

42.83 ACRES

**SALE**  
Innovation Center Land

123083013487009

richland, WA 99354

**PRESENTED BY:**

**SCOTT SAUTELL**

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WA #109003



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6.00 / SF
LOT SIZE:	42.83 Acres
ZONING:	Business Research Park

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PROPERTY DESCRIPTION

42.83 Acres in North Richland. Over 1,500 feet of Frontage on Stevens Drive. Shovel ready with all utilities at the lot. Buyer can subdivide and sell smaller lots.

PROPERTY HIGHLIGHTS

- Prime location in Richland, WA
- Versatile land area
- Potential for diverse development projects
- Strategic positioning for economic growth
- Ideal for commercial, or mixed-use developments
- Proximity to key Hanford contractors
- Strong market potential for investment

CITY INFORMATION



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LOCATION DESCRIPTION

The Tri-Cities Research District in north Richland is a State designated Innovation Partnership Zone. The 1,700 acre research park is anchored by Pacific Northwest National Laboratory (PNNL) and Washington State University-Tri Cities (WSU-TC). The Research District boundary hosts more than 7,000 workers at 80 different businesses working in 3.4 million square feet of research dominated office, laboratory and light manufacturing space.

LOCATION DETAILS

COUNTY	Benton
CROSS STREETS	Stevens and University



## ADDITIONAL PHOTOS



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## ADDITIONAL PHOTOS



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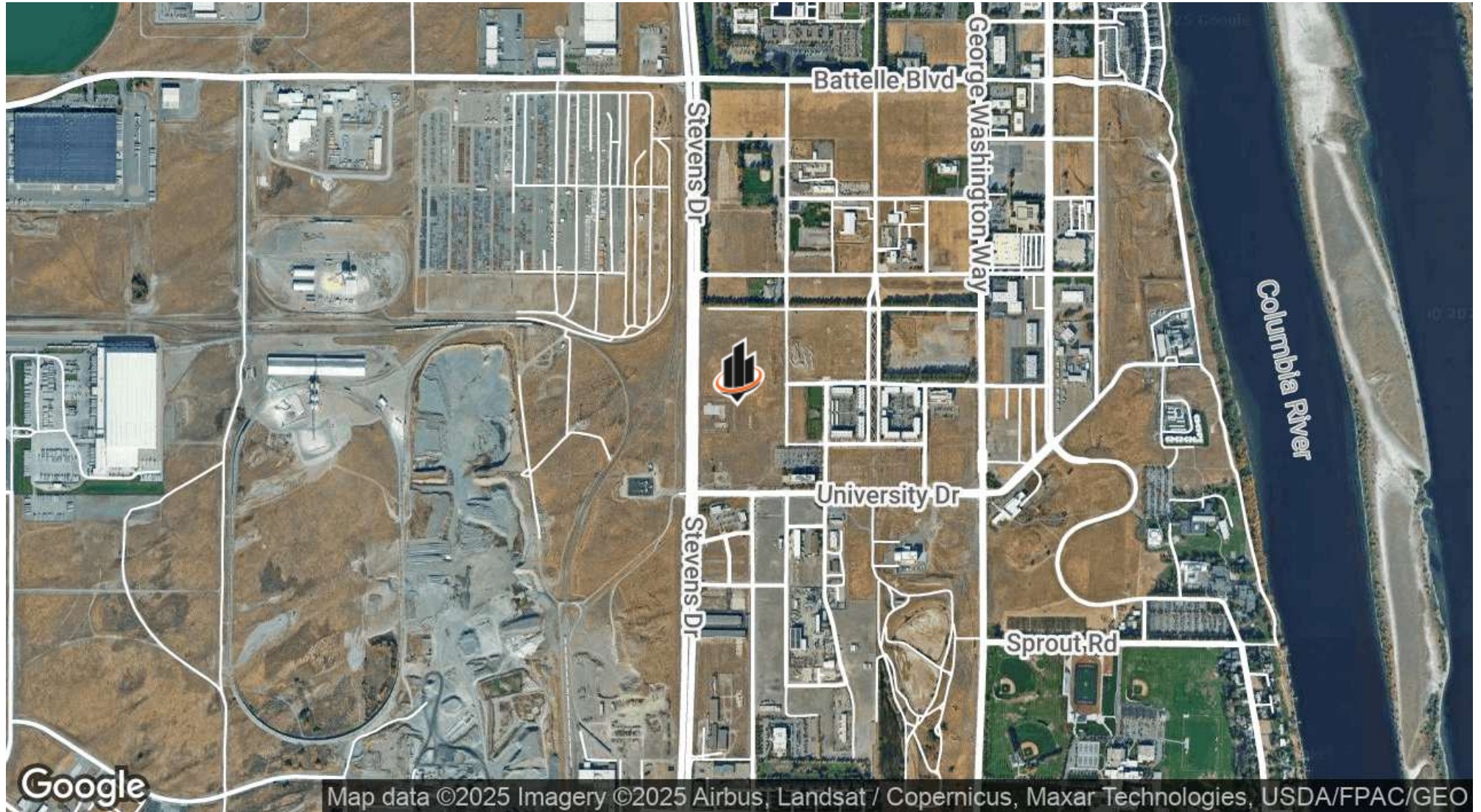
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## LOCATION MAP



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