

**OFFERING MEMORANDUM**  
**Othello Development**  
**Site**

**TBD E. MAIN ST & 14TH AVE**

Othello, WA 99344

**PRESENTED BY:**

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**SECTION 1**  
Property  
Information

## PROPERTY SUMMARY



VIDEO

### PROPERTY HIGHLIGHTS

- Commercial - Individual Lots & Large Development Tract
- Multi Family - Apartment & Assisted Living Sites
- Residential - 20 Acre Tracts For Full Development
- All City Services Available
- Quick Access to Highway 17

### PROPERTY DESCRIPTION

This location represents a premier opportunity for thoughtfully planned development. The frontage along Main Street is ideally suited for commercial and retail uses, featuring highly visible corner lots, coordinated access points, and shared parking configurations designed to maximize efficiency and customer convenience.

The designated multifamily area provides an excellent setting for a first-class apartment community, as well as a quality assisted living facility, creating a strong residential component within the overall plan.

Surrounding the future Othello High School site, the single-family residential neighborhoods will offer connectivity and access from multiple directions, fostering an integrated and well-connected community environment.

The entire property is fully served by city water, sewer, power, and fiber infrastructure, making it development-ready and positioned for long-term growth.

## PROPERTY DESCRIPTION



## LOCATION DESCRIPTION

This newly planned development area in Othello is strategically located at the intersection of Main Street and 14th Avenue, just off Highway 17 and directly across from Walmart. Positioned in one of the city's most visible and accessible corridors, the site is set to become a dynamic new growth center for the community.

Future plans include a vibrant mix of commercial development, a new high school campus, thoughtfully designed residential neighborhoods, multifamily housing, and assisted living facilities—creating a well-balanced, walkable district that will serve Othello's expanding population for years to come.

Othello, Washington is a growing rural community in the heart of Adams County, surrounded by some of the most productive farmland in the Pacific Northwest. Known for its strong agricultural roots, Othello serves as a regional hub for farming, food processing, and agricultural innovation. The area produces a wide variety of crops, including potatoes, onions, corn, and other specialty produce that supply markets across the country.

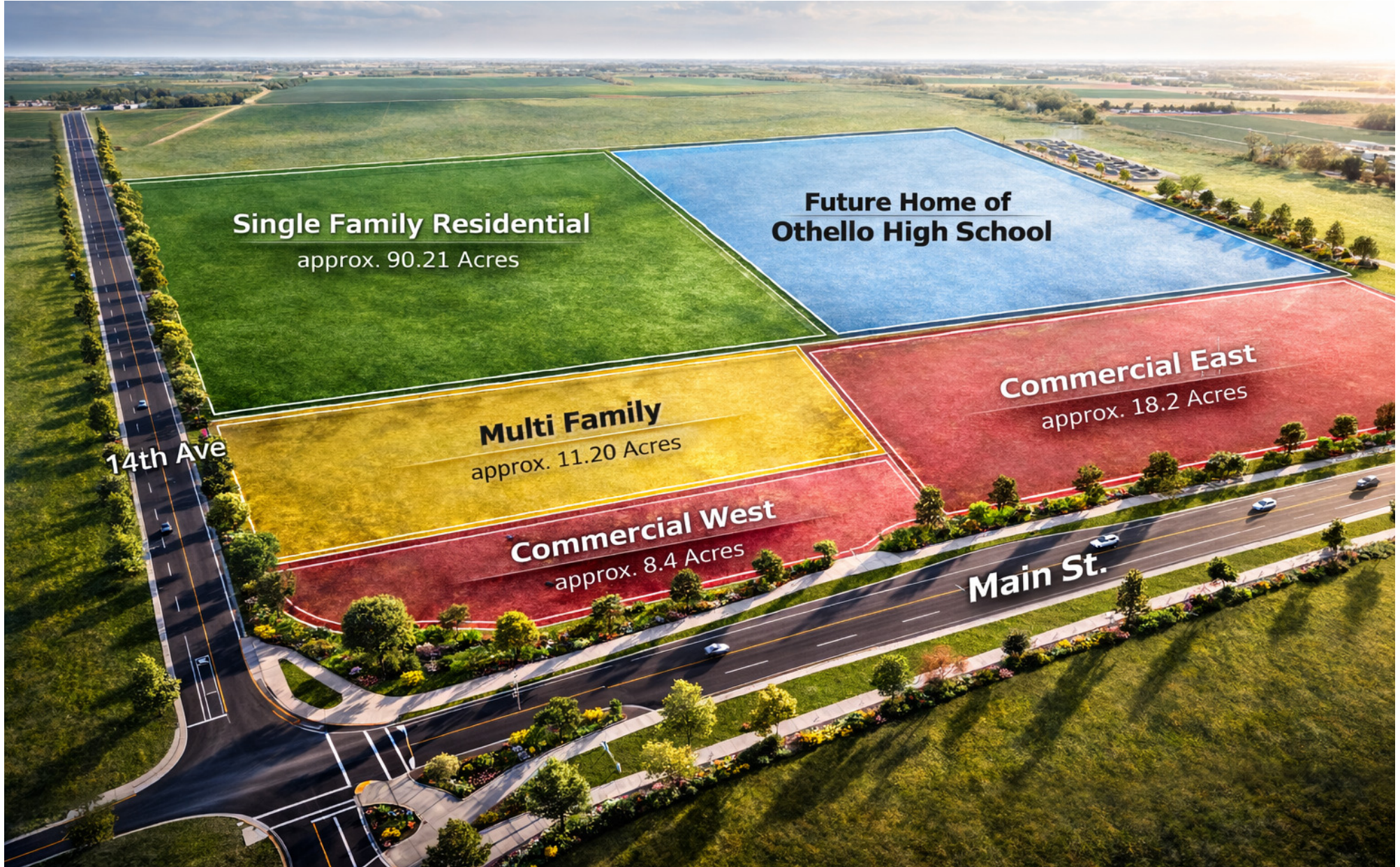
Conveniently located along State Route 26 and within easy reach of Interstate 90, Othello offers direct access to Spokane, the Tri-Cities, and Moses Lake. Its strategic location supports both commercial activity and residential growth while maintaining a small-town atmosphere.

Downtown Othello features local shops, restaurants, and community services, creating a welcoming environment for residents and visitors alike. The city is also known for its strong sense of community, highlighted by annual events such as the Sandhill Crane Festival, which celebrates the region's unique wildlife and draws visitors from across the Northwest.

Outdoor recreation is a major draw, with nearby Potholes State Park, the Columbia National Wildlife Refuge, and numerous lakes and trails offering year-round activities including boating, fishing, hiking, and birdwatching.

With its affordable land, expanding infrastructure, and steady economic base, Othello continues to attract families, agricultural businesses, and new development opportunities while preserving its agricultural heritage and close-knit community character.

# DEVELOPMENT PLAN



# PROPERTY OPTIONS

STATUS	TYPE	SIZE	PRICE
Available	Retail	2 Acres	\$15.00 / SF
Available	Retail	2 Acres	\$15.00 / SF
Available	Retail	1.5 Acres	\$12.00 / SF
Available	Retail	8 Acres	\$10.00 / SF
Available	Multifamily	11.2 Acres	\$95,000 / Acre
Available	Residential	20 Acres	\$85,000 / Acre



## COMMERCIAL WEST



### PROPERTY INFO

- Main Street Frontage
- Shared Access
- All City Services Available
- Natural Gas & Fiber Available
- Zoned C-2 Central Commercial Zone
- Minimum 1.5 Acre Parcels
- Hard Corner Pricing: \$15/sf
- In Line Pricing: \$12/sf

### CITY OF OTHELLO ZONING

The property is zoned CENTRAL COMMERCIAL ZONE (C-2), which is defined in the city of Othello Municipal Code, Chapter 17.30.010 (c) as:

The C-2 zone caters to both pedestrian and vehicle traffic. On-site parking is required but customers may choose to park once and visit several businesses by walking. Design standards ensure buildings create a lively and attractive environment.

# COMMERCIAL EAST



## PROPERTY INFO

- Main Street Frontage
- Shared Access
- All City Services Available
- Natural Gas & Fiber Available
- Zoned C-3 Large-Scale Commercial Zone
- Minimum 1.5 Acre Parcels
- Developer Master Site Available (Min. 8 Acres)
- Hard Corner Pricing: \$15/sf
- In Line Pricing: \$12/sf
- Master Site Pricing: \$10/sf

## CITY OF OTHELLO ZONING

The property is zoned LARGE-SCALE COMMERCIAL ZONE (C-3), which is defined in the city of Othello Municipal Code, Chapter 17.30.010 (d) as:

The C-3 zone is intended for “big box” stores and other businesses that generally attract customers in vehicles. While walking between businesses is an option, it is less likely in this zone with its larger buildings and extensive parking lots. Buildings are pleasing to the eye but design standards are less stringent than in the other commercial zones.

## MULTI FAMILY



### PROPERTY INFO

- Off Main Street
- Access From New Arterial
- All City Services Available
- Natural Gas & Fiber Available
- Zoned C-2 Central Commercial Zone
- Minimum 4 Acre Parcels
- Ideal For Apartment Complex and Assisted Living
- Pricing: \$95,000/Acre

### CITY OF OTHELLO ZONING

The property is zoned CENTRAL COMMERCIAL ZONE (C-2), which is defined in the city of Othello Municipal Code, Chapter 17.30.010 (c) as:

The C-2 zone caters to both pedestrian and vehicle traffic. On-site parking is required but customers may choose to park once and visit several businesses by walking. Design standards ensure buildings create a lively and attractive environment.

# SINGLE FAMILY RESIDENTIAL



## PROPERTY INFO

- Borders Site of New Othello High School
- Access From New Arterial
- All City Services Available
- Natural Gas & Fiber Available
- Zoned R-1 Residential District
- Minimum 20 Acre Parcels
- Lot Sizes Can Range From 7,000 sf and Up.
- Pricing: \$85,000/Acre

## CITY OF OTHELLO ZONING

The property is zoned RESIDENTIAL DISTRICT (R-1), which is defined in the city of Othello Municipal Code, Chapter 17.20.010 (b) as:

The R-1 zone is intended as a low-density zone which allows one-family dwellings. Minimum Lot Size is 7,000 sf.

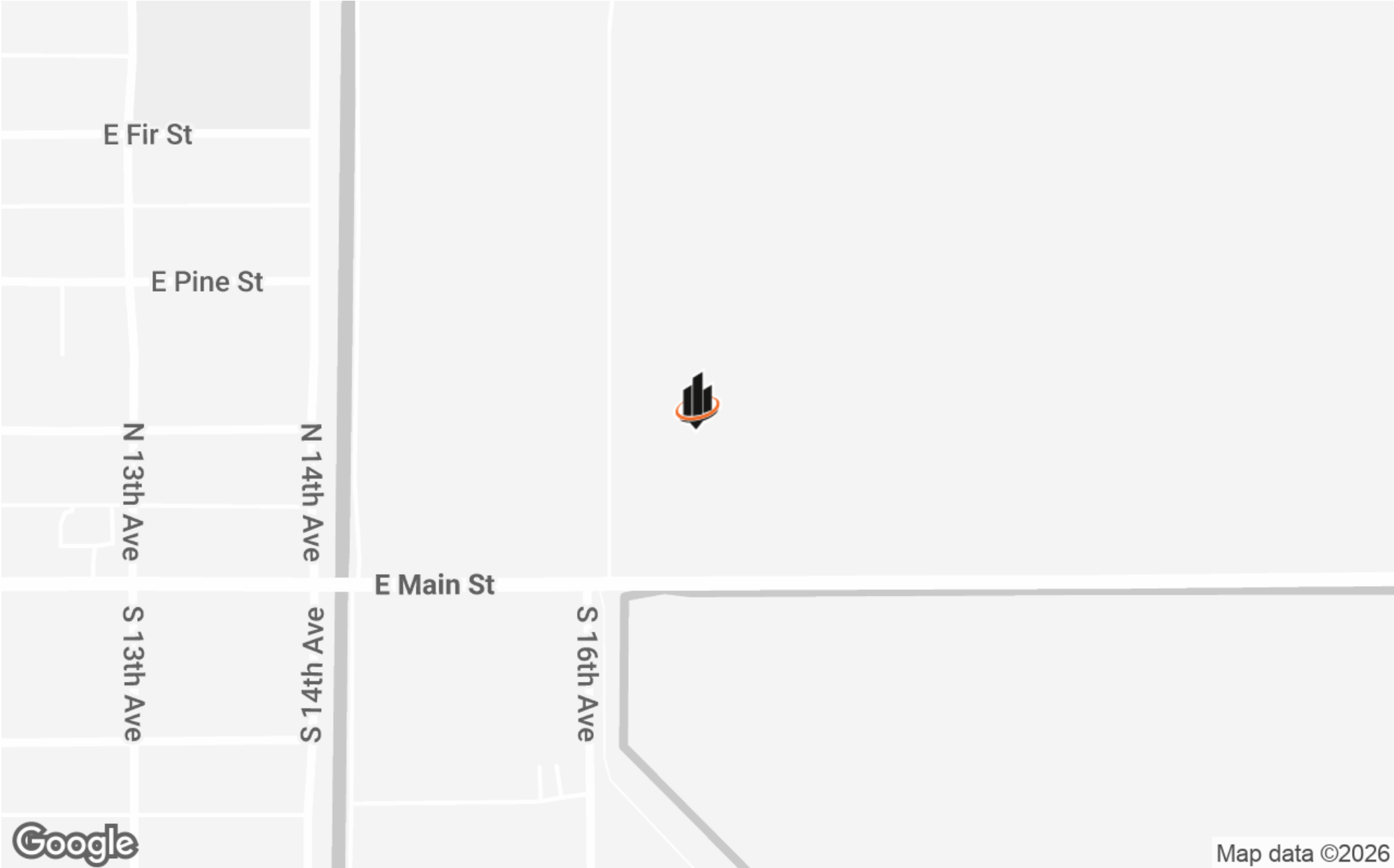


**SECTION 2**  
**Location  
Information**

**REGIONAL MAP**



LOCATION MAP



AERIAL MAP



# MARKET MAP



# DEMOGRAPHICS MAP & REPORT

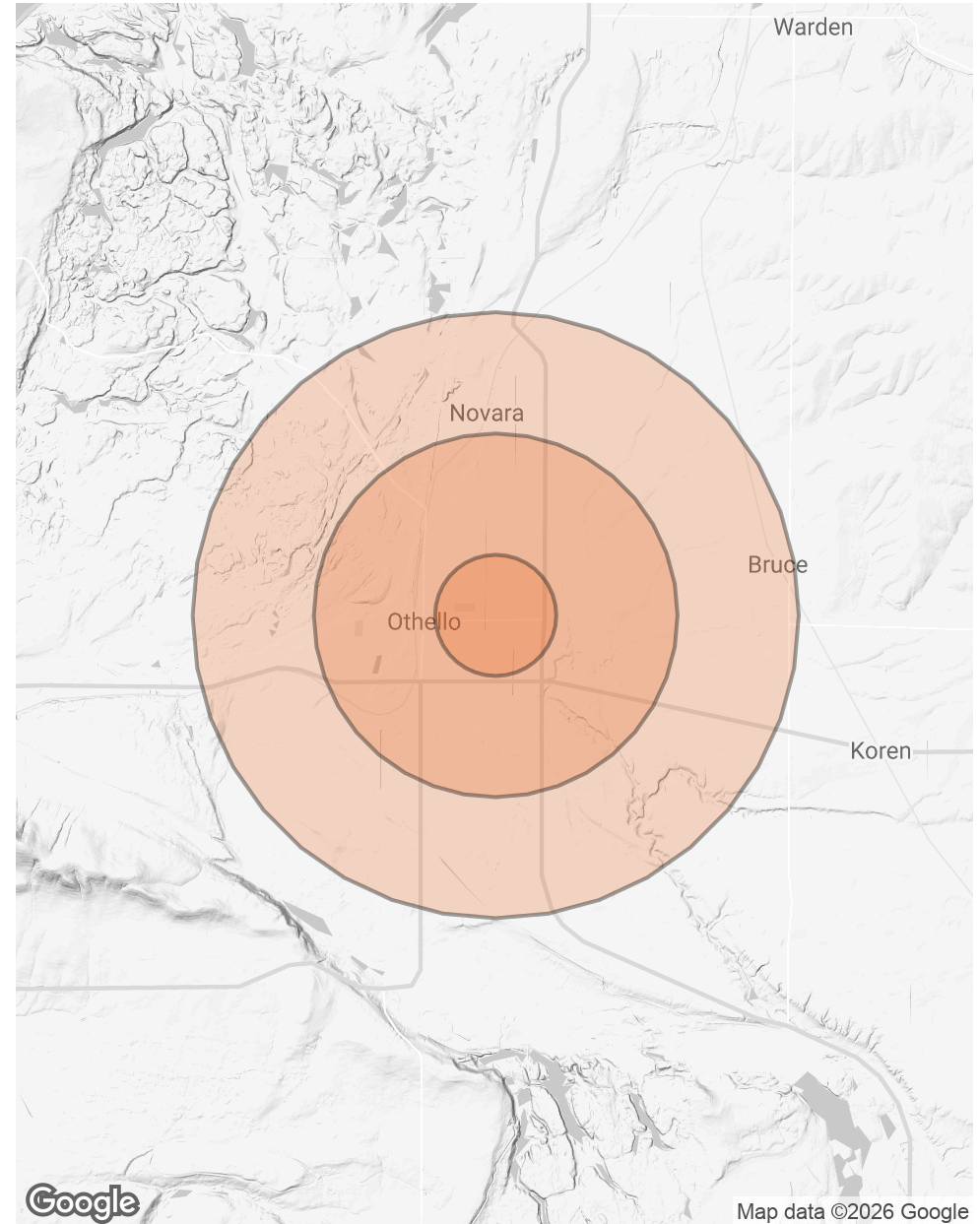
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	7,530	12,678	15,262
<b>AVERAGE AGE</b>	31	31	31
<b>AVERAGE AGE (MALE)</b>	30	30	31
<b>AVERAGE AGE (FEMALE)</b>	33	32	32

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,199	3,573	4,264
<b># OF PERSONS PER HH</b>	3.4	3.5	3.6
<b>AVERAGE HH INCOME</b>	\$84,957	\$79,868	\$79,898
<b>AVERAGE HOUSE VALUE</b>	\$300,994	\$281,516	\$276,576

*Demographics data derived from AlphaMap*



# AREA ANALYTICS

## POPULATION

### 5 MINUTES 10 MINUTES 15 MINUTES

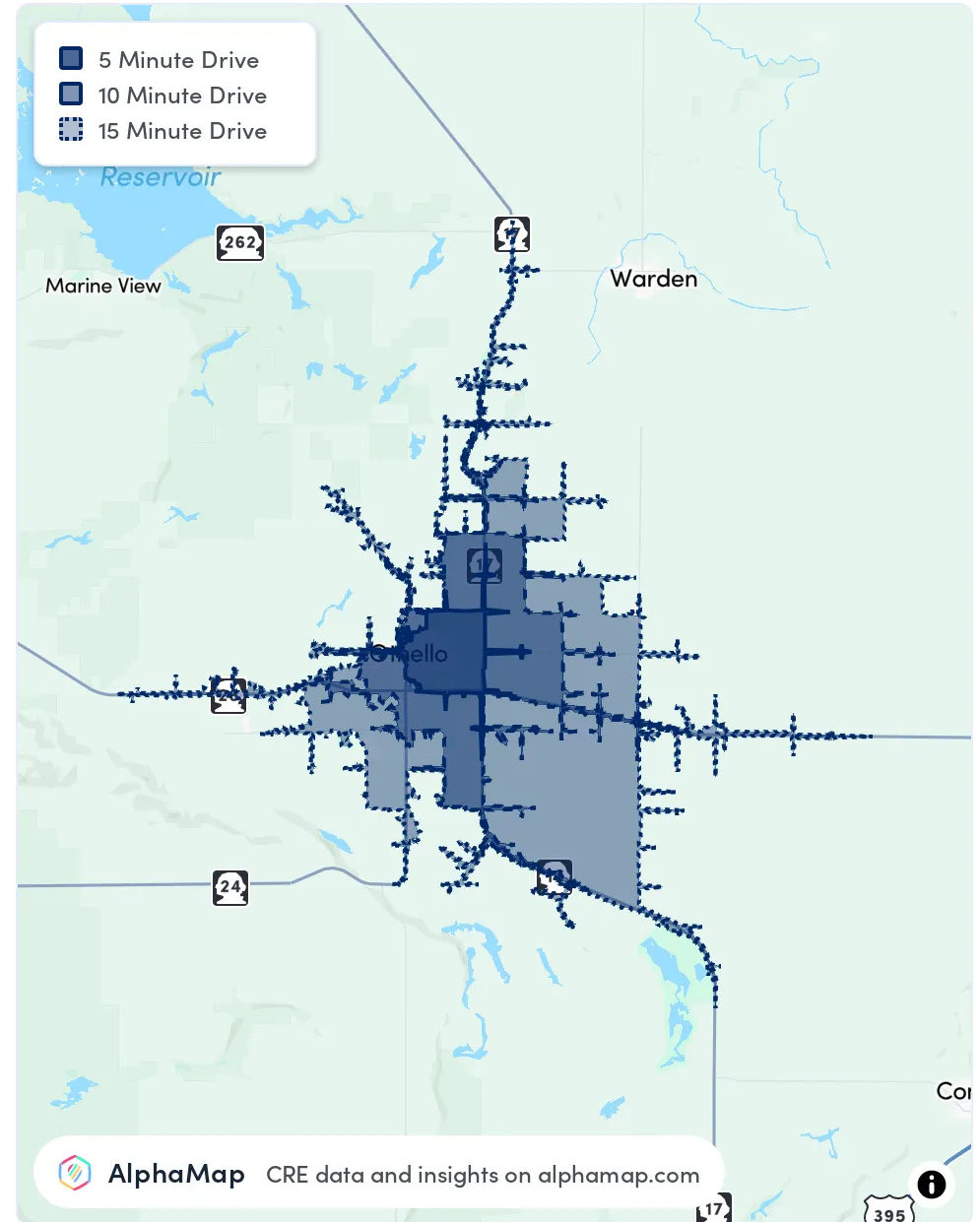
	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	8,764	10,594	13,159
AVERAGE AGE	31	31	31
AVERAGE AGE (MALE)	30	30	31
AVERAGE AGE (FEMALE)	32	32	32

## HOUSEHOLD & INCOME

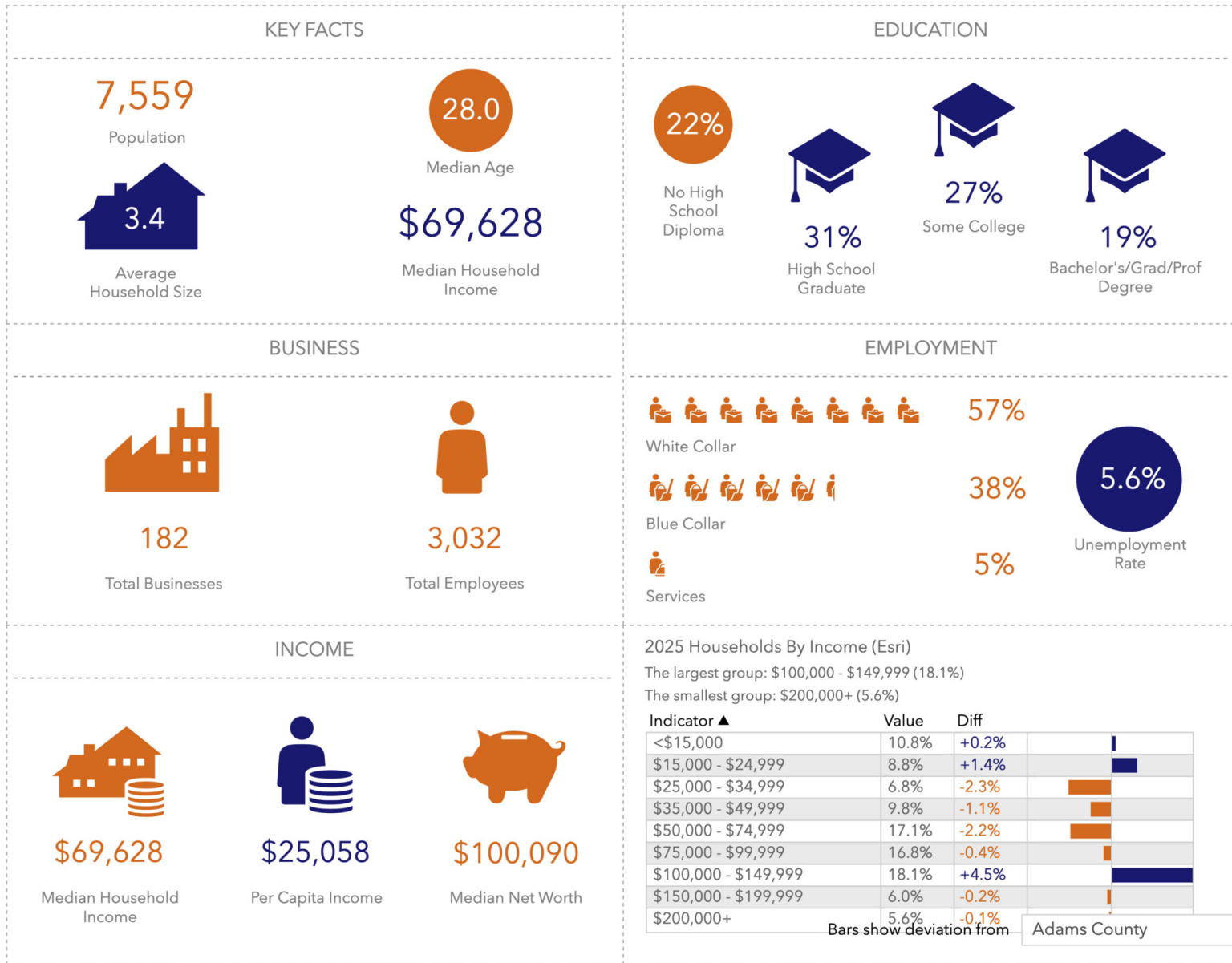
### 5 MINUTES 10 MINUTES 15 MINUTES

	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	2,556	3,026	3,716
PERSONS PER HH	3.4	3.5	3.5
AVERAGE HH INCOME	\$81,981	\$80,074	\$79,617
AVERAGE HOUSE VALUE	\$298,957	\$291,188	\$285,177
PER CAPITA INCOME	\$24,112	\$22,878	\$22,747

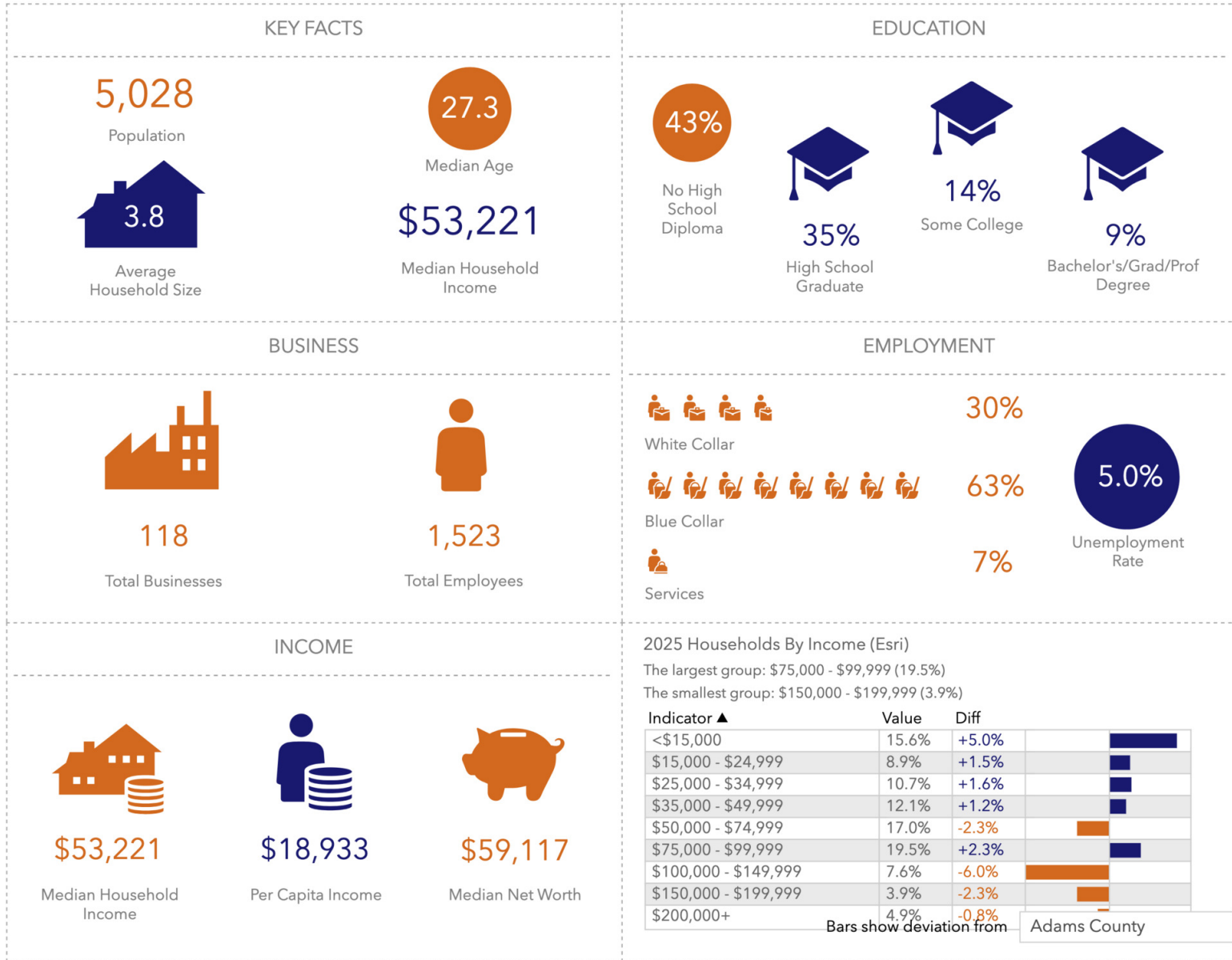
Map and demographics data derived from AlphaMap



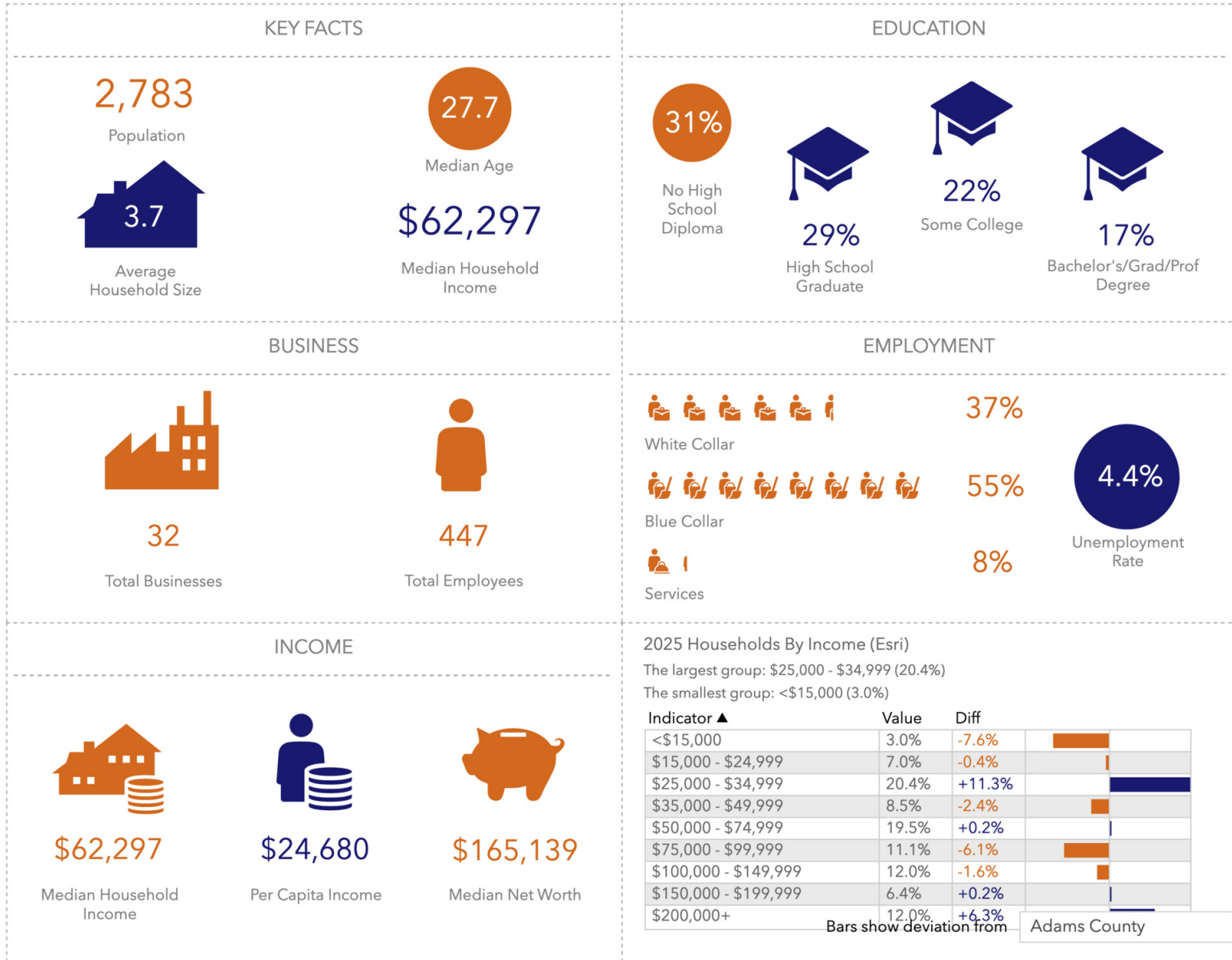
# 1 MILE INFOGRAPHICS



# 3 MILE INFOGRAPHICS



# 5 MILE INFOGRAPHICS



## DISCLAIMER

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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.