

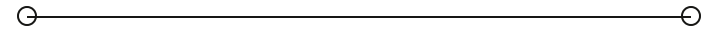


SALE

TBD Van Giesen Street

TBD VAN GIESEN STREET

West Richland, WA 99353



PRESENTED BY:

SCOTT HOWELL

O: 509.379.3111

scott.howell@svn.com

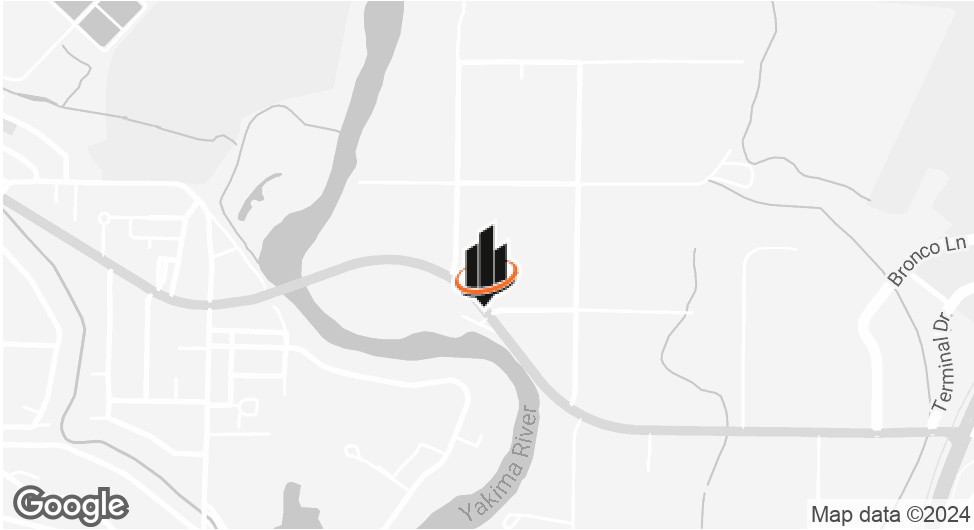
JAMES WADE

O: 509.737.9429

james.wade@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$275,000
AVAILABLE SF:	
LOT SIZE:	0.56 Acres
PRICE / ACRE:	\$491,071
ZONING:	Commercial General
APN:	131083030002006

PROPERTY OVERVIEW

Frontage lot available on Van Giesen Street totaling .56 acres. Zoned Commercial General Use. Utilities Available. Seller has topographical survey, and geotechnical study. New housing development being constructed to the West of the property, as well as roundabout and road improvements. Sale includes topo, geotech, and elevations. Ready for immediate construction. Please see attached docs for more details. Please call LA for additional details.

PROPERTY HIGHLIGHTS

- Major Frontage
- Great pad site
- Ready for Development

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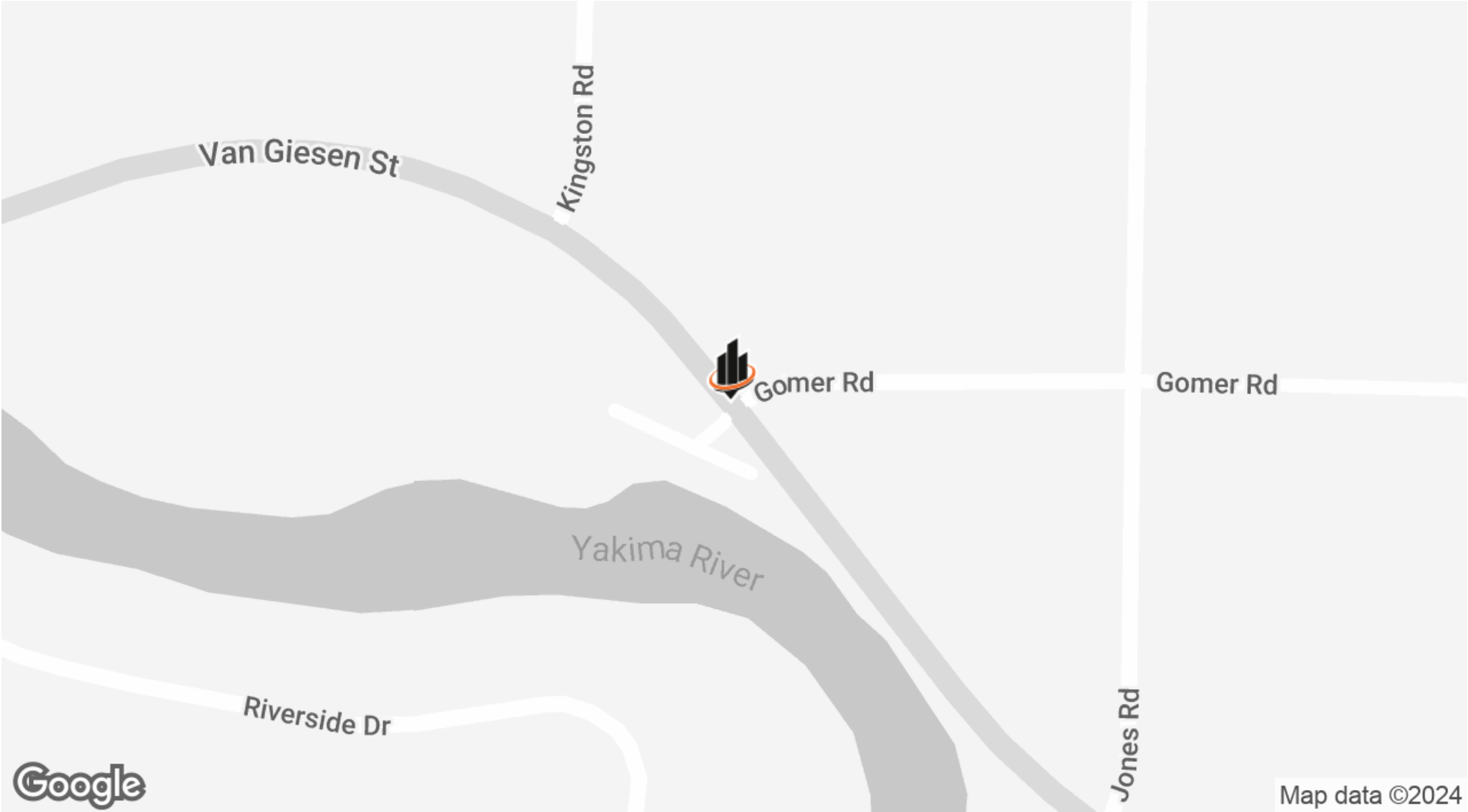
ADDITIONAL PHOTOS



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LOCATION MAP

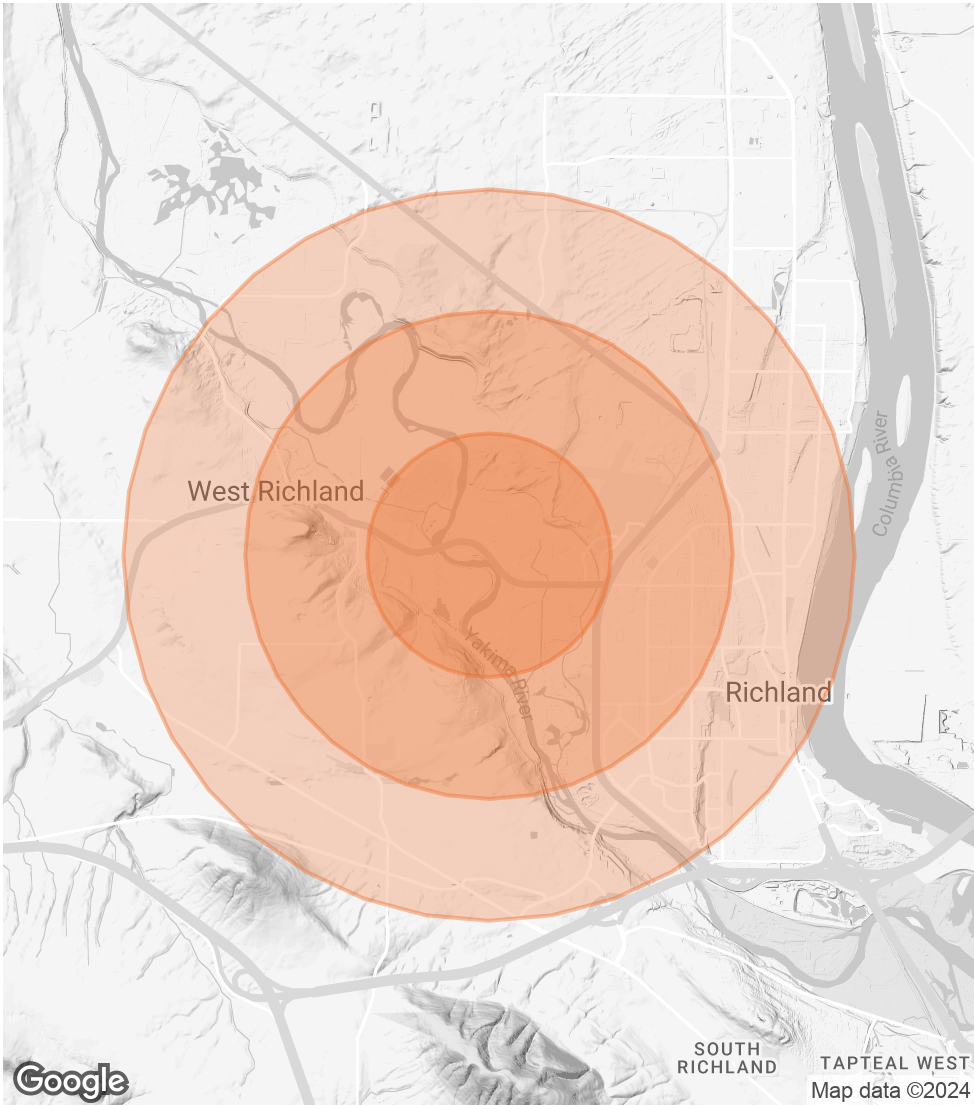


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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,155	22,987	49,534
AVERAGE AGE	40	39	39
AVERAGE AGE (MALE)	40	38	38
AVERAGE AGE (FEMALE)	40	40	39
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	834	8,741	18,893
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$116,988	\$117,978	\$126,052
AVERAGE HOUSE VALUE	\$422,506	\$391,327	\$413,902

Demographics data derived from AlphaMap



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