



391 Wine Country Rd

Prosser, Washington 99350

Property Overview

391 Wine Country Road presents a rare opportunity to acquire a 1.54-acre commercial site along one of Prosser's most prominent and highly traveled corridors. Positioned for maximum visibility and accessibility, this property offers exceptional exposure for a wide range of commercial uses.

With planned infrastructure improvements set to enhance connectivity and traffic flow, the site is primed for future appreciation and long-term growth. Ideal for redevelopment, it offers a strategic canvas for investors and developers looking to capitalize on the area's growing economic momentum.

Seize the potential of this well-located property and bring your vision to life in one of Prosser's most dynamic and evolving commercial districts.

Property Highlights

- Utilities to the parcels
- Zoned CT
- Wine Country Rd frontage

Offering Summary

Sale Price:	\$725,000
Building Size:	±3,488 SF
Available SF:	±3,488 SF
Lot Size:	±1.54 Acres

For More Information

Vicki Monteagudo

Designated Broker/Principal
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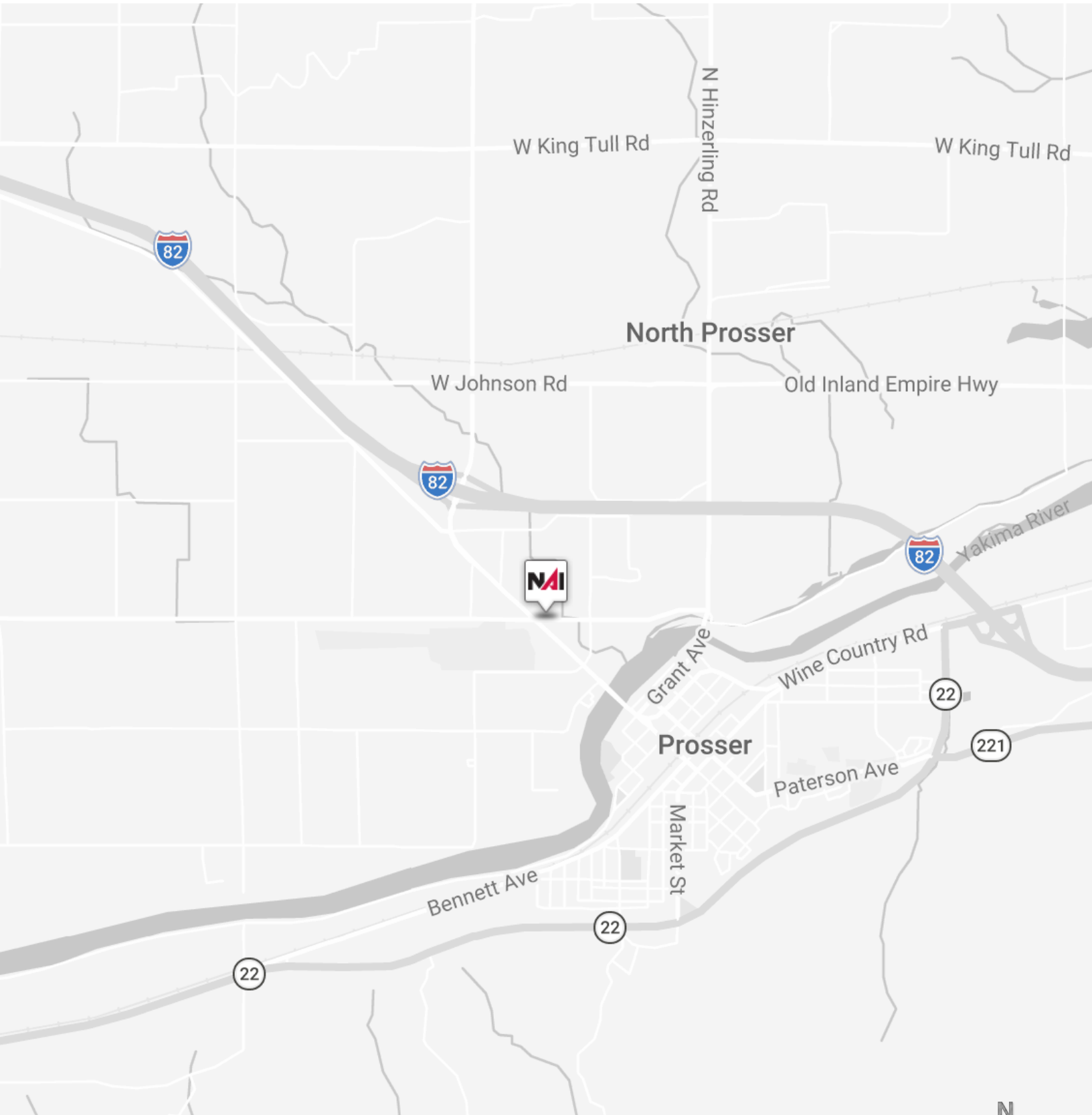
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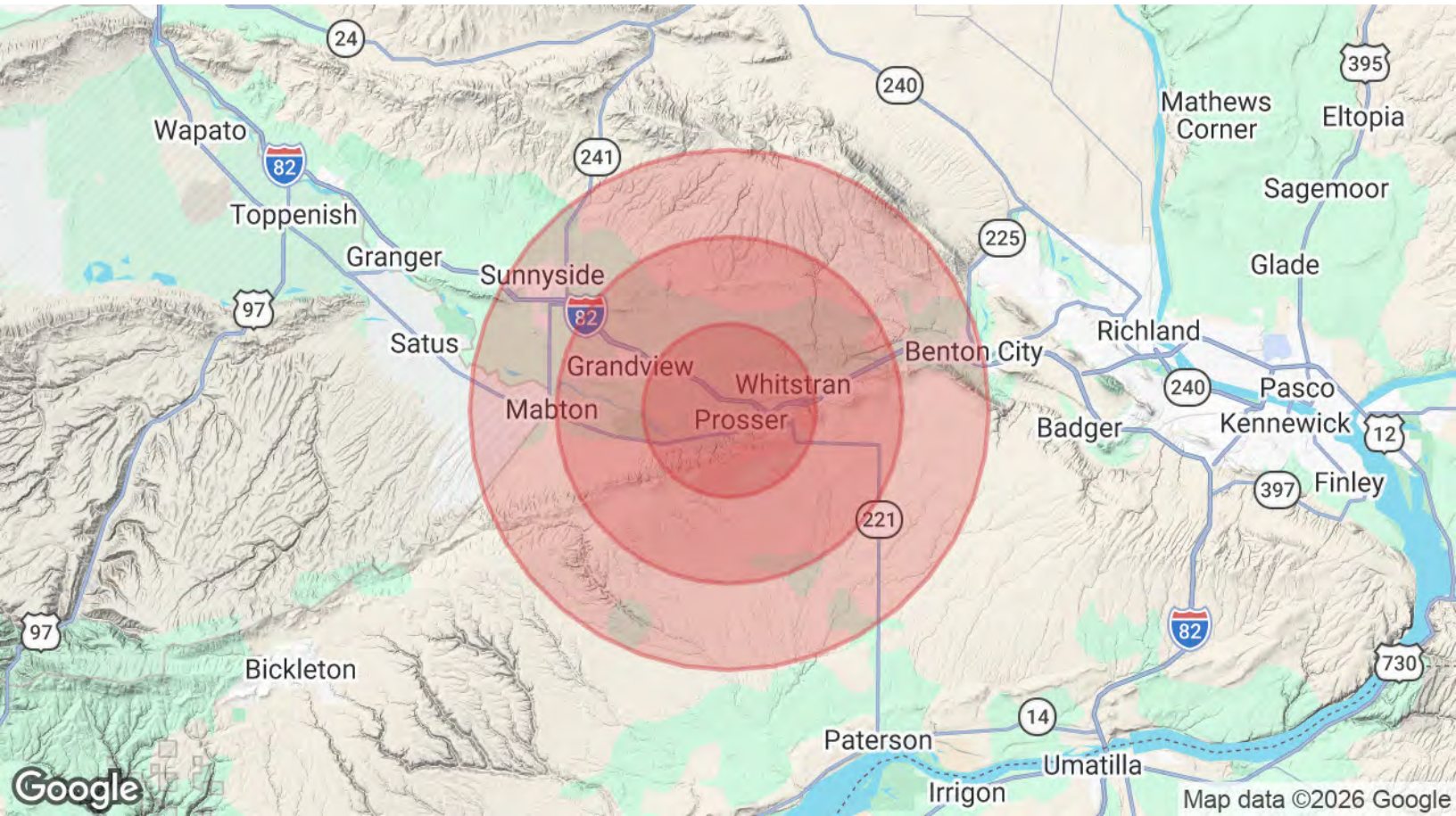
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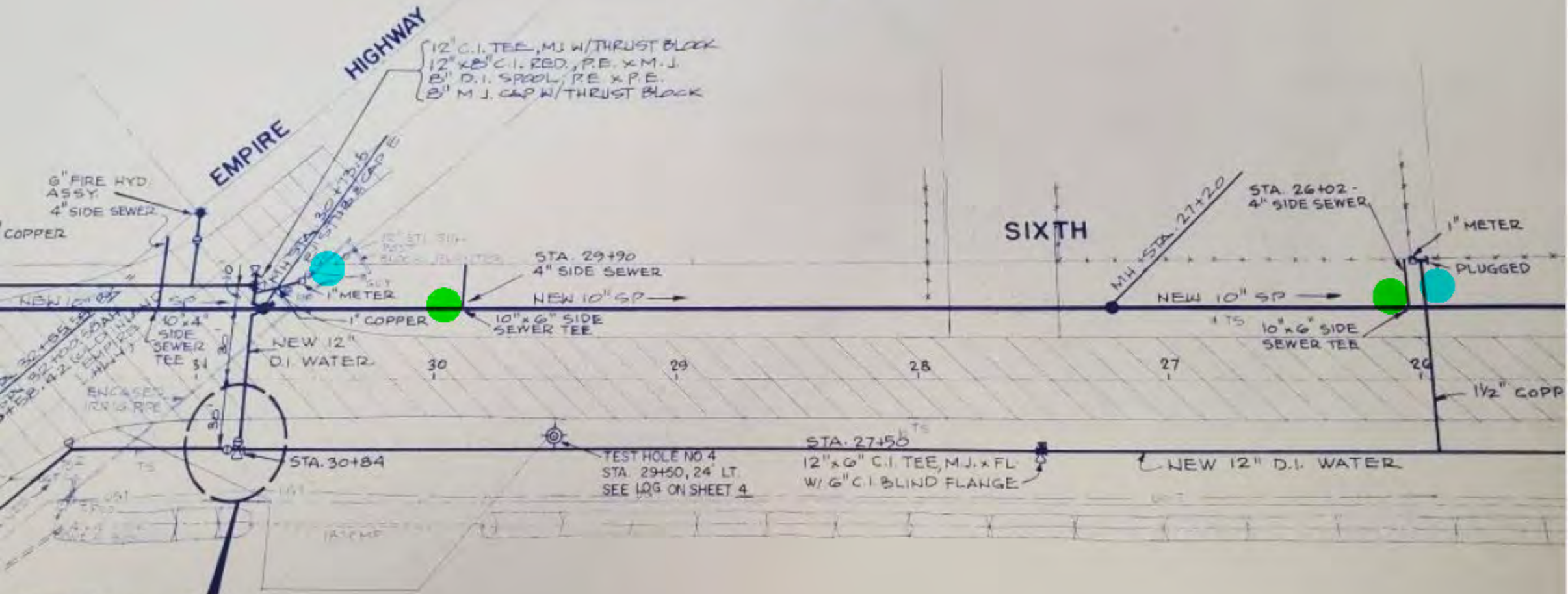
Population	5 Miles	10 Miles	15 Miles
Total Population	12,492	30,187	58,794
Average Age	33.2	31.2	30.3
Average Age (Male)	33.1	30.4	29.2
Average Age (Female)	35.7	32.9	31.9
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	4,077	9,260	17,455
# of Persons per HH	3.1	3.3	3.4
Average HH Income	\$87,066	\$82,693	\$79,494
Average House Value	\$271,850	\$265,920	\$248,553

2023 American Community Survey (ACS)

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12" C.I. TEE, M.J. W/THRUST BLOCK
 12" x 6" C.I. RED. P.E. x M.J.
 6" D.I. SPOOL, P.E. x P.E.
 6" M.J. CAP W/THRUST BLOCK

6" FIRE HYD ASSY.
 4" SIDE SEWER
 COPPER

EMPIRE HIGHWAY

SIXTH

STA. 26+02 - 4" SIDE SEWER

STA. 29+90
 4" SIDE SEWER

1" METER

PLUGGED

NEW 10" SP

10" x 6" SIDE SEWER TEE

NEW 12" D.I. WATER

10" x 6" SIDE SEWER TEE

1 1/2" COPP

STA. 30+84

TEST HOLE NO. 4
 STA. 29+50, 24" LT.
 SEE LOG ON SHEET 4

STA. 27+50
 12" x 6" C.I. TEE, M.J. x FL.
 W/ 6" C.I. BLIND FLANGE

NEW 12" D.I. WATER

DETAIL 3-1

12" WATER
 X-ING
 STA. 30+80