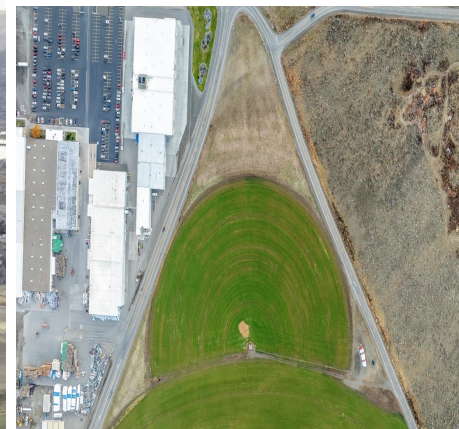


NKA Road 68



OFFERING MEMORANDUM | 15 PRIME ACRES LOCATED IN GROWTH BOUNDARY

Intersection of Road 68/Columbia River Rd/Taylor Flats
Pasco, WA 99301



NKA Road 68

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Advisor Profile

Exclusively Marketed by:

Angie Matheson

Windermere Group One

Broker

(509) 392-2788

angiematheson@windermere.com

Lic: 136705



Brokerage License No.: 136705
<https://mathesongroupcities.com/>

NKA ROAD 68

01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	Intersection of Road 68/Coumbia River Rd/Taylor Flats Pasco WA 99301
COUNTY	Franklin
PRICE	\$6,507,864
LAND ACRES	14.94
ZONING TYPE	Commercial
# OF PARCELS	1
APN	124320059

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	135	35,595	81,608
2025 Median HH Income	\$133,001	\$100,026	\$90,858
2025 Average HH Income	\$153,738	\$121,715	\$113,970

02

Location

Location Summary

Local Business Map

NKA ROAD 68

Prime Commercial Land

- Within vibrant Road 68 commercial corridor
Zoned C-3 General Business allowing for one of the broadest ranges of uses, from auto shops and warehouses to diverse commercial and light industrial businesses.

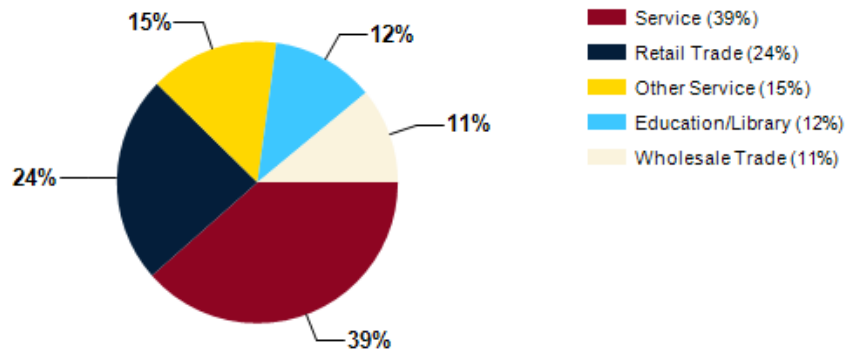
Annexed into City of Pasco

Great access from 3 major roads

Located within Urban Growth Boundary

Offered at \$10/sf

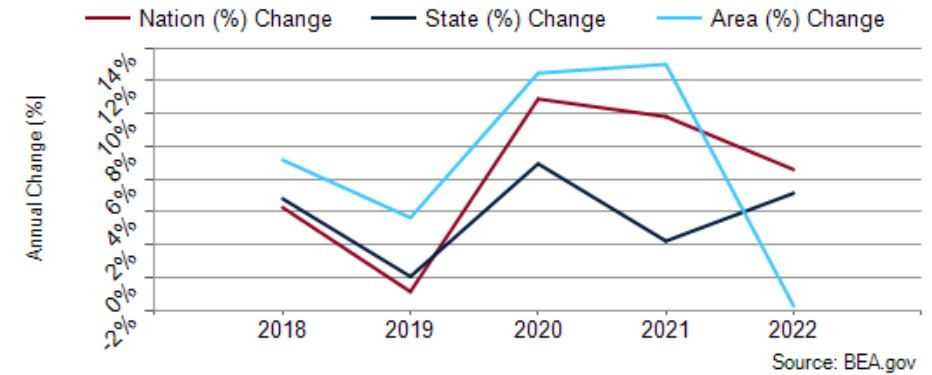
Major Industries by Employee Count

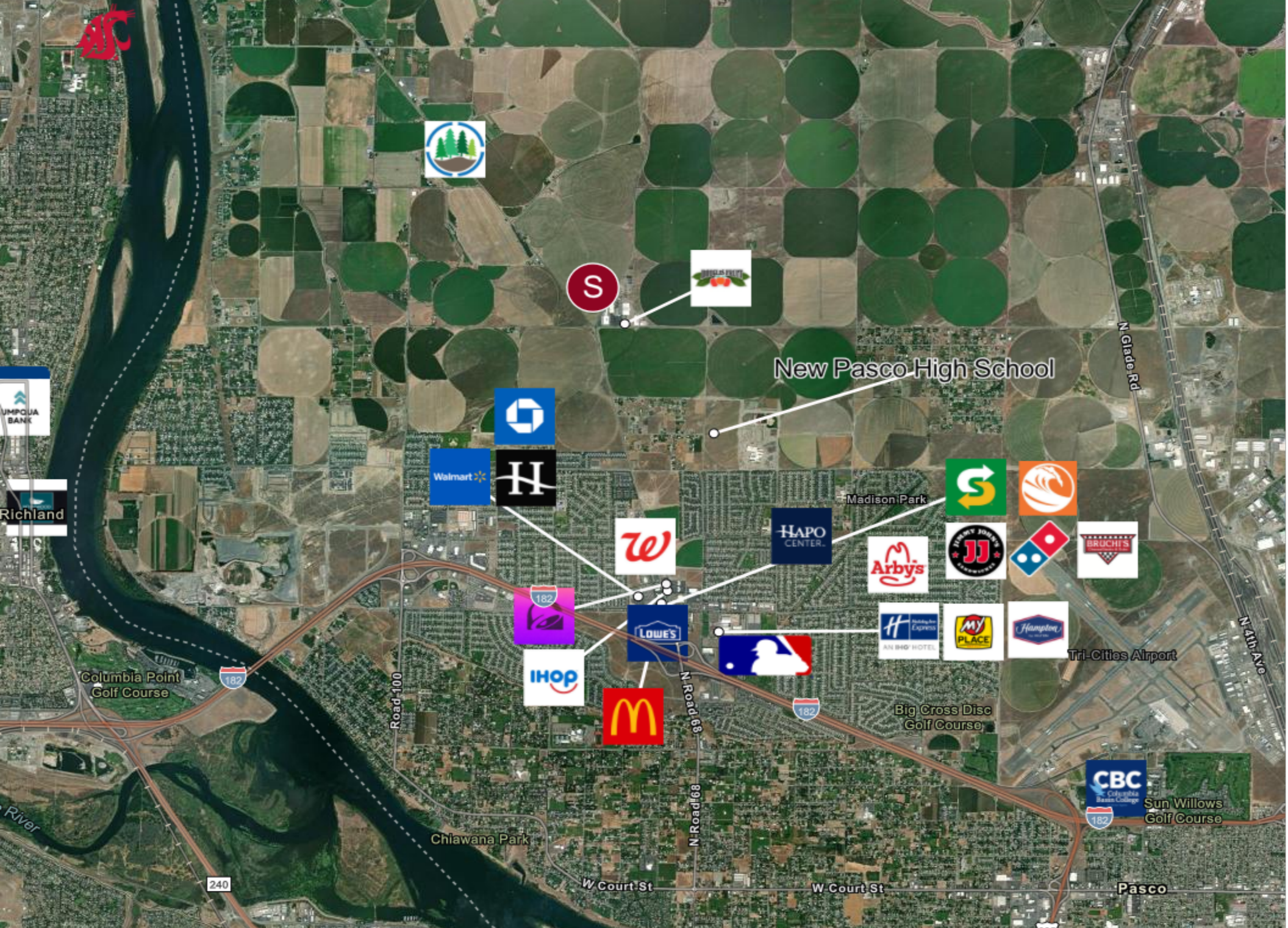


Largest Employers

Kadlec Regional Medical Center	3,800
Kennewick School District	3,043
Lamb Weston	3,000
First Fruits Farms	3,000
Pasco School District	2,700
Washington River Protection Solutions	2,336
Richland School District	2,200
Central Plateau Cleanup Company (CPCCo)	2,100

Franklin County GDP Trend







03

Property Description

Property Features

Property Images

NKA ROAD 68

PROPERTY FEATURES	
LAND ACRES	14.94
# OF PARCELS	1
ZONING TYPE	Commercial
TOPOGRAPHY	Flat
CORNER LOCATION	Yes
TRAFFIC COUNTS	+/- \$5k







04

Demographics

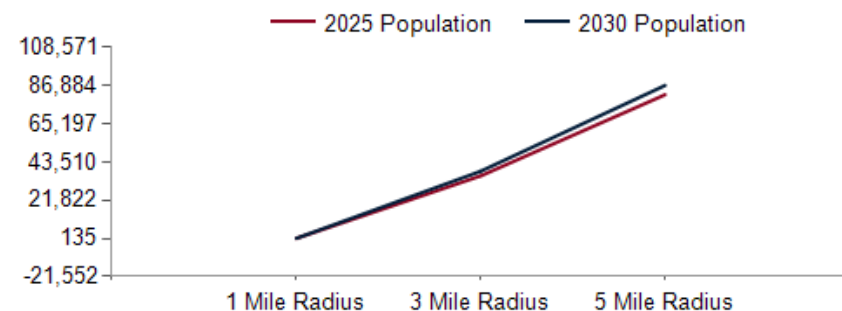
General Demographics

Race Demographics

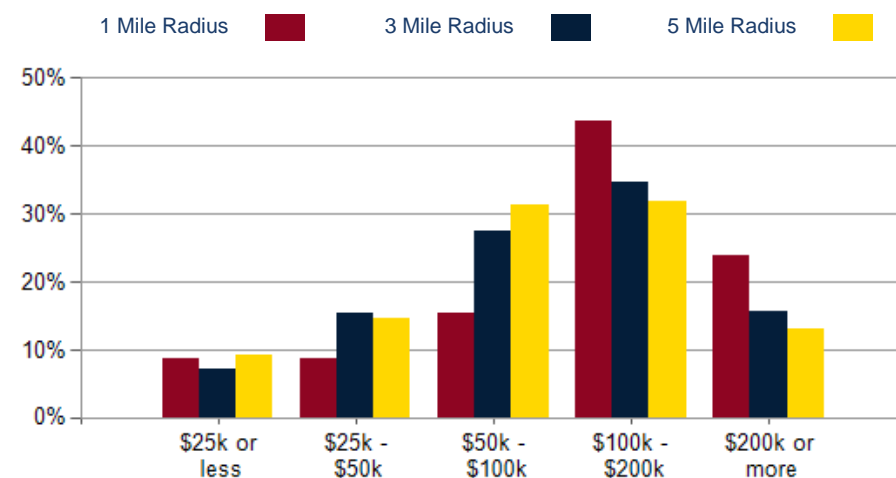
NKA ROAD 68

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28	3,362	35,474
2010 Population	54	20,553	57,134
2025 Population	135	35,595	81,608
2030 Population	155	38,219	86,884
2025 African American	1	599	1,448
2025 American Indian	1	330	785
2025 Asian	2	1,168	2,764
2025 Hispanic	44	14,706	26,836
2025 Other Race	23	7,356	13,075
2025 White	88	20,549	51,905
2025 Multiracial	19	5,490	11,415
2025-2030: Population: Growth Rate	14.00%	7.15%	6.30%

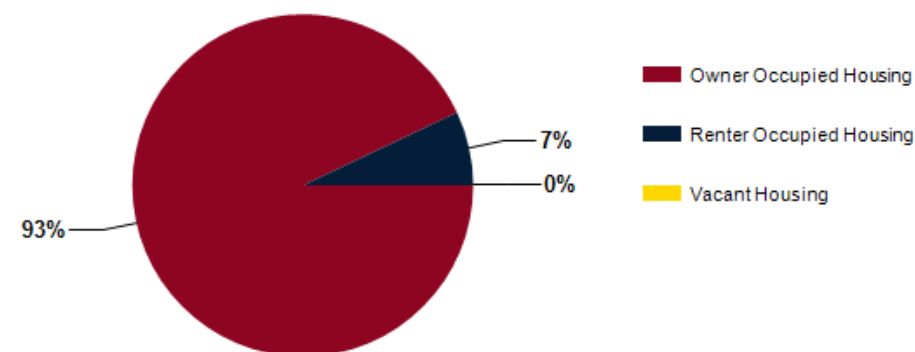
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3	497	1,592
\$15,000-\$24,999	1	324	1,065
\$25,000-\$34,999	0	634	1,601
\$35,000-\$49,999	4	1,105	2,619
\$50,000-\$74,999	3	1,235	4,029
\$75,000-\$99,999	4	1,869	5,021
\$100,000-\$149,999	15	2,667	6,028
\$150,000-\$199,999	5	1,247	3,125
\$200,000 or greater	11	1,754	3,784
Median HH Income	\$133,001	\$100,026	\$90,858
Average HH Income	\$153,738	\$121,715	\$113,970



2025 Household Income



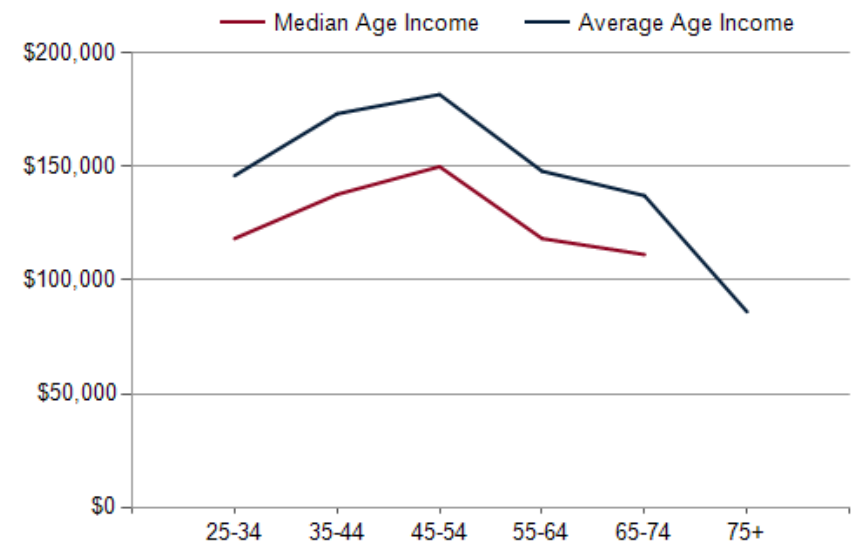
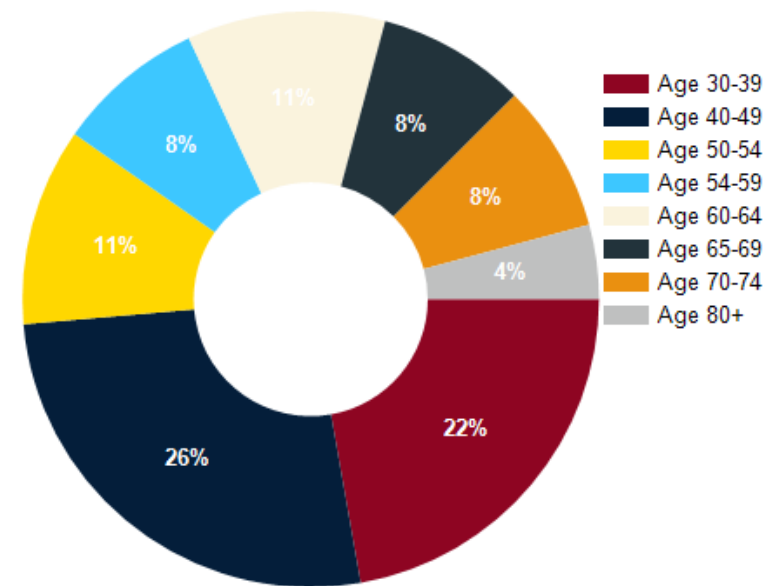
2025 Own vs. Rent - 1 Mile Radius



Source: esri

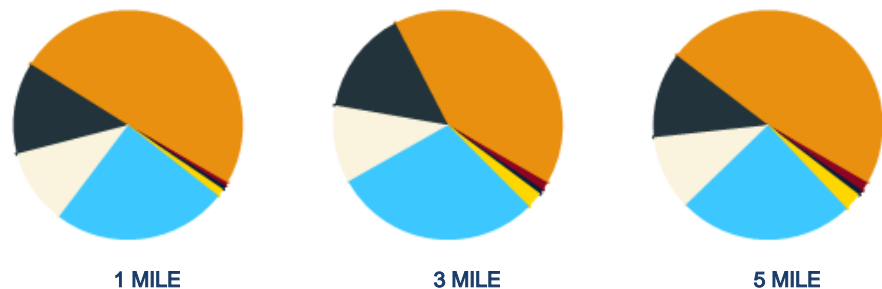
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	8	2,981	6,518
2025 Population Age 35-39	8	2,912	6,255
2025 Population Age 40-44	10	2,734	5,977
2025 Population Age 45-49	9	2,171	4,803
2025 Population Age 50-54	8	1,815	4,152
2025 Population Age 55-59	6	1,319	3,513
2025 Population Age 60-64	8	1,241	3,629
2025 Population Age 65-69	6	1,181	3,625
2025 Population Age 70-74	6	920	3,070
2025 Population Age 75-79	3	637	2,190
2025 Population Age 80-84	2	343	1,340
2025 Population Age 85+	1	239	1,118
2025 Population Age 18+	96	24,396	59,338
2025 Median Age	35	31	34
2030 Median Age	34	32	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$118,327	\$98,378	\$91,402
Average Household Income 25-34	\$146,039	\$120,720	\$112,792
Median Household Income 35-44	\$137,730	\$111,503	\$105,759
Average Household Income 35-44	\$173,300	\$135,789	\$130,425
Median Household Income 45-54	\$150,000	\$114,377	\$109,517
Average Household Income 45-54	\$181,777	\$141,635	\$136,282
Median Household Income 55-64	\$118,327	\$104,561	\$99,518
Average Household Income 55-64	\$148,000	\$125,201	\$120,986
Median Household Income 65-74	\$111,255	\$84,207	\$81,008
Average Household Income 65-74	\$137,236	\$106,703	\$101,905
Average Household Income 75+	\$86,072	\$62,658	\$69,419



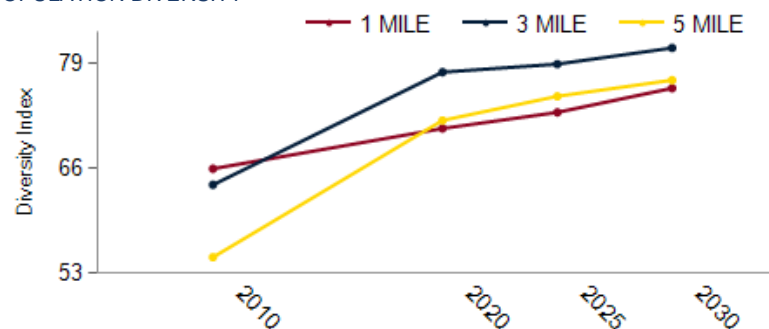
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	76	81	77
Diversity Index (current year)	73	79	75
Diversity Index (2020)	71	78	72
Diversity Index (2010)	66	65	55

POPULATION BY RACE



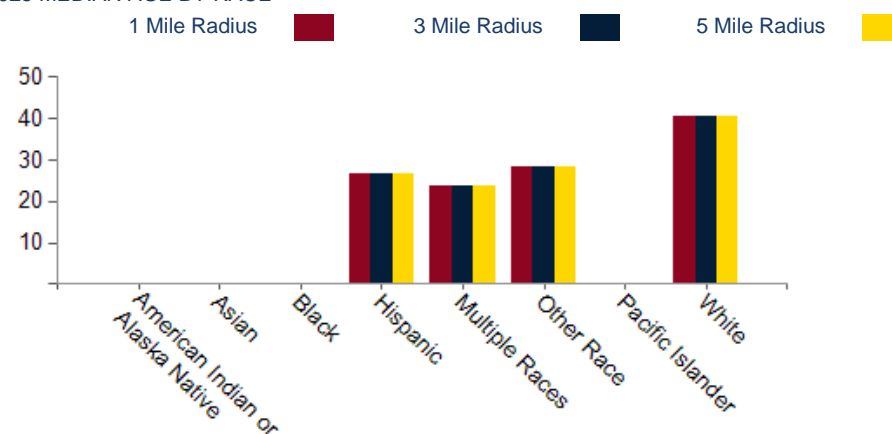
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	1%	1%	1%
Asian	1%	2%	3%
Hispanic	25%	29%	25%
Multiracial	11%	11%	11%
Other Race	13%	15%	12%
White	49%	41%	48%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	0	31	34
Median Asian Age	0	40	38
Median Black Age	0	33	33
Median Hispanic Age	27	25	25
Median Multiple Races Age	24	25	26
Median Other Race Age	28	27	27
Median Pacific Islander Age	0	25	23
Median White Age	40	34	38

2025 MEDIAN AGE BY RACE



NKA ROAD 68

05

Company Profile

Advisor Profile



Angie Matheson
Broker

Top 5% Agent in the U.S. | \$150M+ in Residential & Commercial Sales Since 2018

Born and raised in Othello, Washington, I developed deep roots in Eastern Washington before heading to Los Angeles after high school. In 2006, I returned to the Tri-Cities, where I've since dedicated myself to raising my five children, growing a successful real estate business, and staying active in the community.

Since 2018, I've closed over \$150 million in residential and commercial real estate, consistently ranking in the top 5% of agents nationwide. I bring a high level of professionalism, local expertise, and a client-first approach to every transaction—whether helping families find their forever home or supporting business owners in securing the perfect commercial space.

When I'm not working, you'll usually find me outside—hiking local trails with my husband and our two dogs, Remy (an overweight Vizsla with a big personality) and Bear (our loyal rescue German Shepherd), or skiing in the mountains with my family.