

FOR SALE

**Commercial Land For Sale
Proposed Binding Site Plan**



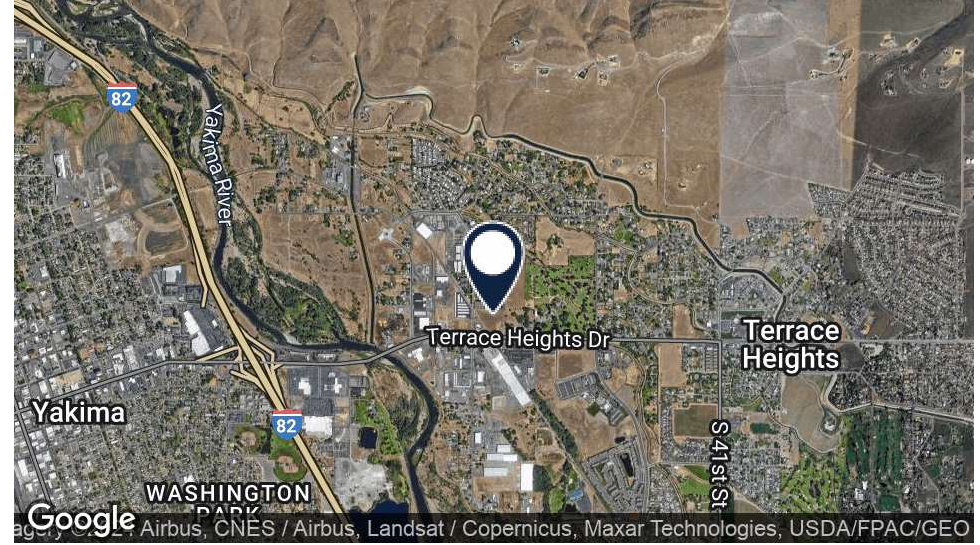
Offered at: \$7 SF
Available: 2.46 Acres

**NKA Terrace Heights - Lot #20
Yakima, WA 98901**

218 SSGT Pendleton Way
Yakima, WA 98901
509.966.3800: O
509.969.8747: C

Chris Sentz
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Executive Summary



OFFERING SUMMARY

Sale Price: \$750,103

Available SF: 107,156 SF

Lot Size: 2.46 acres

Price / SF: \$7 SF

Zoning: C | Commercial

PROPERTY OVERVIEW

Commercially zoned to meet your needs this flat parcel is adjacent to professional office space, retail, as well as a newer, attractive distribution center. Utilities are available however, buyer is to satisfy themselves as to the location, availability and capacity of utilities. Easy access to/from I82 and to Hwy 24, with a traffic light at Terrace Heights Drive/Keys Road. Restrictive covenants are in place. Near Pacific Northwest University and newer first class office and retail developments. Binding Site Plan submitted to Yakima County.

PROPERTY HIGHLIGHTS

- All utilities - available
- Redundant power - available
- Access from Terrace Heights Drive (South) and Business Lane (North)
- Access to future East/West Corridor Project from Terrace Heights to Yakima
- Quick access to I82 and Highway 24

Highlights



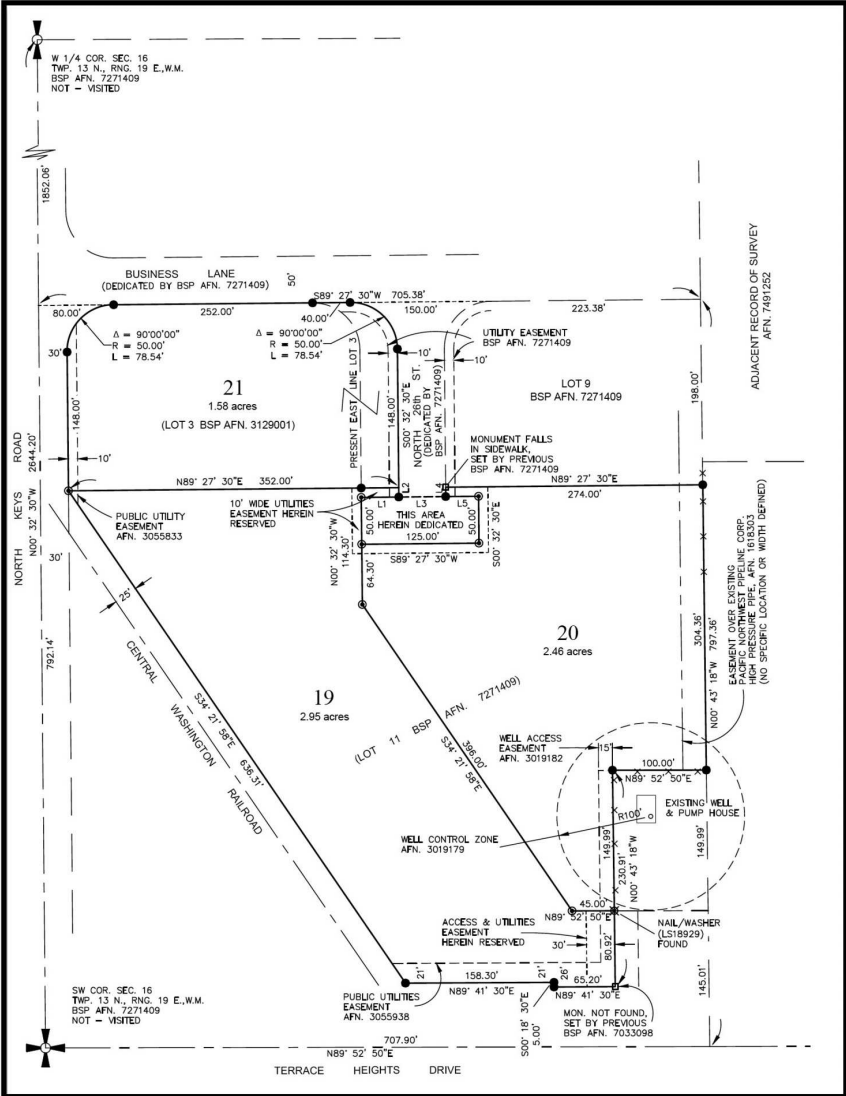
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OFFERING SUMMARY

Lot Size:	2.46 Acres
Price / SF:	\$7 SF
Zoning:	C Commercial

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	941	31,274	61,845
Total Population	2,328	90,770	170,184
Average HH Income	\$67,417	\$43,994	\$55,491

Binding Site Plan



Meet The Team



CHRIS SENTZ

Broker

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