

2000 S 64TH AVE DEVELOPMENT LAND

FOR SALE

2000 S 64TH AVE, YAKIMA, WA 98903



PROPERTY DESCRIPTION

Positioned at the highly desirable location near 64th and Washington, this 16.16-acre parcel presents a prime development opportunity in one of the area's fastest-growing corridors. Offered at \$1,946,400 (approximately \$120,446 per acre), the site delivers a substantial footprint ideal for a well-designed residential community, with preliminary density estimates of 13+ units per acre (buyer to verify). Located within the sought-after West Valley School District, the property benefits from strong end-user demand and long-term value stability. Zoned R2, the site is surrounded by expanding residential growth and is conveniently close to shopping, dining, schools, and everyday amenities—enhancing both livability and project appeal. With its scale, strategic location, and development potential, this is a standout opportunity for developers looking to deliver a high-impact residential project in a supply-constrained, high-demand market.

OFFERING SUMMARY

Sale Price:	\$1,946,400
Lot Size:	16.16 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	83	403	1,637
Total Population	272	1,321	5,014
Average HH Income	\$116,964	\$104,137	\$95,067

MIKE ABRAMS

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John L. Scott
REAL ESTATE

PROPERTY HIGHLIGHTS

PRICE: \$120,445/ ACRE

16.16 ACRES

R2 ZONING

ESTIMATED 13+ DWELLING UNITS PER ACRE

LOCATED WITHIN WEST VALLEY SCHOOL DISTRICT

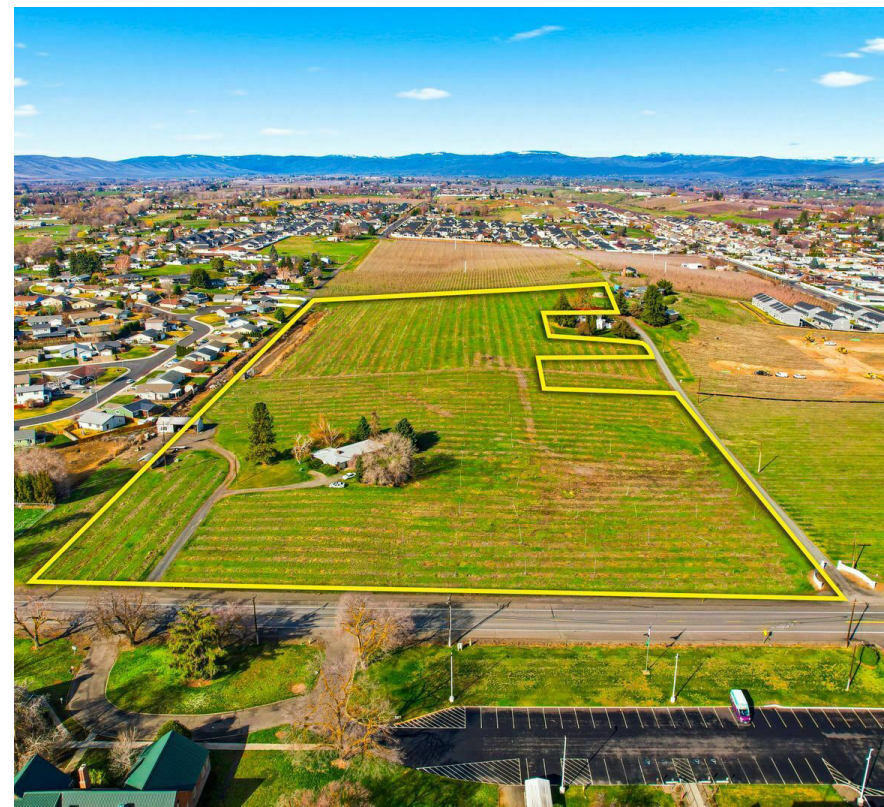
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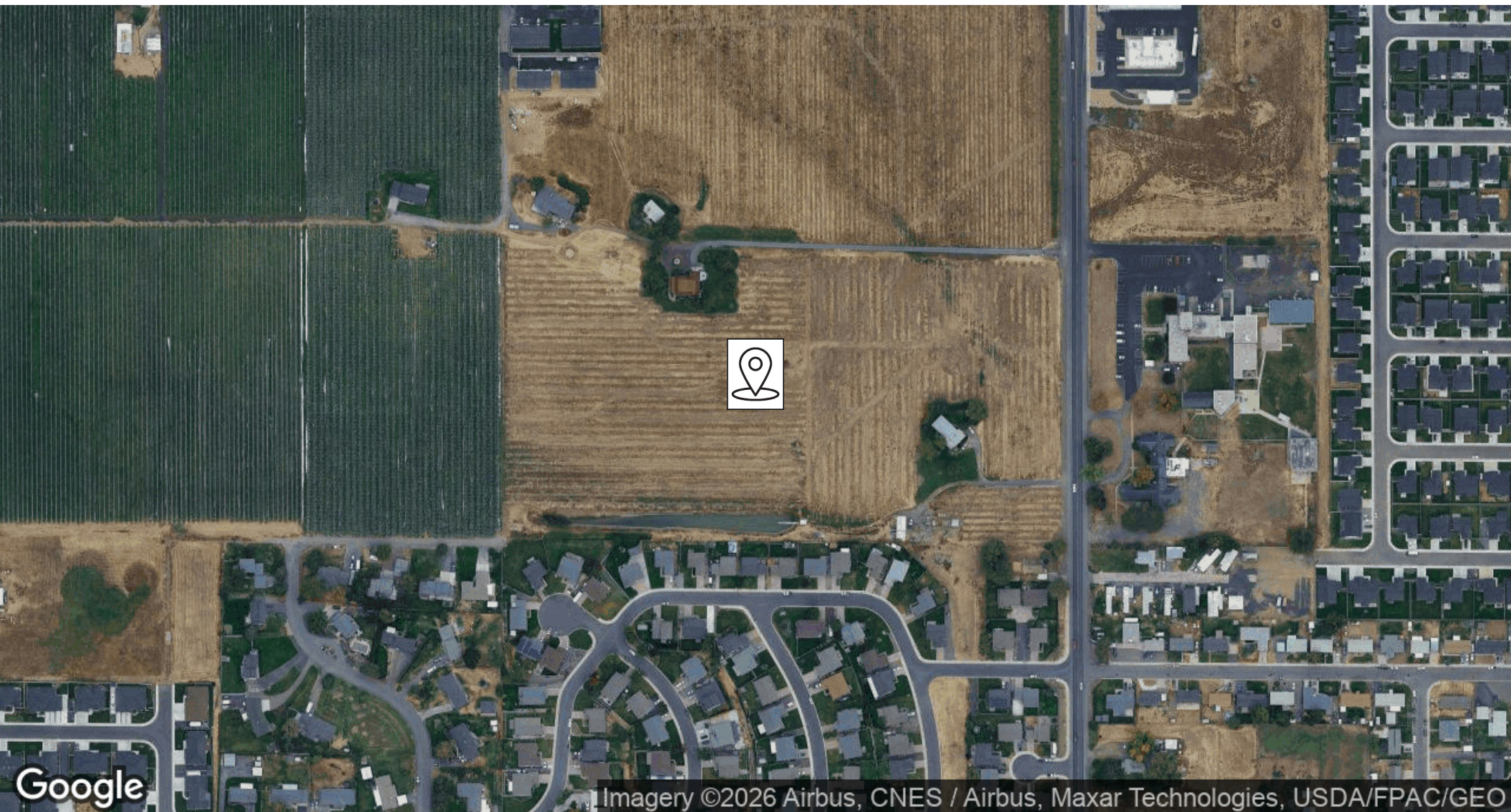
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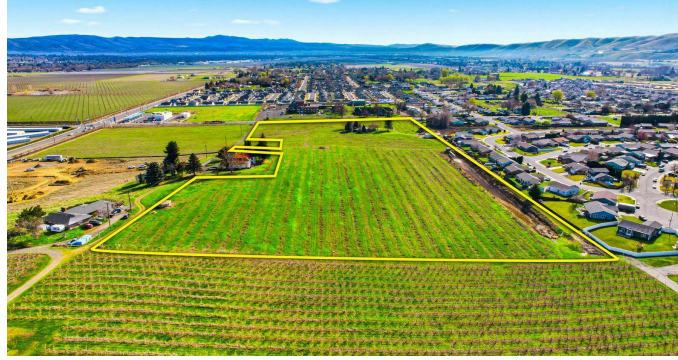
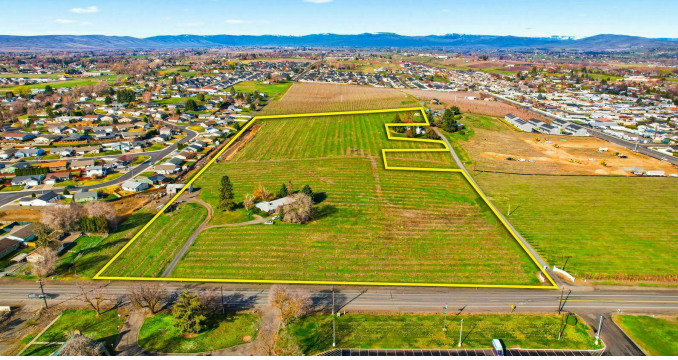
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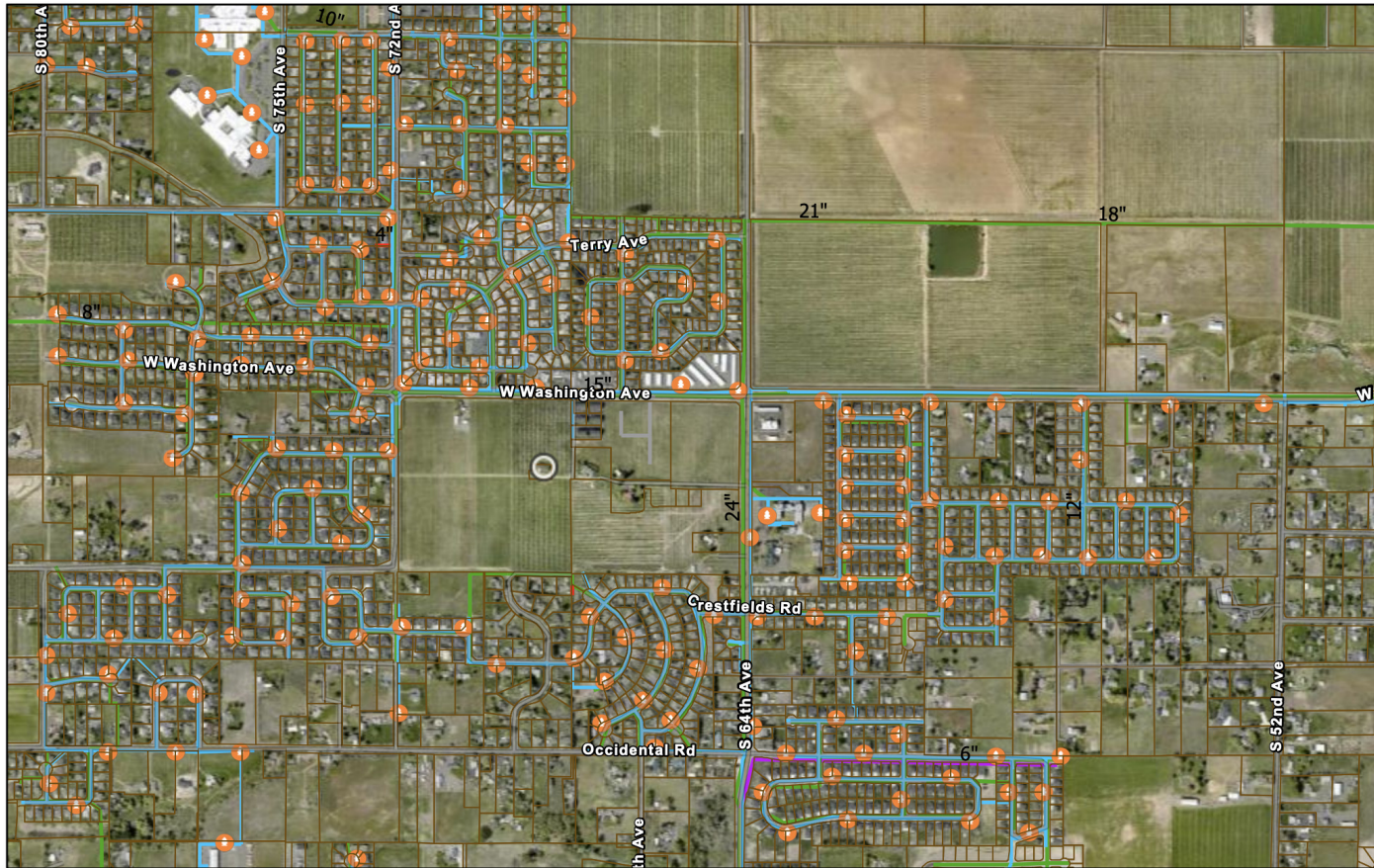
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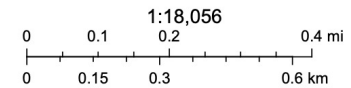
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Letter ANSI A Landscape



4/7/2026

- Parcels Brown
- Nob Hill Water Pipes
- Lift Station Pipe
- Wastewater Pipe
- Private Owned Pipe
- Fire Hydrants
- NHTWA
- Wastewater Pipes
- Dry Line Pipe



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, City of Yakima, Yakima County.

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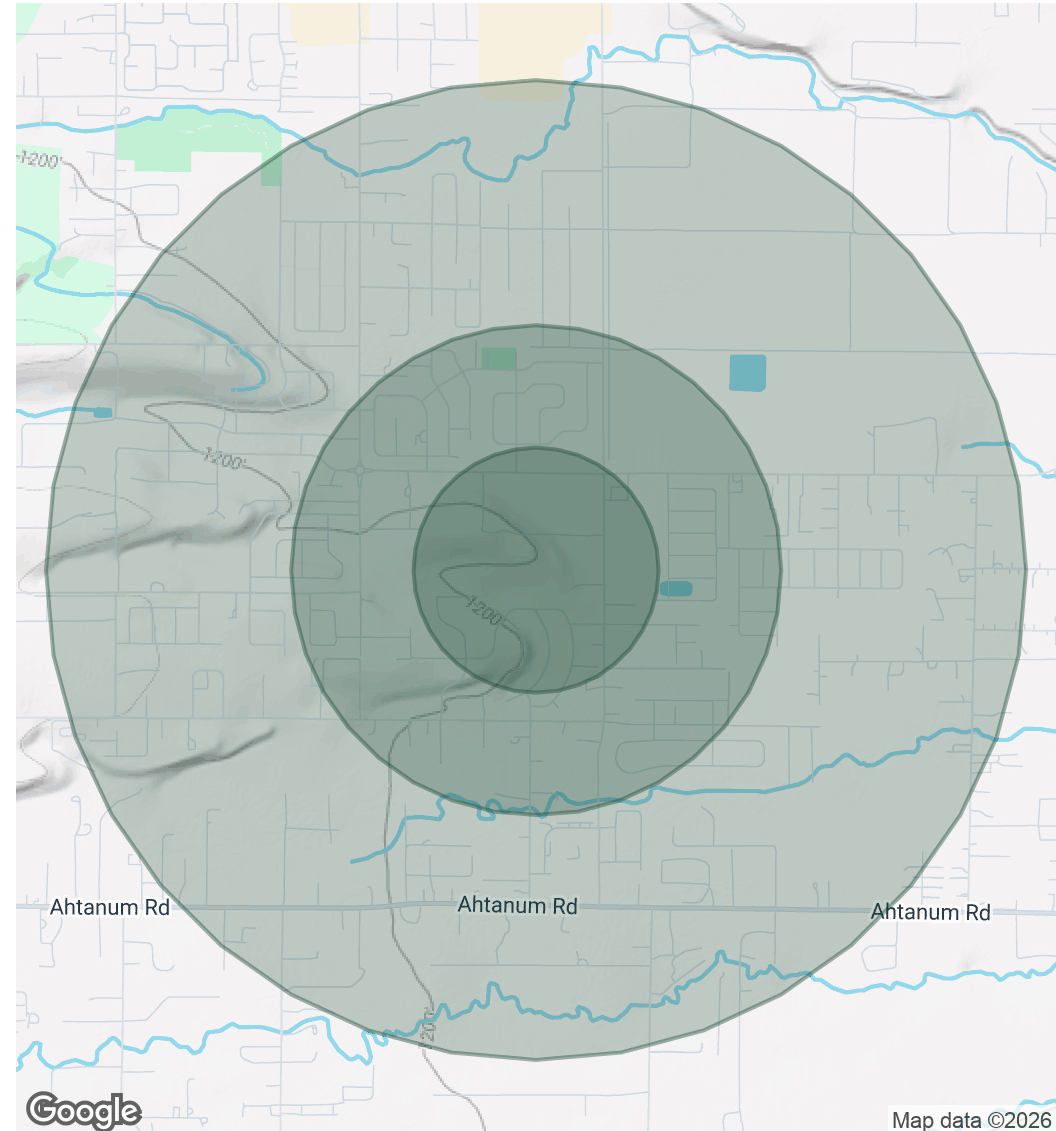
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	272	1,321	5,014
Average Age	37.2	34.0	32.9
Average Age (Male)	40.9	40.6	37.1
Average Age (Female)	36.2	33.0	33.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	83	403	1,637
# of Persons per HH	3.3	3.3	3.1
Average HH Income	\$116,964	\$104,137	\$95,067
Average House Value	\$429,792	\$383,357	\$335,530

2023 American Community Survey (ACS)



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