



OFFERING MEMORANDUM
**Sandifur Parkway
Commercial Land**

NKA SANDIFUR PARKWAY

Pasco, WA 99301

PRESENTED BY:

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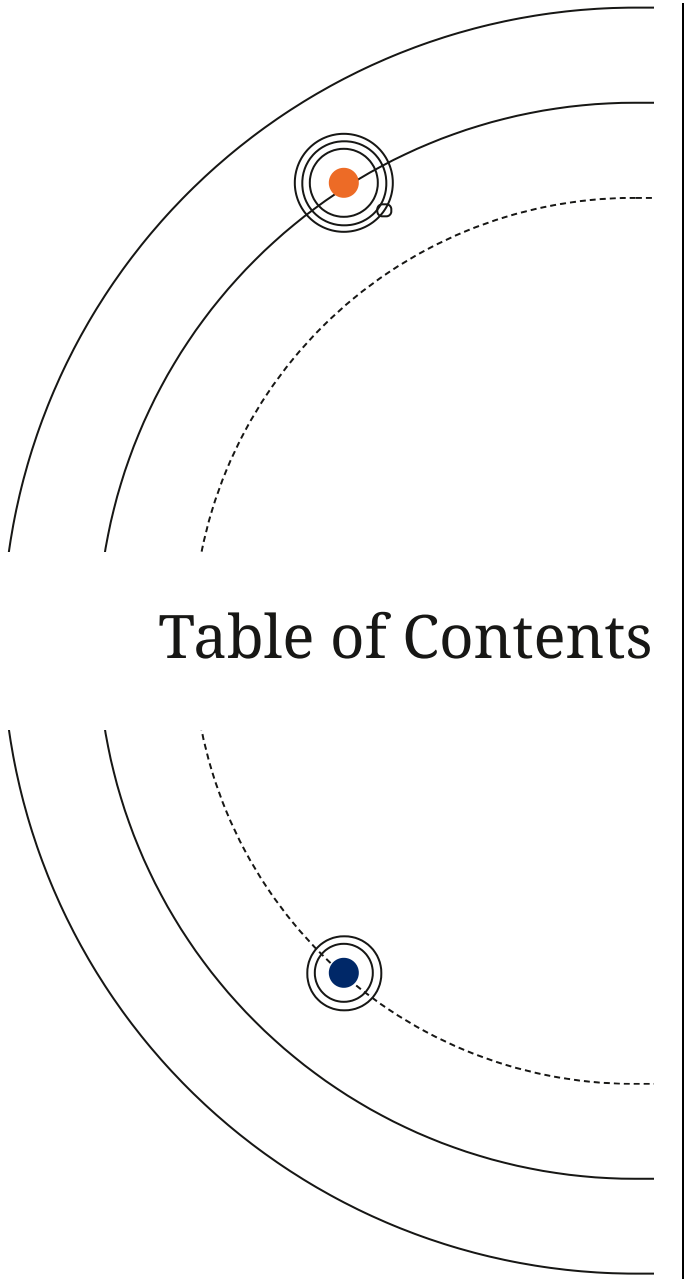


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SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,235,000
LOT SIZE:	8.47 Acres
PRICE / ACRE:	\$500,000
ZONING:	C-1 Commercial Retail
MARKET:	Kennewick - Pasco - Richland
APN:	115.450.021, 012, 056

PROPERTY OVERVIEW

This offering is for a combined 8.47 acres of commercial land at Sandifur Pkwy and Outlet Drive. The property is currently demised as three lots that make a contiguous rectangle parcel. All city services are available to the site.

This section of west Pasco is highly sought after with the new developments coming to the west of Broadmoor Blvd.

PROPERTY HIGHLIGHTS

- 8.47 Acres
- Sandifur Parkway Frontage
- A City Services Available
- Excellent Highway, Road 68 and Broadmoor Blvd Access

PROPERTY DESCRIPTION



ZONING

The property is zoned RETAIL BUSINESS DISTRICT (C-1), which is defined in the city of Pasco Municipal Code, Chapter 25.85 as:

The C-1 retail business district is established to provide for the location of commercial activities outside the central business district that meet the retail shopping and service needs of the community.

LOCATION DESCRIPTION

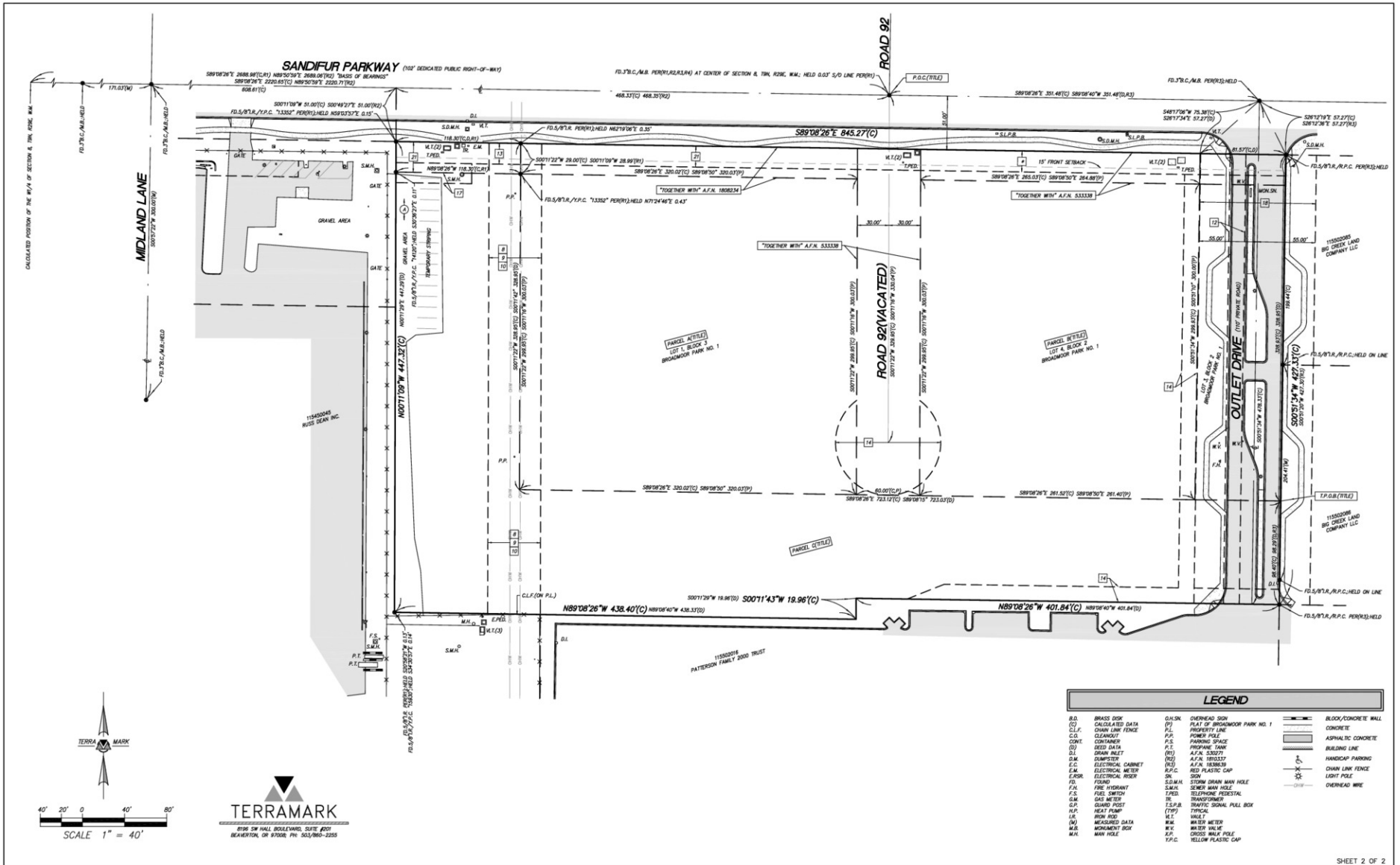
A prime west Pasco commercial lot along Sandifur Parkway where commercial land options are scarce. This site sits next to Broadmoor Outlet Mall and Camping World, just a few blocks east of Broadmoor Blvd. This section of Sandifur serves a major feeder to and from highway access and existing residential neighborhoods.

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.

Since 2000, no other community in the state of Washington has grown faster than the Tri-Cities. Current population estimates for Benton and Franklin counties is now 273,100. Located three and a half hours from Seattle, WA and Portland, OR, businesses' products and services move quickly.

PLAT MAP



ADDITIONAL PHOTOS



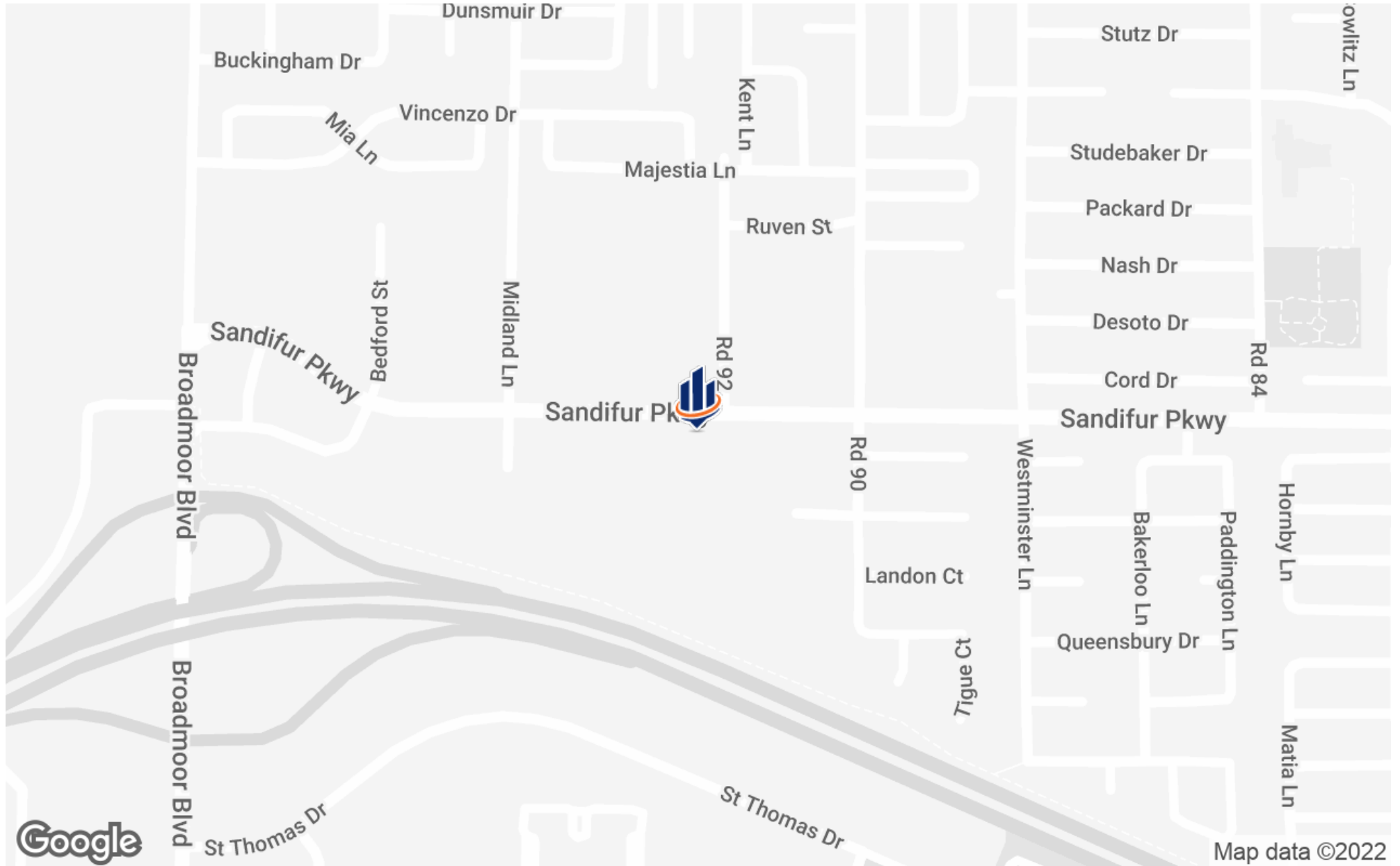


SECTION 2
Location
Information

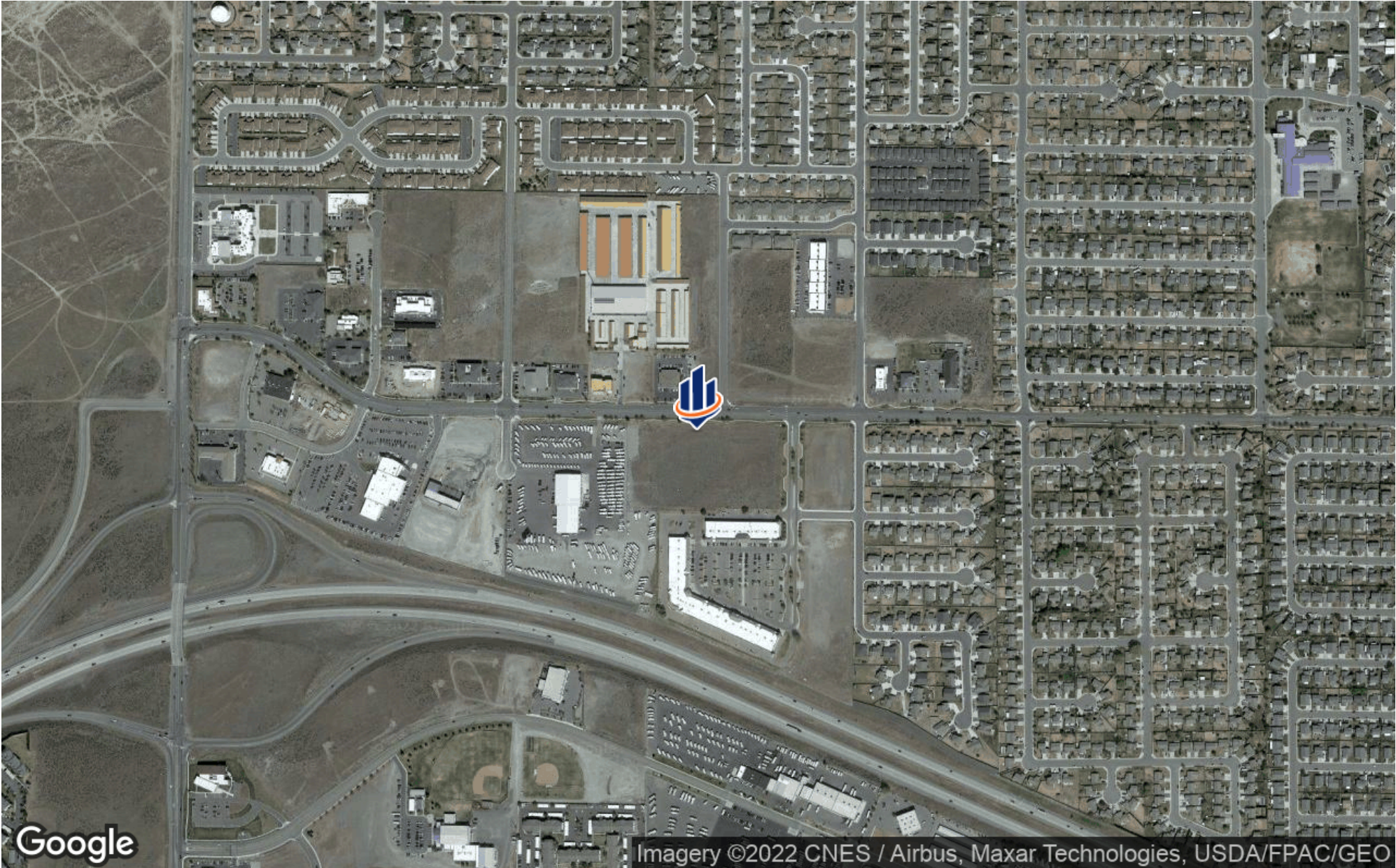
REGIONAL MAP



LOCATION MAP



AERIAL MAP



MARKET MAP



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SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT

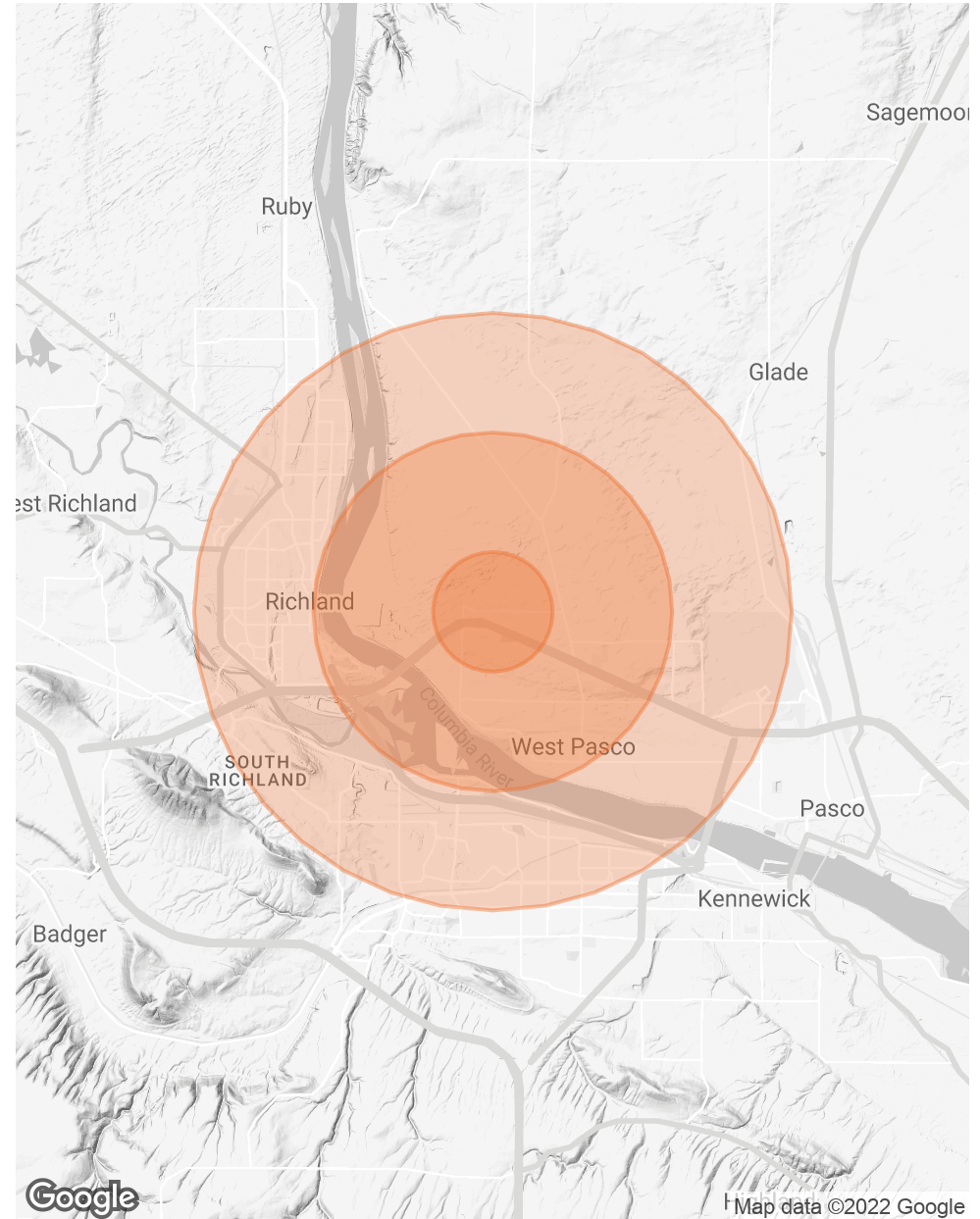
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,690	36,024	115,919
AVERAGE AGE	29.8	31.6	34.6
AVERAGE AGE (MALE)	28.3	30.8	33.8
AVERAGE AGE (FEMALE)	28.8	32.2	35.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,671	11,945	44,550
# OF PERSONS PER HH	3.3	3.0	2.6
AVERAGE HH INCOME	\$93,504	\$95,483	\$84,284
AVERAGE HOUSE VALUE	\$256,862	\$277,465	\$248,626

* Demographic data derived from 2020 ACS - US Census

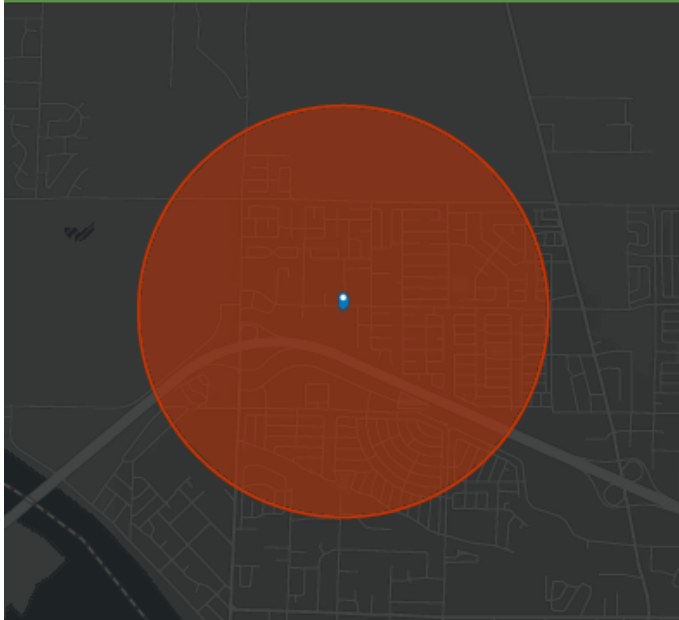


1 MILE INFOGRAPHICS

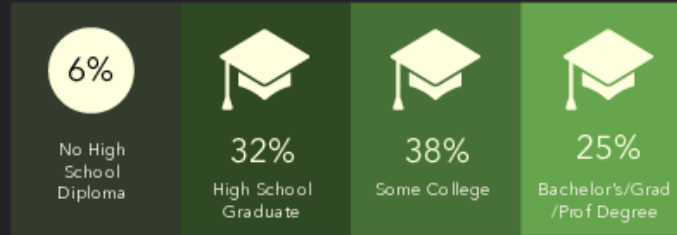
DEMOGRAPHIC PROFILE

9224-9246 Sandifur Pkwy

Ring band of 0 - 1 miles



EDUCATION



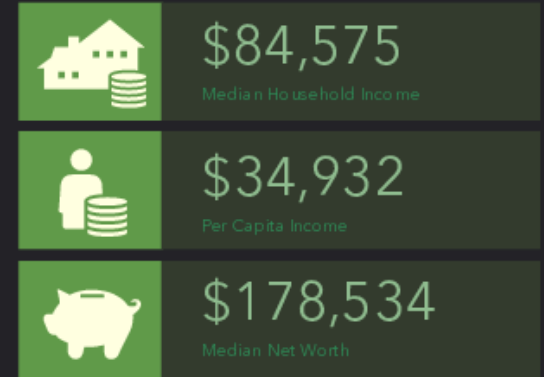
EMPLOYMENT



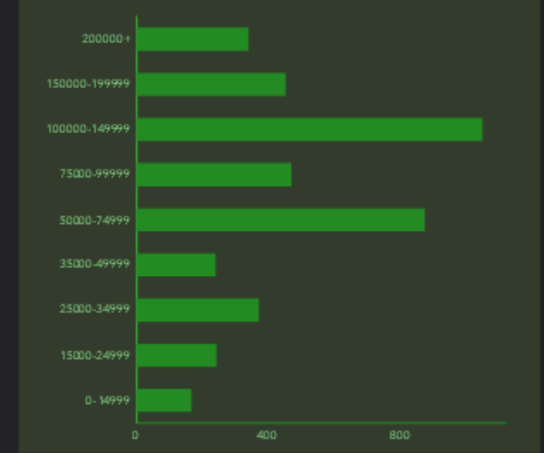
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



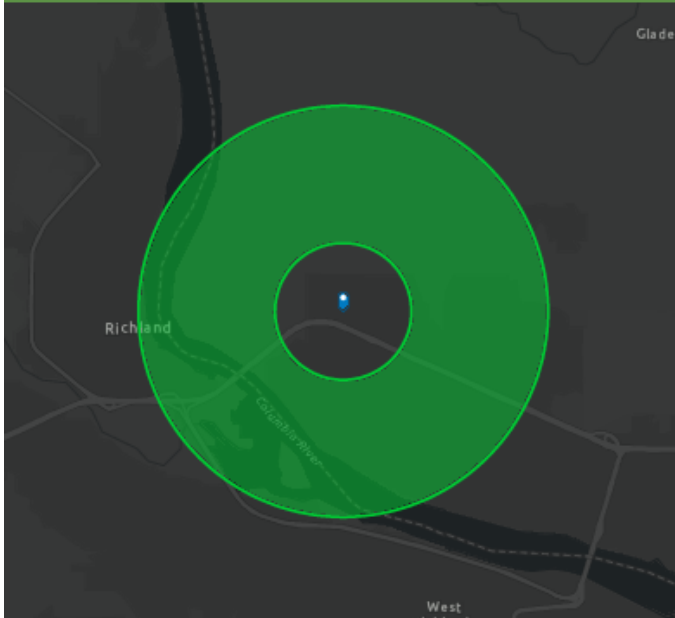
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3 MILE INFOGRAPHICS

DEMOGRAPHIC PROFILE

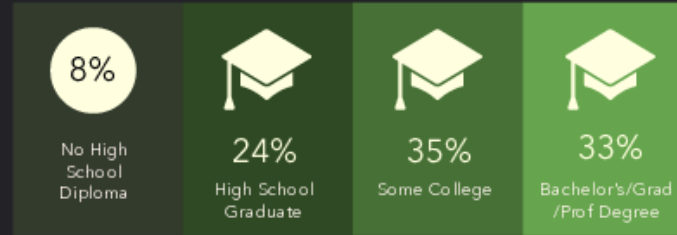
9224-9246 Sandifur Pkwy

Ring band of 1 - 3 miles

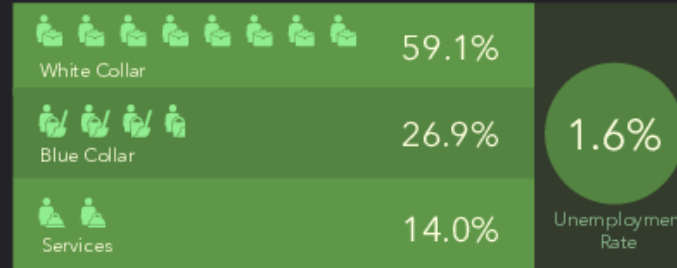


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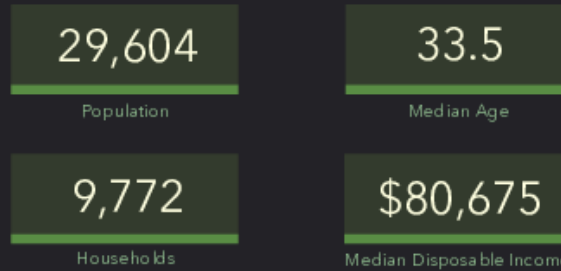
EDUCATION



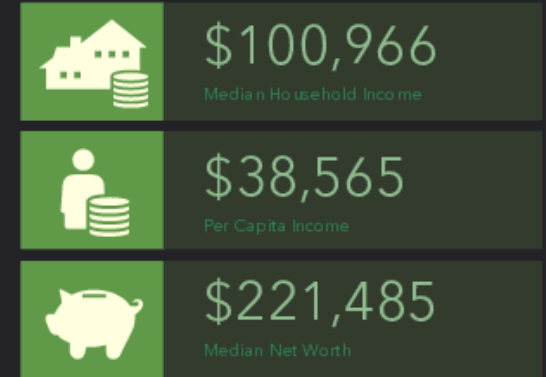
EMPLOYMENT



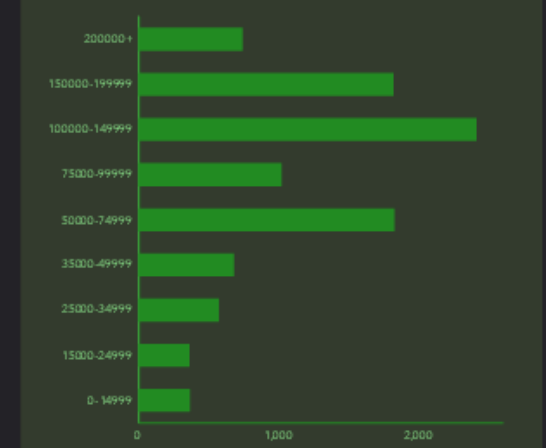
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)

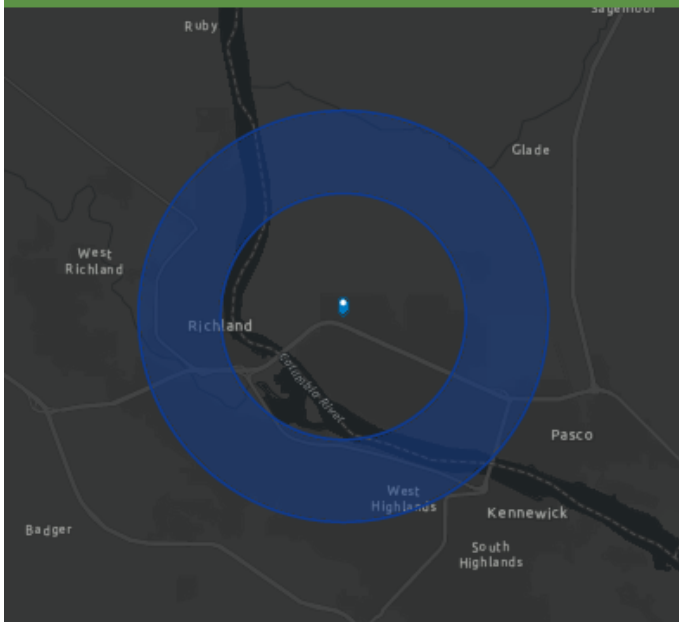


5 MILE INFOGRAPHICS

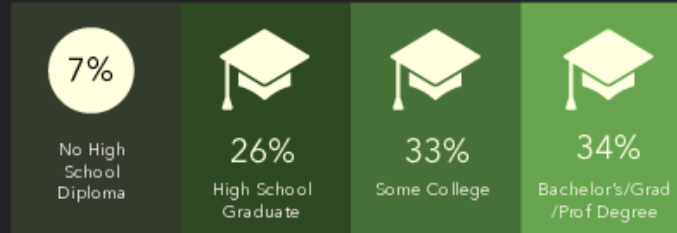
DEMOGRAPHIC PROFILE

9224-9246 Sandifur Pkwy

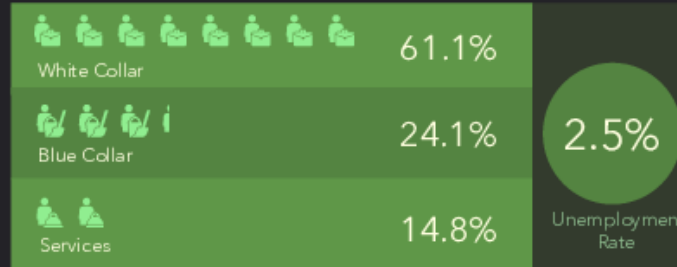
Ring band of 3 - 5 miles



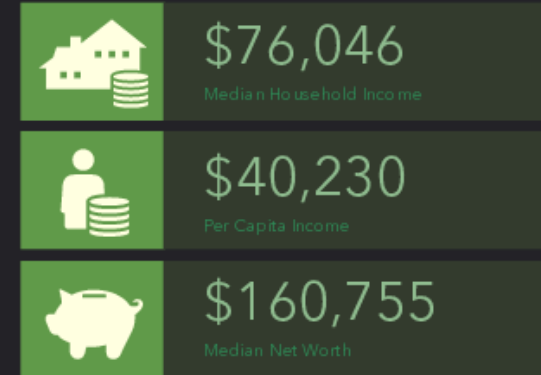
EDUCATION



EMPLOYMENT



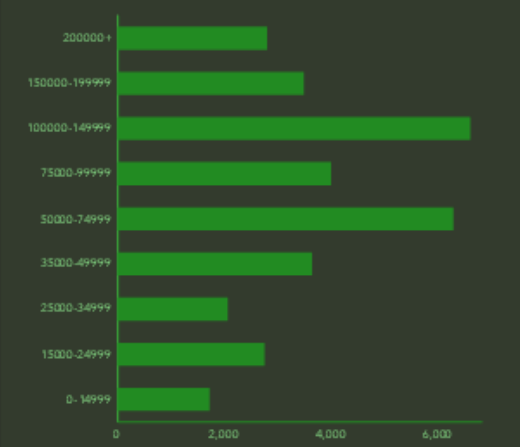
INCOME



KEY FACTS



HOUSEHOLD INCOME (\$)



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