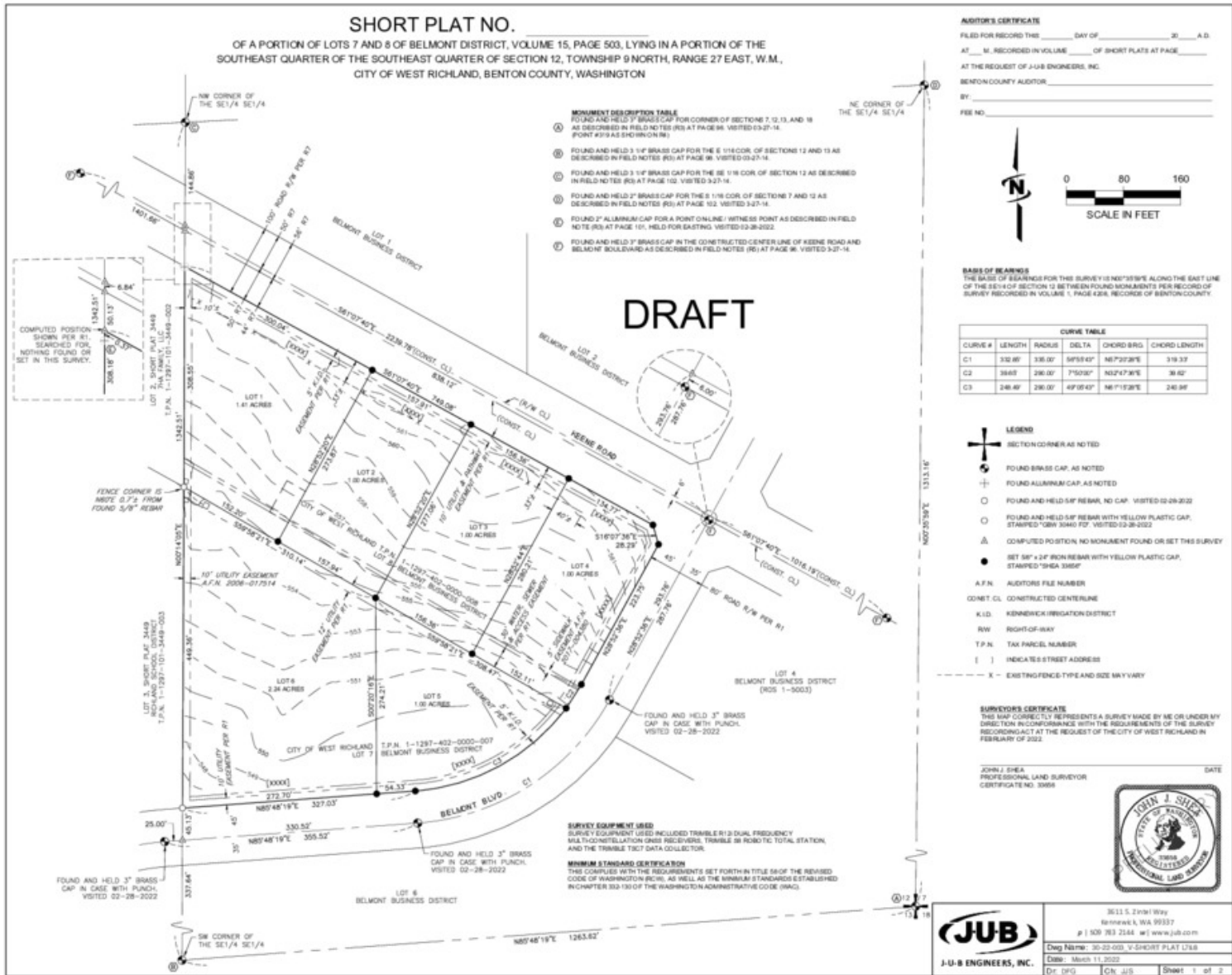
Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car. The BNSF and Union Pacific Railroads have a major presence in the Tri-Cities and the Columbia River connects the region with the Port of Portland. The Tri-Cities Airport (PSC) offers direct daily flights to Seattle, Portland, Los Angeles, San Francisco, Denver, Salt Lake City, and Minneapolis.



PARCEL 3 PLAT MAP





SECTION 2

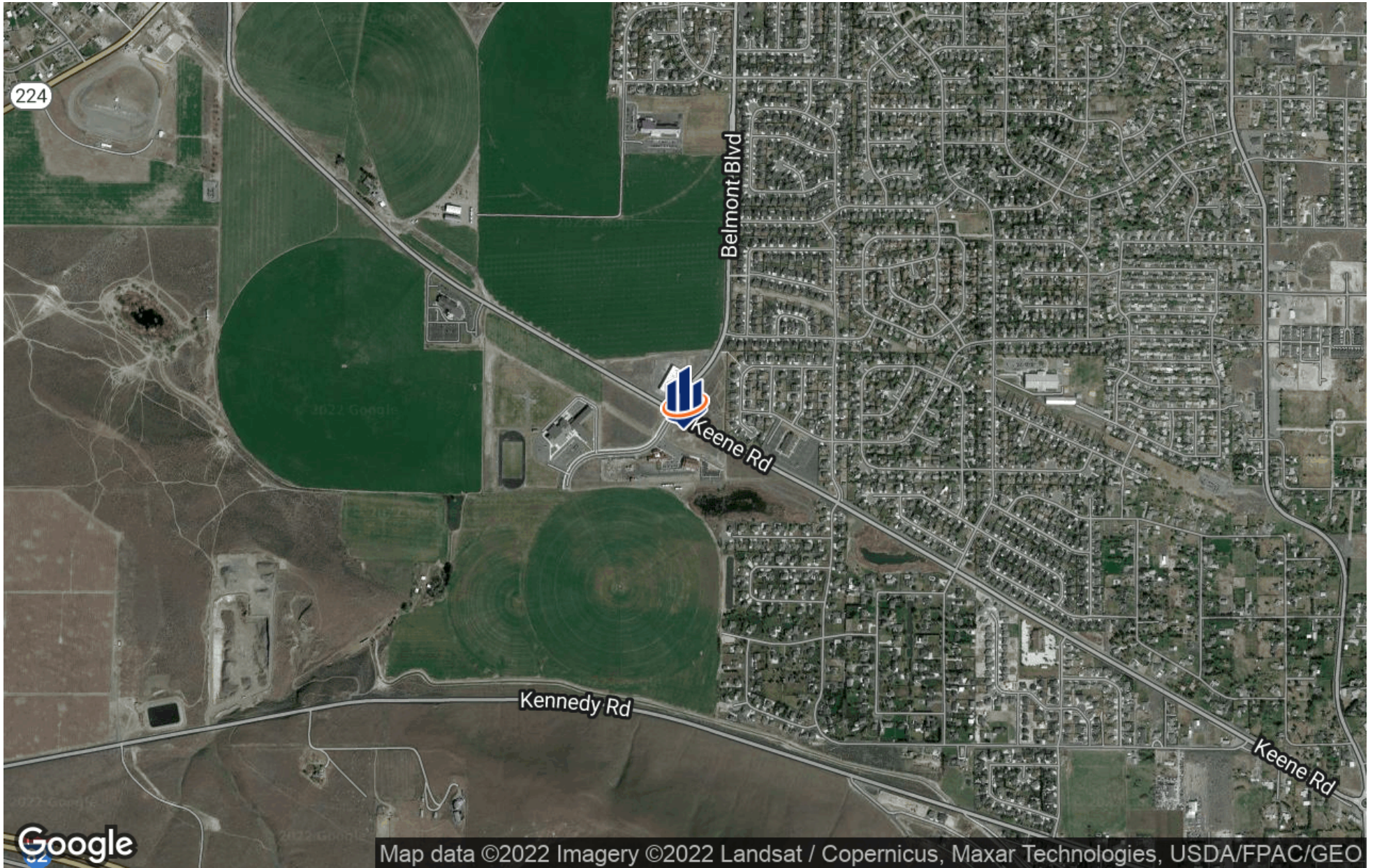
LOCATION
INFORMATION



REGIONAL MAP



LOCATION MAP



MARKET MAP



SECTION 3

DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT

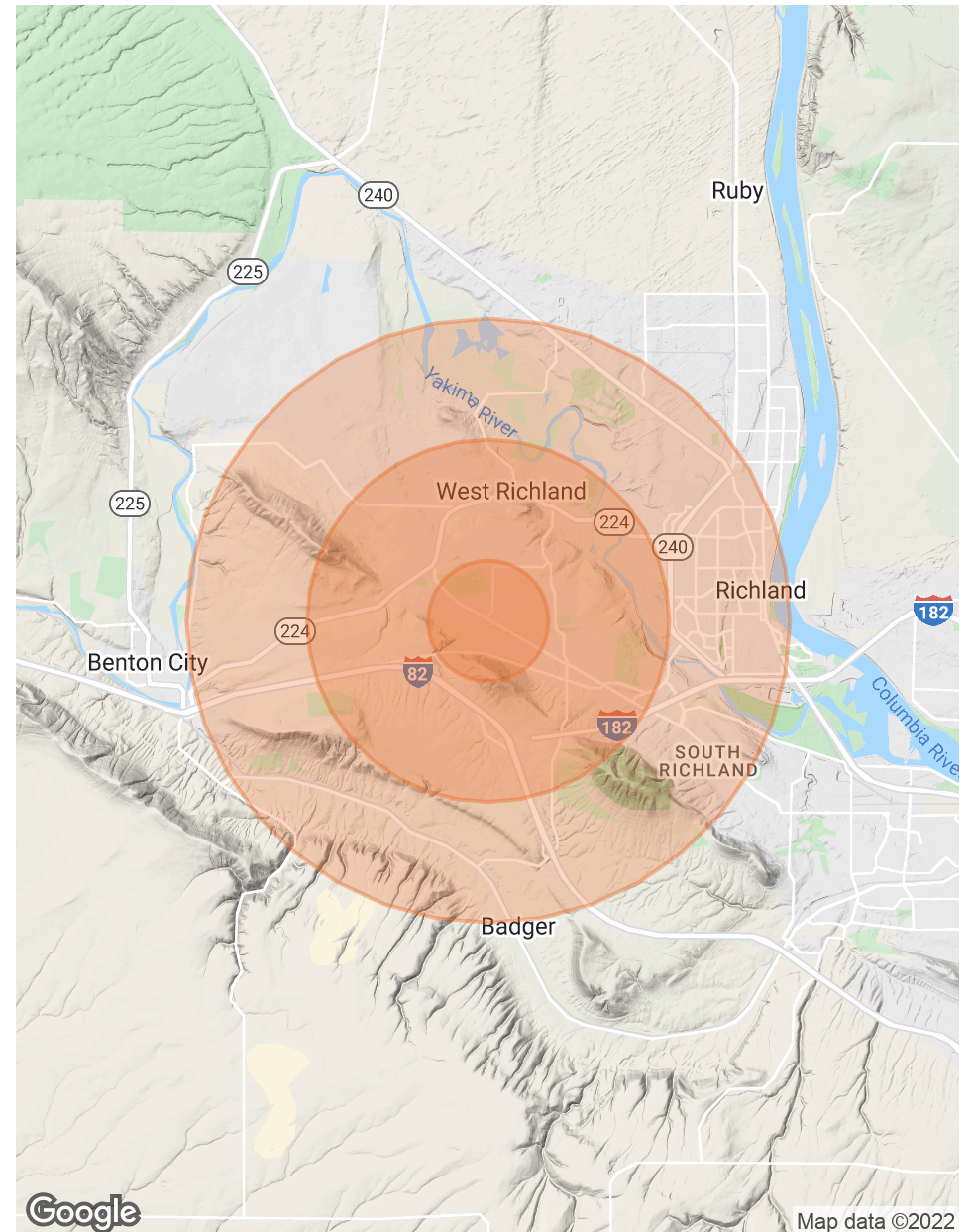
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,415	15,122	34,122
AVERAGE AGE	36.2	38.9	39.9
AVERAGE AGE (MALE)	37.5	40.9	41.1
AVERAGE AGE (FEMALE)	33.7	36.9	38.8

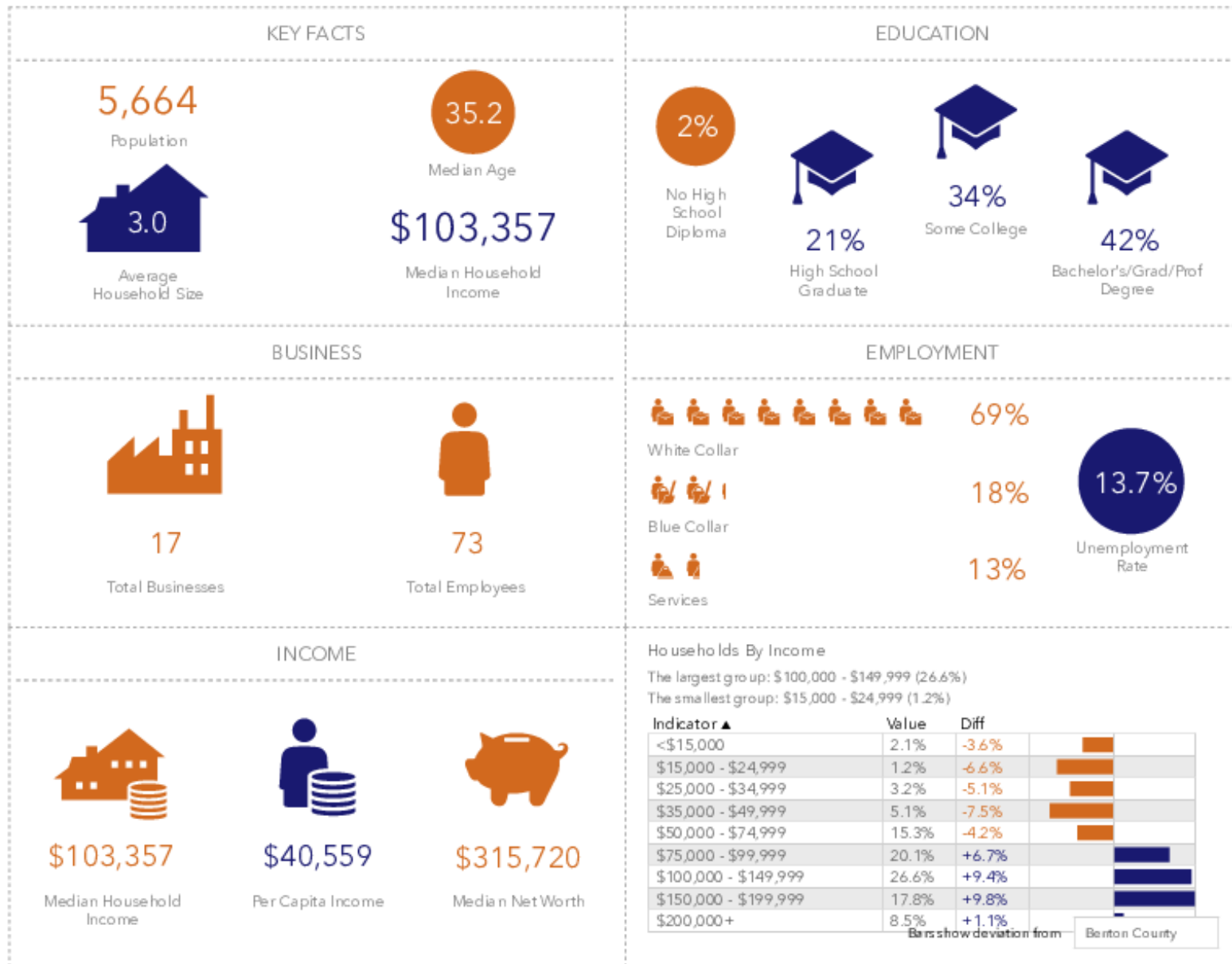
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	819	5,161	12,435
# OF PERSONS PER HH	2.9	2.9	2.7
AVERAGE HH INCOME	\$94,056	\$92,542	\$89,073
AVERAGE HOUSE VALUE		\$245,776	\$222,905

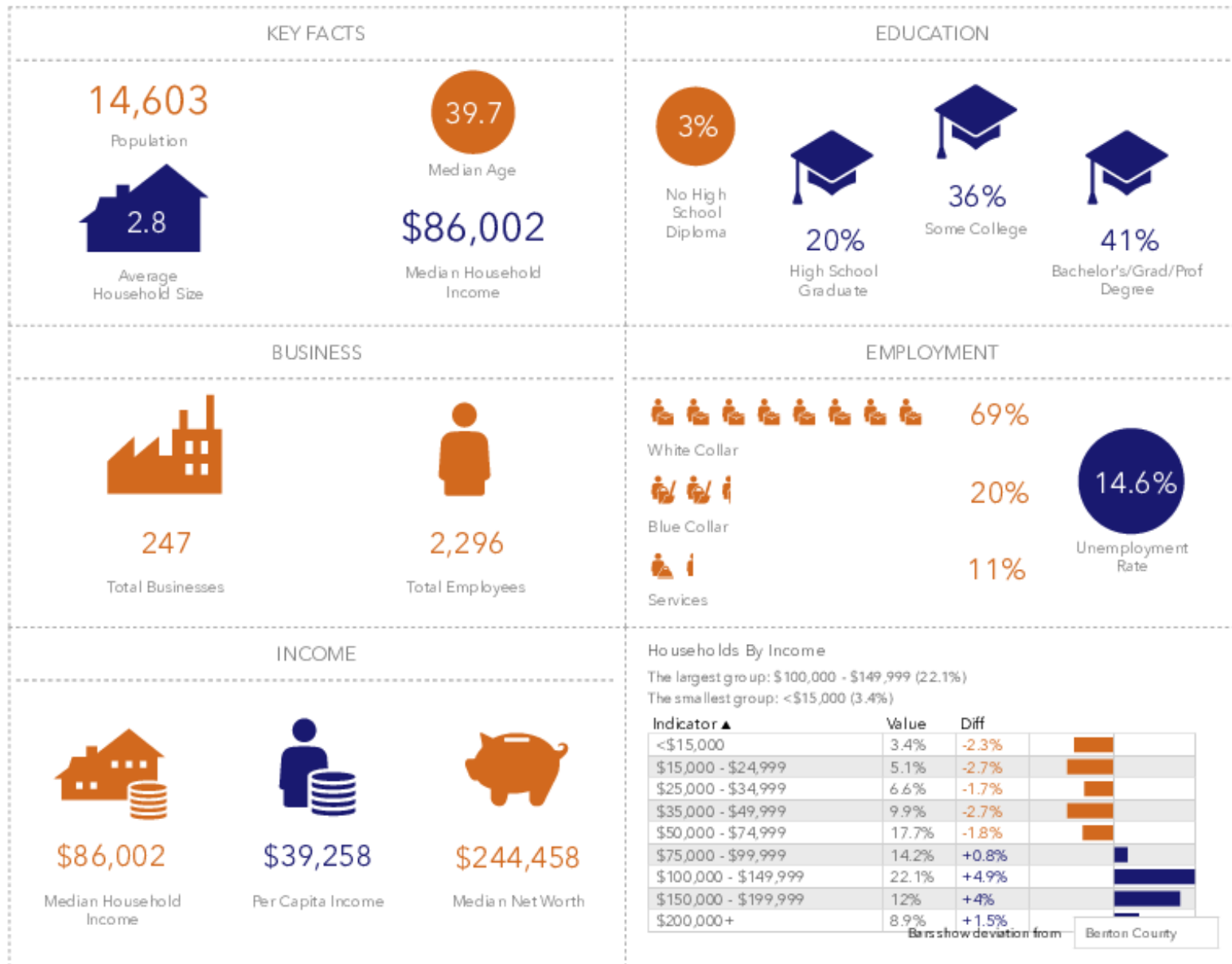
* Demographic data derived from 2010 US Census



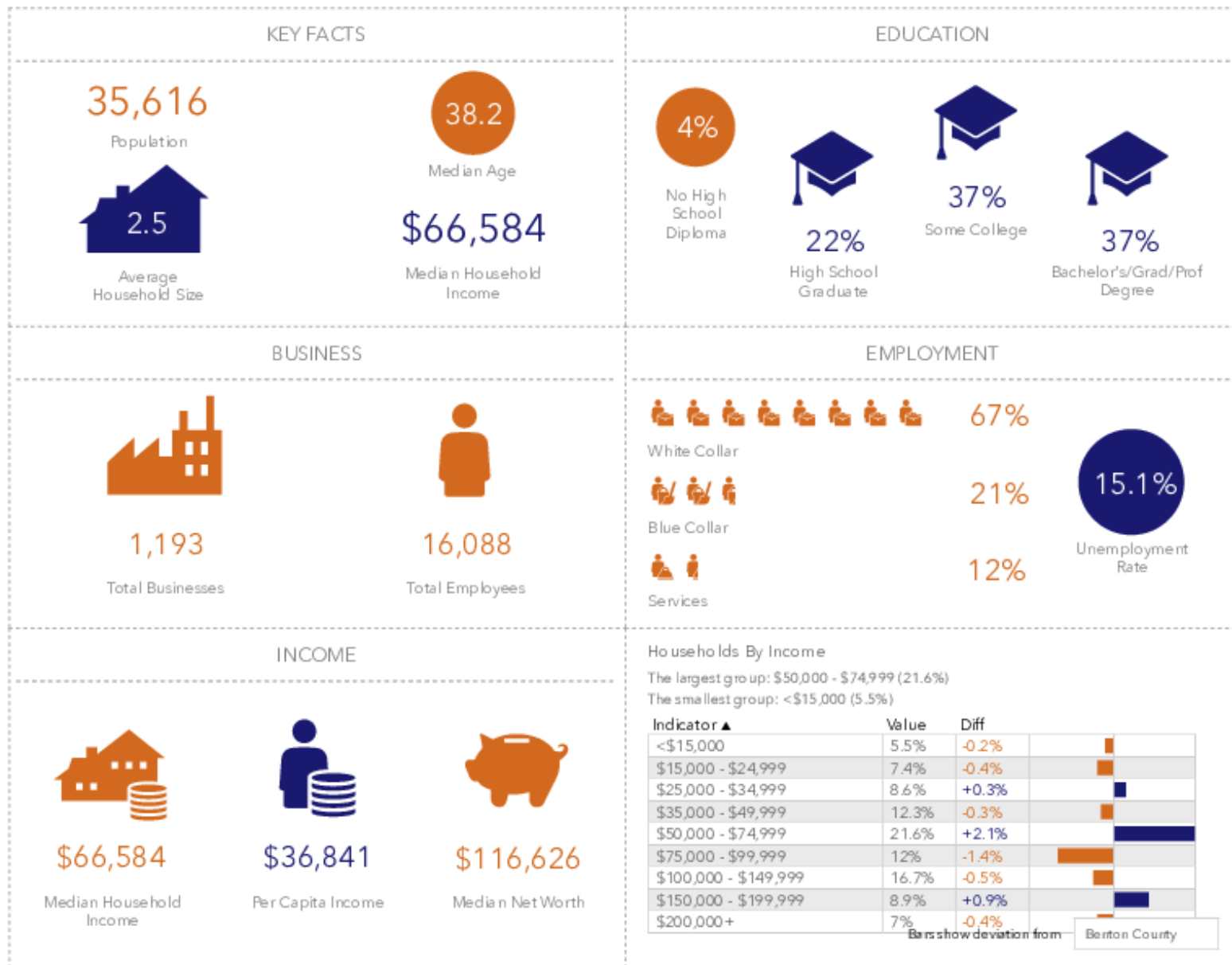
1 MILE INFOGRAPHICS



3 MILE INFOGRAPHICS



5 MILE INFOGRAPHICS



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.