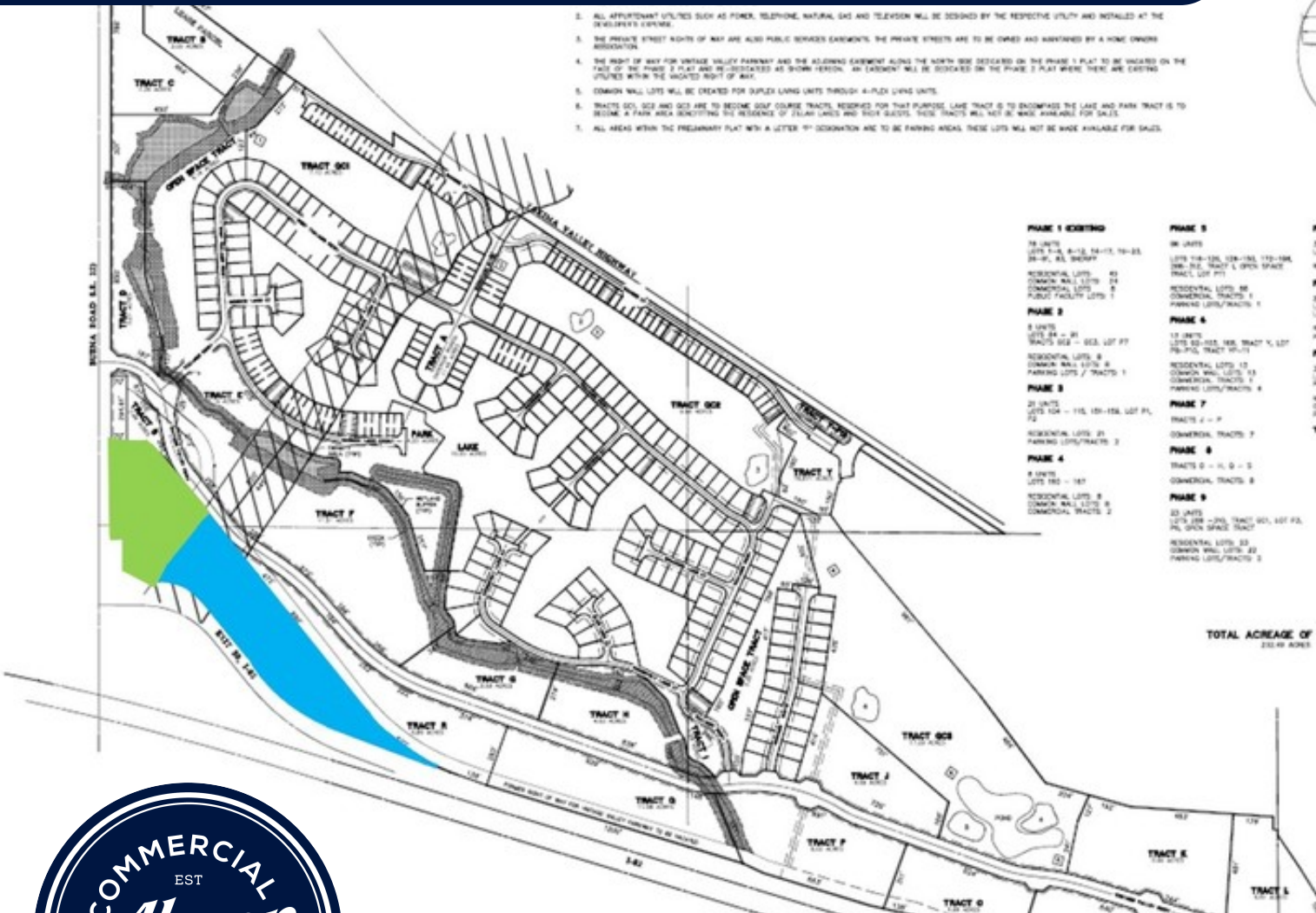


FOR SALE | Zillah Commercial Acreage

THE MODIFIED PRELIMINARY MAP OF
ZILLAH LAKES

NOTES

1. ALL APPROPRIATE UTILITIES SUCH AS POWER, TELEPHONE, NATURAL GAS AND TELEVISION WILL BE DESIGNED BY THE RESPECTIVE UTILITY AND INSTALLED AT THE DEVELOPER'S EXPENSE.
2. THE PRIVATE STREET RIGHTS OF WAY ARE ALSO PUBLIC SERVICES EXEMPTIONS, THE PRIVATE STREETS ARE TO BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION.
3. THE RIGHT OF WAY FOR VINTAGE VALLEY PARKWAY AND THE ADJOINING EXHIBENT ALONG THE NORTH SIDE DECLARED ON THE PHASE 1 PLAT TO BE INCURRED ON THE DATE OF THE PHASE 2 PLAT AND RE-DEDICATED AS SHOWN HEREON. AN EASEMENT WILL BE DEEDDED ON THE PHASE 2 PLAT WHERE THERE ARE EXISTING JOINTED WITHIN THE INDICATED PORTION OF ROAD.
4. COMMON WALL LOTS WILL BE CREATED FOR DUPLEX LIVING UNITS THROUGH 4-PLEX LIVING UNITS.
5. TRACTS 001, 002 AND 003 ARE TO BECOME GOLF COURSE TRACTS, RESERVED FOR THAT PURPOSE. LAKE TRACT IS TO ENCOMPASS THE LAKE AND PARK TRACT IS TO BECOME A PARK AREA BENEFITING THE RESIDENCE OF ZILLAH LAKES AND TRACT 004/005. THESE TRACTS WILL NOT BE MADE AVAILABLE FOR SALES.
6. ALL AREAS WITHIN THE PRELIMINARY PLAT WITH A LETTER "P" DESIGNATION ARE TO BE PARKING AREAS. THESE LOTS WILL NOT BE MADE AVAILABLE FOR SALES.



PHASE 1 EXISTING

24 UNITS
LOTS 1-4, 6-12, 14-17, 19-23,
25-27, 29, 30/31
RESIDENTIAL LOTS: 40
COMMON WALL LOTS: 24
COMMERCIAL LOTS: 8
PUBLIC FACILITY LOTS: 1

PHASE 2

8 UNITS
LOTS 24 - 31
TRACTS 001 - 003, LOT 27
29-30, 32, TRACT 004

PHASE 3

21 UNITS
LOTS 104 - 116, 120-124, LOT 127,
129

PHASE 4

8 UNITS
LOTS 162 - 167
RESIDENTIAL LOTS: 8
COMMON WALL LOTS: 2
COMMERCIAL TRACTS: 2

PHASE 5

26 UNITS
LOTS 118-120, 126-128, 130-134,
136-142, TRACT 1 OPEN SPACE
TRACT 1 LOT 171

PHASE 6

12 UNITS
LOTS 122-125, 146, TRACT 1, LOT
170, 172, TRACT 1/1/1

PHASE 7

TRACTS 2 - 7
COMMERCIAL TRACTS: 7

PHASE 8

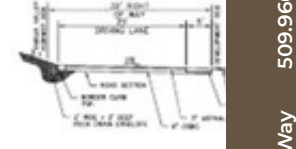
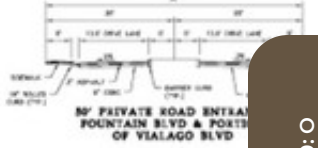
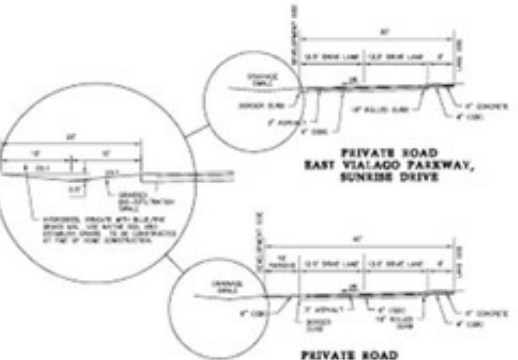
TRACTS 8 - 11, 13 - 15
COMMERCIAL TRACTS: 8

PHASE 9

22 UNITS
LOTS 128-130, 132, TRACT 001, 107, 108,
110, OPEN SPACE TRACT

PHASE 10

RESIDENTIAL LOTS: 23
COMMON WALL LOTS: 42
PARKING LOTS/TRACTS: 3



TOTAL ACREAGE OF PROJECT
233.49 ACRES

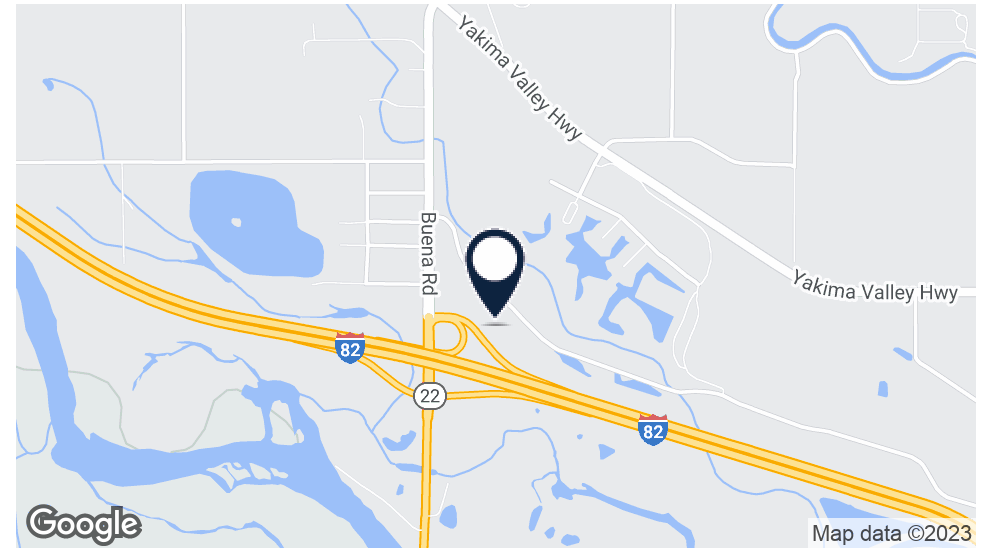
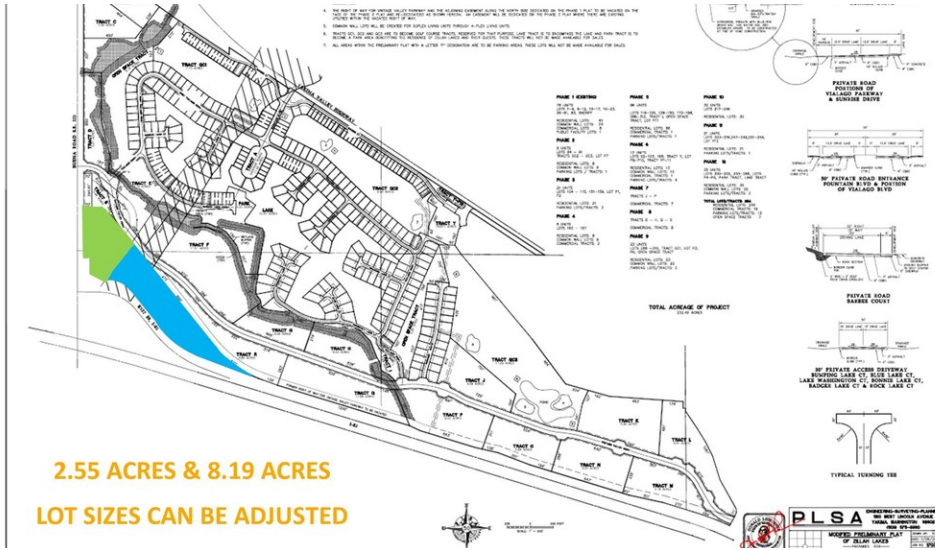


Offered at: \$6 SF Total Price: \$2,838,372

Buena Road
Zillah, WA 98953

John Hodgkinson | 509.966.3800: O
 218 Ssgt Pendleton Way | 509.930.8100: C
 jhodkinson@almoncommercial.com | Yakima, WA 98901

Executive Summary



OFFERING SUMMARY

Sale Price:	\$6.00 / SF
Available SF:	473,062
Lot Size:	10.86 acres

PROPERTY OVERVIEW

*Price is \$6 per SQ FT. Vacant lots with utilities and new road to property completed as part of Zillah Lakes Development. Curb cuts and actual lot sizes to be adjusted to buyer needs. Wide variety of commercial uses allowed such as truck stop, winery or motel. Buy all or part. \$6SF. Possibility of more property available. Fronts on Buena Rd. and I-82 interstate. Entrance on new road (Vintage Valley Parkway). Total Price \$2,838,372.00

Additional Photos

