



Offering Memorandum



Capitol Avenue Industrial Land

TBD CAPITOL BLVD, PASCO, WA 99301

PRESENTED BY:

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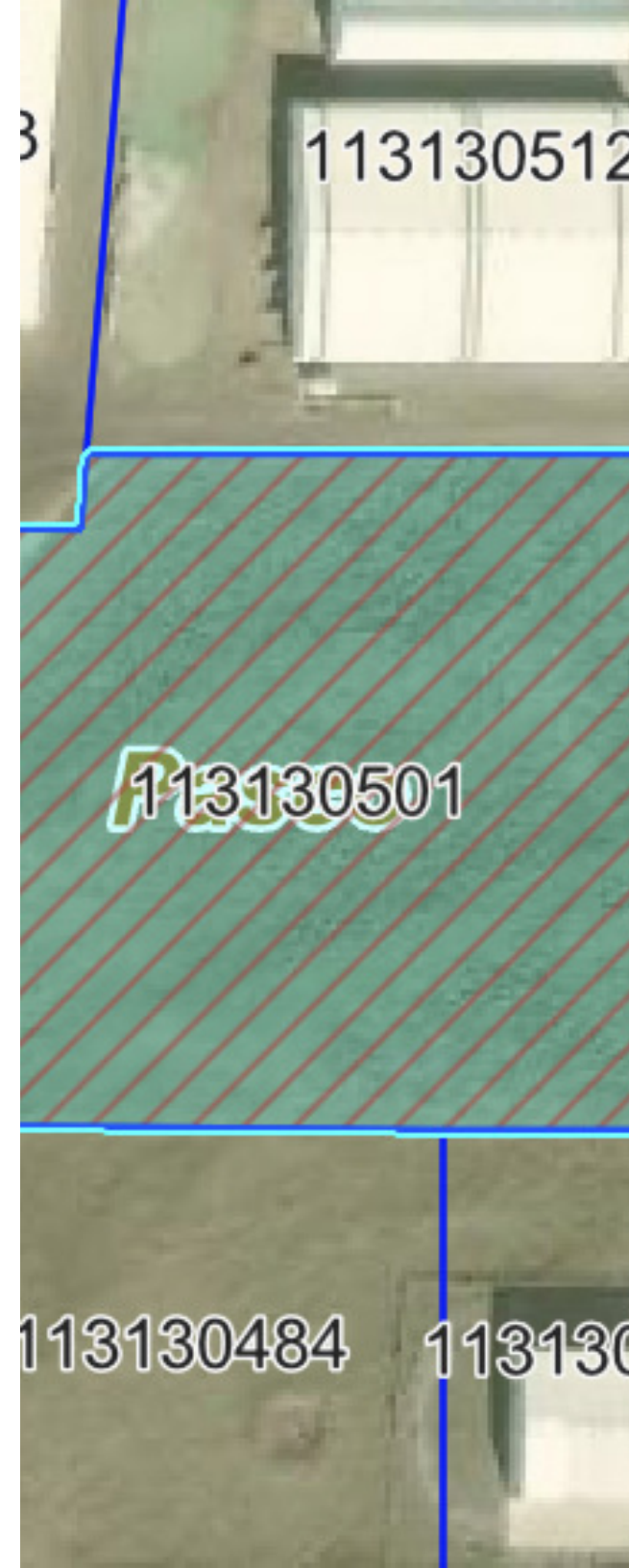
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Property Information

113130484 113130485

PROPERTY SUMMARY

CAPITOL AVENUE INDUSTRIAL LAND

TBD CAPITOL BLVD
PASCO, WA 99301

OFFERING SUMMARY

SALE PRICE:	\$3,800,000
ZONING:	Light Industrial
LOT SIZE:	15 Acres
PRICE / ACRE:	\$253,333

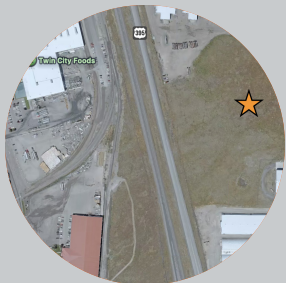


PROPERTY SUMMARY

This Pasco industrial site offers outstanding frontage and accessibility, making it an ideal location for development. Encompassing approximately 15 acres with full city services available, the property is well-positioned for a large-scale project or a phased development strategy over time.

PROPERTY HIGHLIGHTS

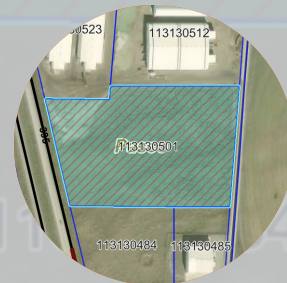
- The property is zoned Light Industrial District (I-1), which is defined in the city of Pasco Municipal Code, Chapter 25.115 as:
- The I-1 light industrial district is established to preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses. Uses permitted in this district should not generate noise levels, light, odor or fumes that would constitute a nuisance or hazard.



15 ACRES



HWY 395 FRONTAGE



ALL CITY SVCS

LOCATION DESCRIPTION

This industrial parcel is strategically located between Highway 395 and Capitol Avenue in Pasco, offering valuable highway frontage and excellent accessibility. The site benefits from convenient access via Foster Wells Road and the King City exit at Kartchner, making it highly efficient for transportation and logistics. Positioned within one of the area's premier industrial corridors, the property is well-suited for agricultural processing and distribution uses. The surrounding area is home to major operators including Reser's, Twin City Foods, AutoZone, and Amazon, reinforcing the strength and growth of this industrial hub.

Pasco Washington is a dynamic and fast-growing community located at the confluence of the Columbia and Snake Rivers in southeastern Washington. As one of the three Tri-Cities, Pasco is known for its rich agricultural roots, strong transportation infrastructure, and diverse, vibrant culture.

Agriculture plays a central role in Pasco's identity, with surrounding farms and orchards producing apples, cherries, grapes, and other crops that support both local markets and international exports. The Port of Pasco serves as a major hub for rail, barge, and industrial activity, helping drive regional economic growth.

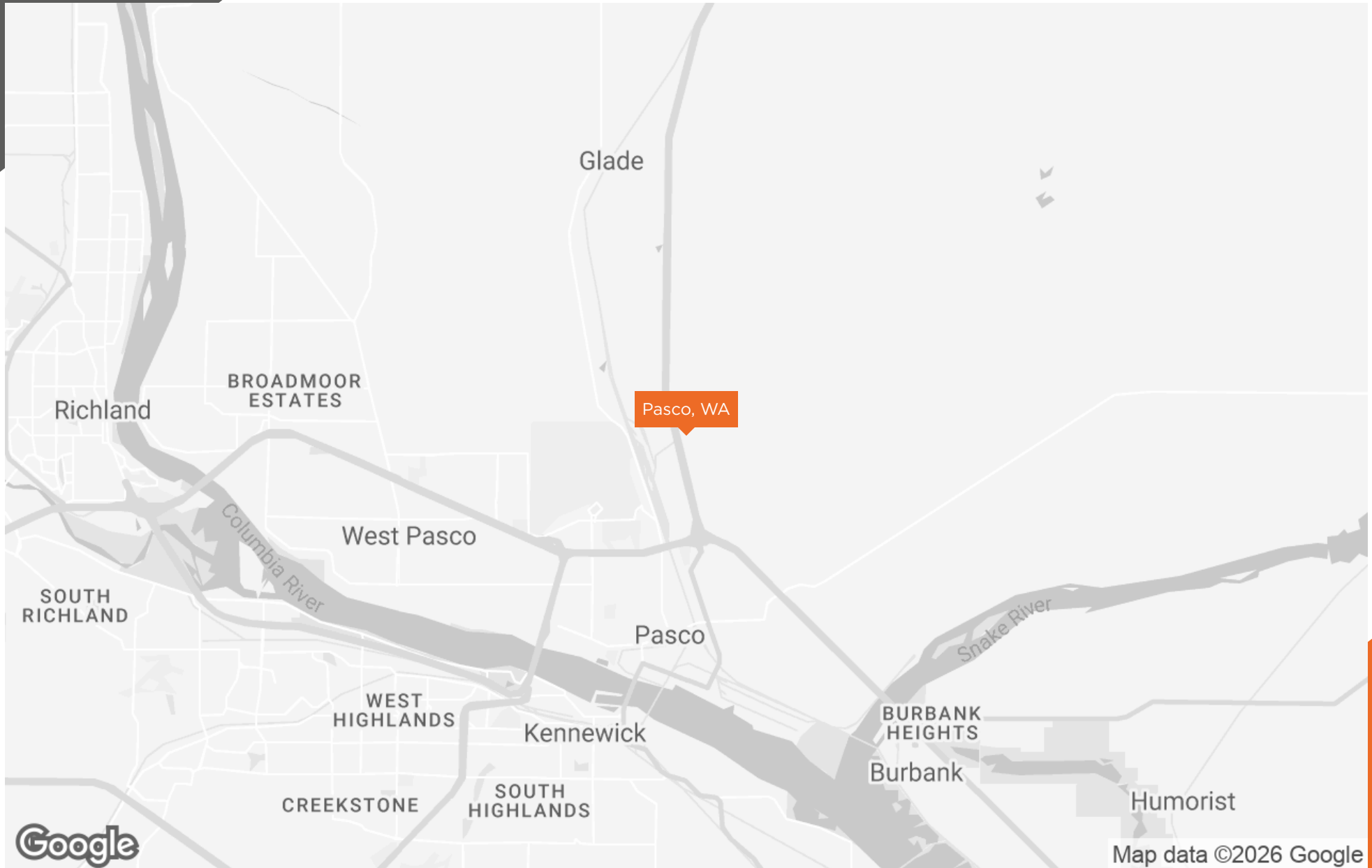
With expanding residential neighborhoods, growing business development, and a strong sense of community pride, Pasco combines economic opportunity with small-town warmth and accessibility.





Location Information

REGIONAL MAP



AERIAL MAP





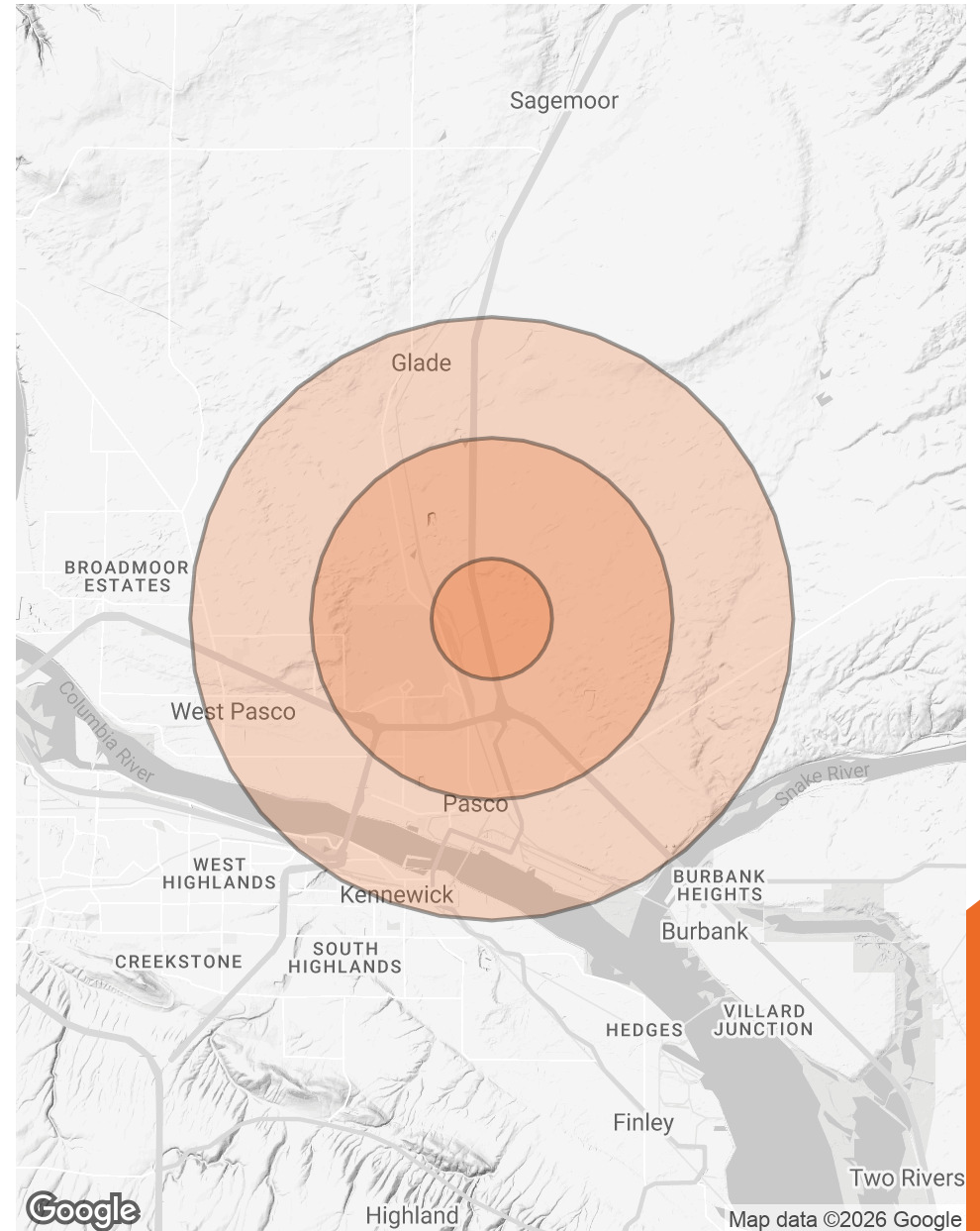
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	591	24,936	68,567
AVERAGE AGE	19.7	28.2	30.2
AVERAGE AGE (MALE)	21.6	29.2	31.2
AVERAGE AGE (FEMALE)	19.5	27.8	29.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	141	7,150	20,443
# OF PERSONS PER HH	4.2	3.5	3.4
AVERAGE HH INCOME	\$54,673	\$86,001	\$97,654
AVERAGE HOUSE VALUE	\$198,718	\$314,607	\$338,381

2023 American Community Survey (ACS)





113130501

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.