



First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

MYRA ROAD LAND DEVELOPMENT OPPORTUNITY

3XX NE MYRA ROAD | COLLEGE PLACE, WA



MYRA ROAD LAND

6.43± Acre Commercial Development Opportunity in College Place, WA

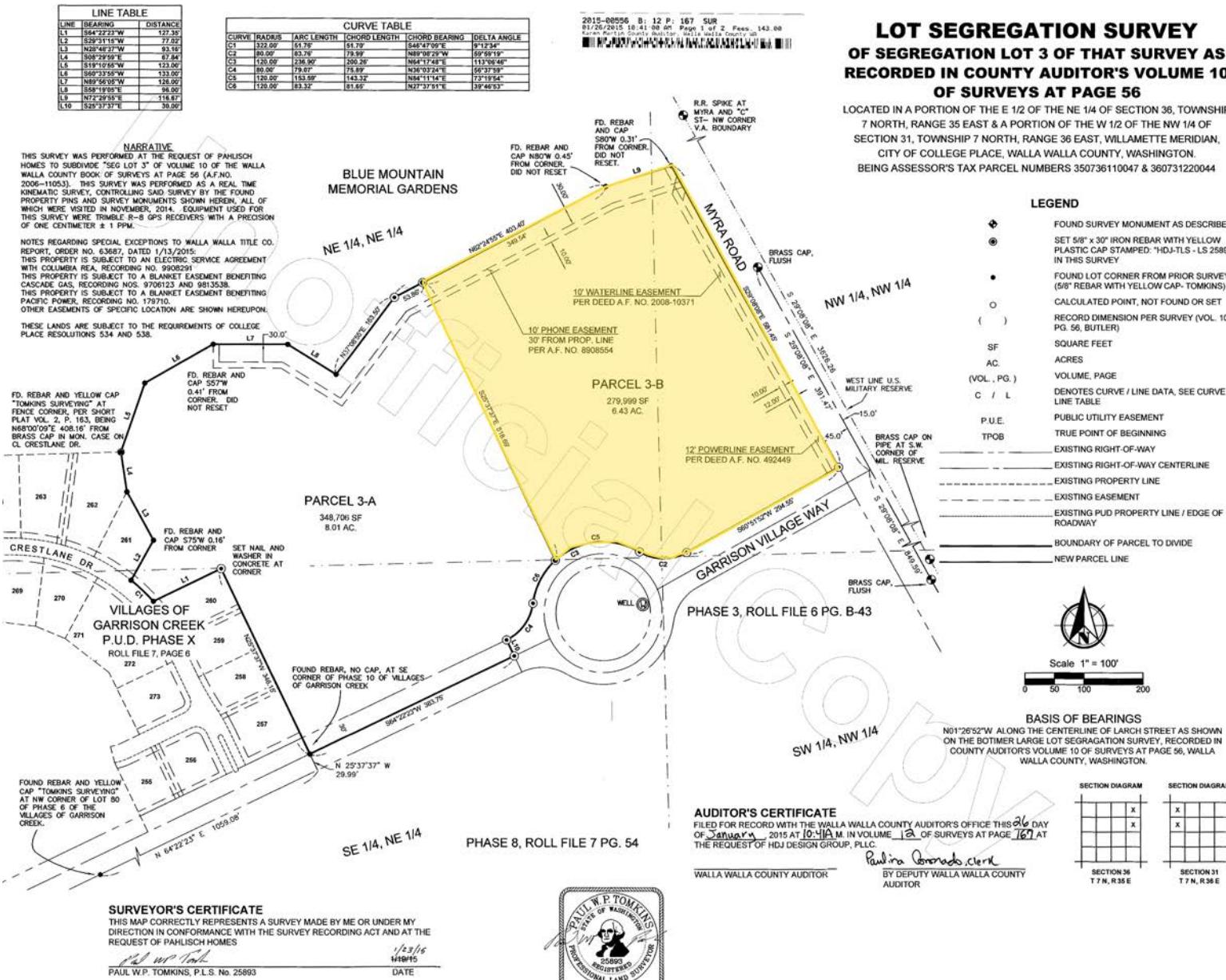
First Western Properties is pleased to present the Myra Commercial Center, a 6.43± acre commercial development opportunity in College Place, WA. Located near SR 125, the main north-south route through Walla Walla, this property allows for various commercial uses. The Walla Walla Valley's thriving wine industry adds to the area's appeal, attracting over 750,000 visitors yearly and contributing significantly to the regional economy. These tourists contribute approximately \$146 million annually. This strong connection between the wine industry and the broader economy highlights the importance of viticulture in driving prosperity and growth in the Walla Walla Valley.

SITE SUMMARY

Property Name	Myra Road Land
Opportunity Type	General Commercial Land Development
Address	3xx NE Myra Road
Total Land Area	6.43± Acres (280,091 SF)
Zoning	General Commercial (GC)
Jurisdiction	City of College Place, WA
Parcels	360731220044 & 350736110049
Price	\$1,700,000
Permitted Uses	<ul style="list-style-type: none"> • Multifamily • Warehousing • Retail • Mixed-use • Hospitality • Senior Living • Medical
CLICK FOR GC USE	



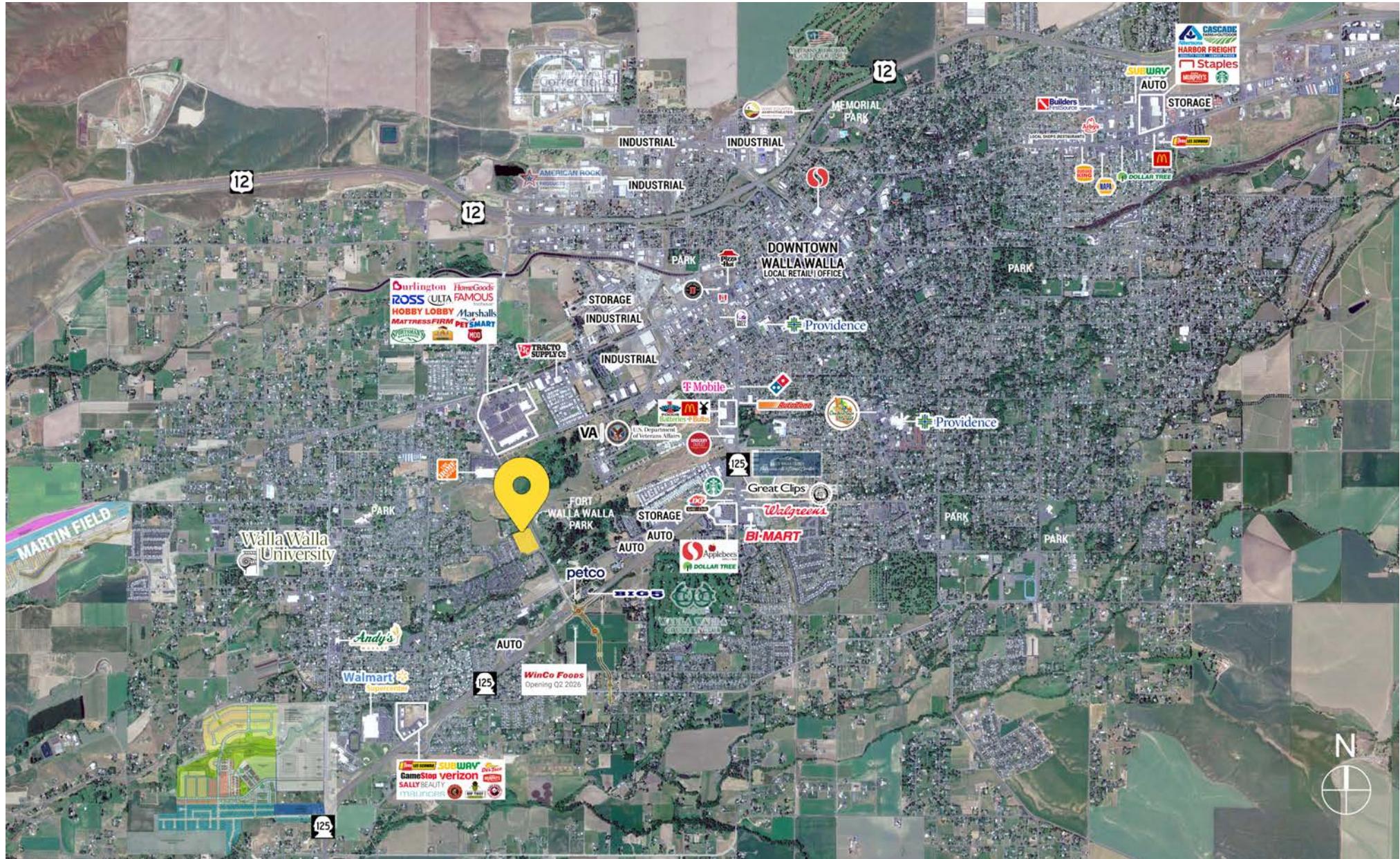
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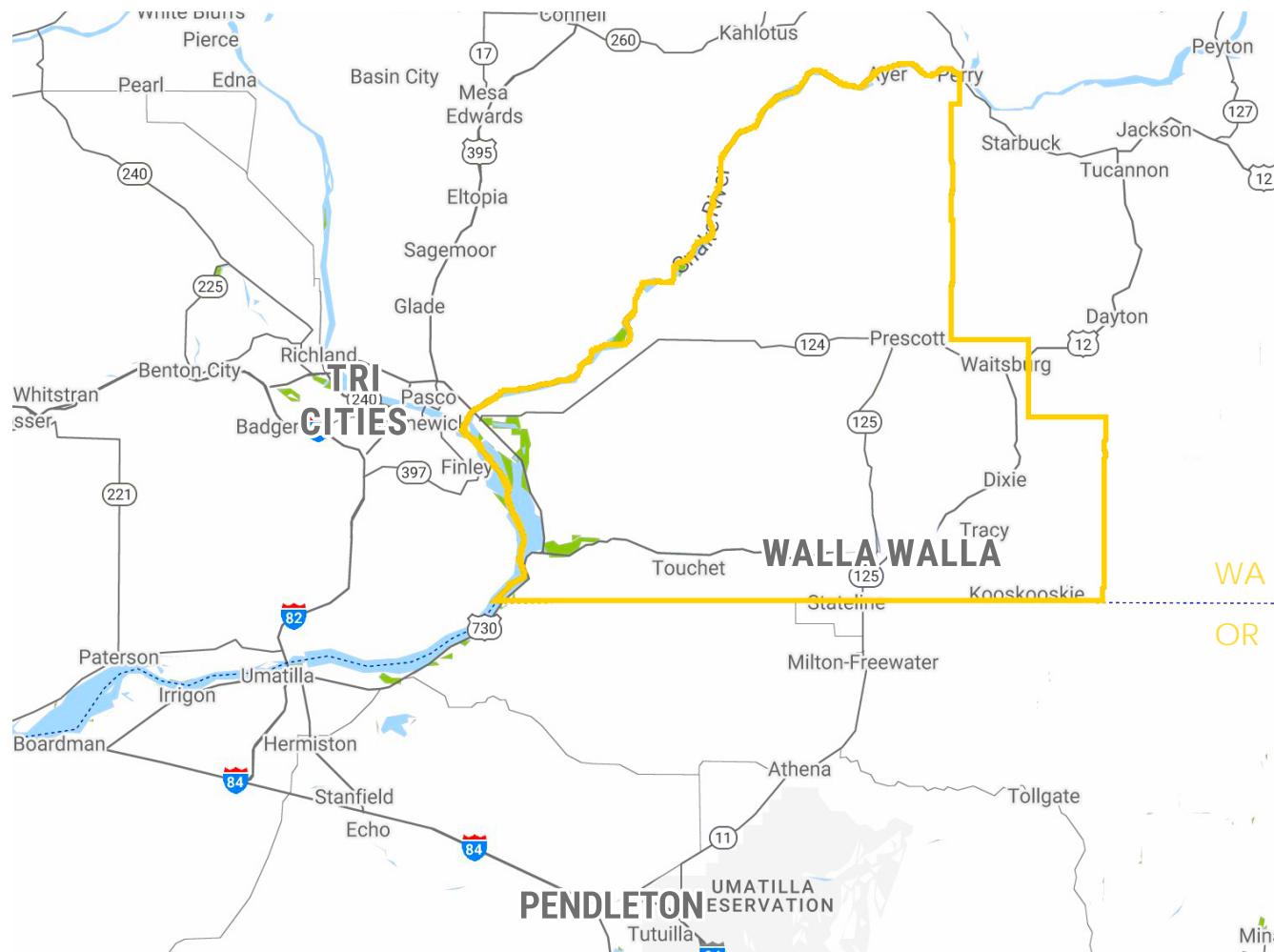


LOCATION AERIAL



TRADE AREA

The Walla Walla County trade area is a vibrant and growing region known for its strong agricultural roots, renowned wineries, and thriving local economy. Anchored by Walla Walla University and a historic downtown, the area attracts a mix of students, professionals, and tourists. With a blend of national retailers, local businesses, and a steady residential base, the market benefits from consistent consumer demand. Proximity to Highway 125 ensures accessibility, while the area's reputation as a premier wine destination continues to drive tourism and economic growth.





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ANGELA OLIVERI

📞 206.853.1330

✉️ aoliveri@fwp-inc.com

TEJ ASHER

📞 425.320.8834

✉️ tasher@fwp-inc.com

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