

**AVAILABLE
PARCEL#
19131743401**

**AVAILABLE
PARCEL#
19132012002**

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NAITri-Cities

89 Gage Boulevard
Richland WA 99352
509 943 5200 | naitcc.com

EXECUTIVE SUMMARY

Address: 2105 Terrace Heights Dr
Yakima WA 98901

Sale Price: \$1,100,000

Building Size: ±11,399 SF

Land Size: ±1.86 AC

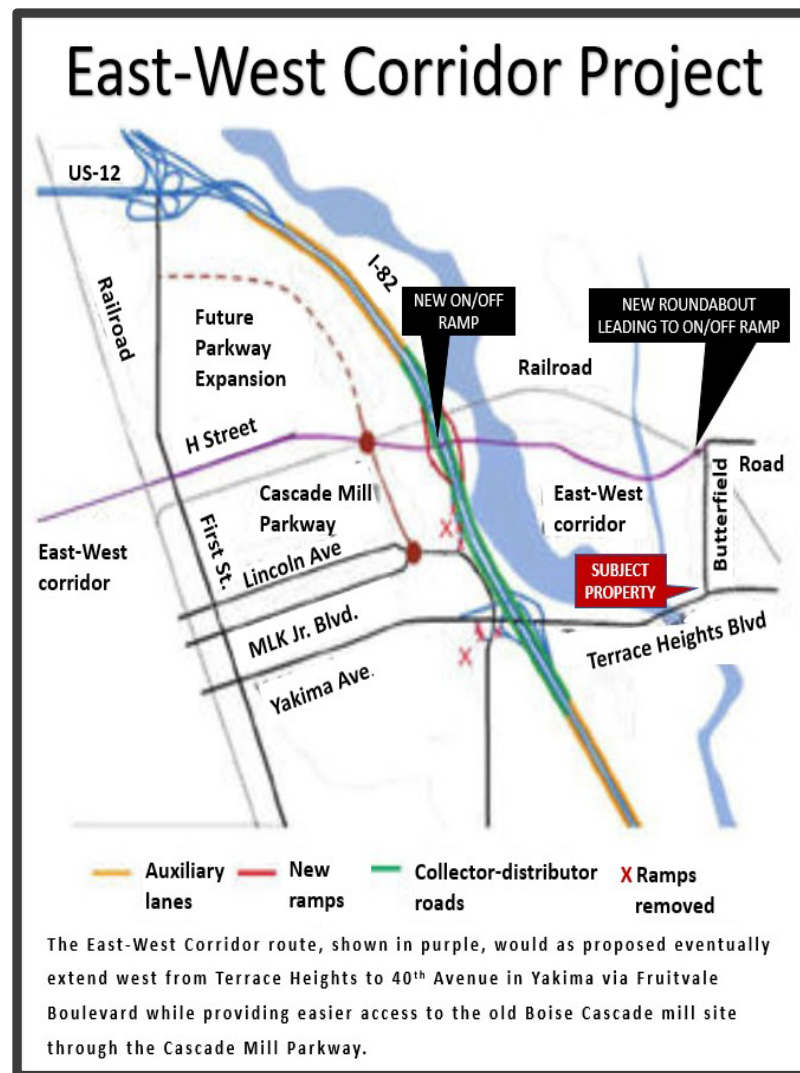
Zoning: General Commercial

APN: 19132012002

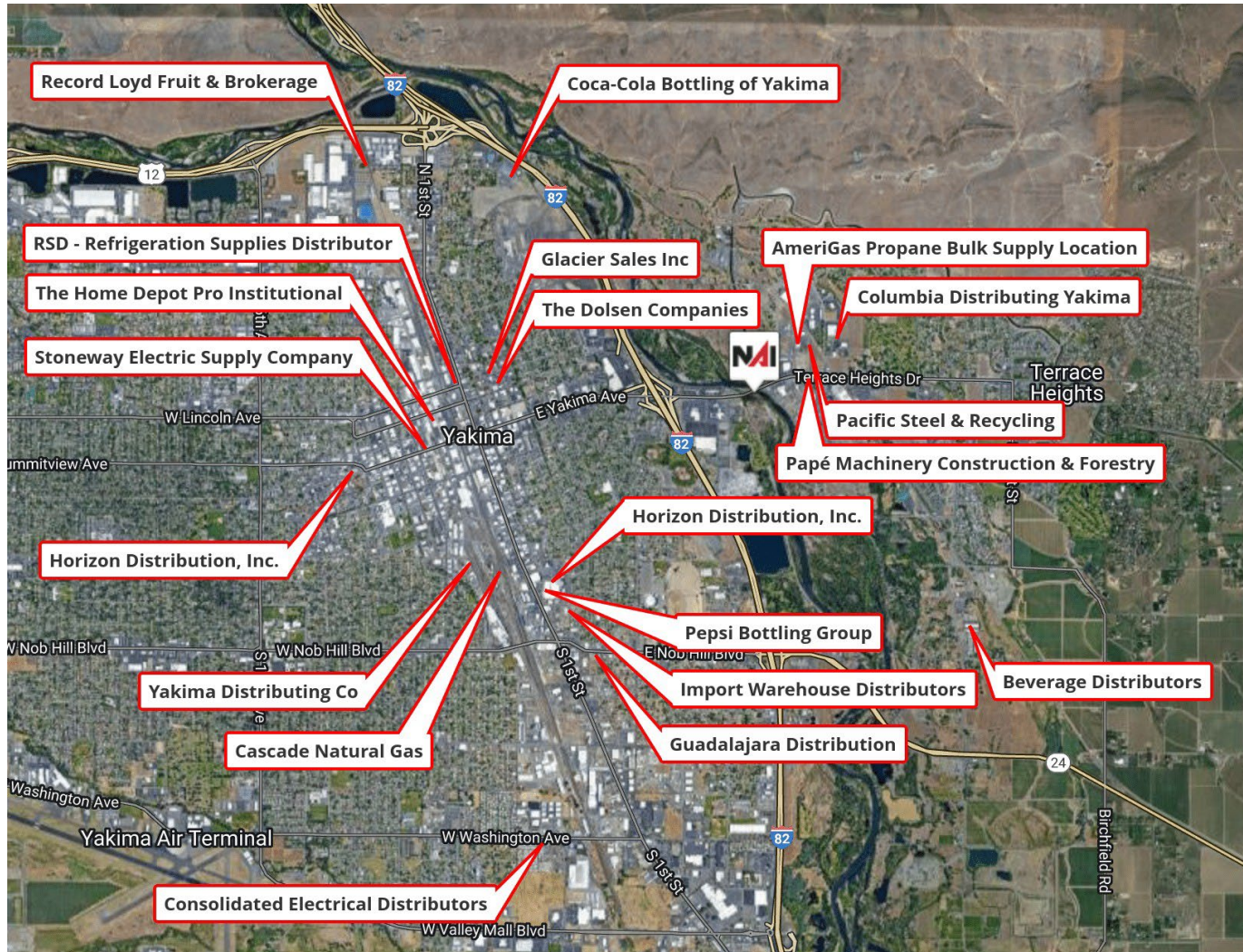
MLS: 264478

Property Overview

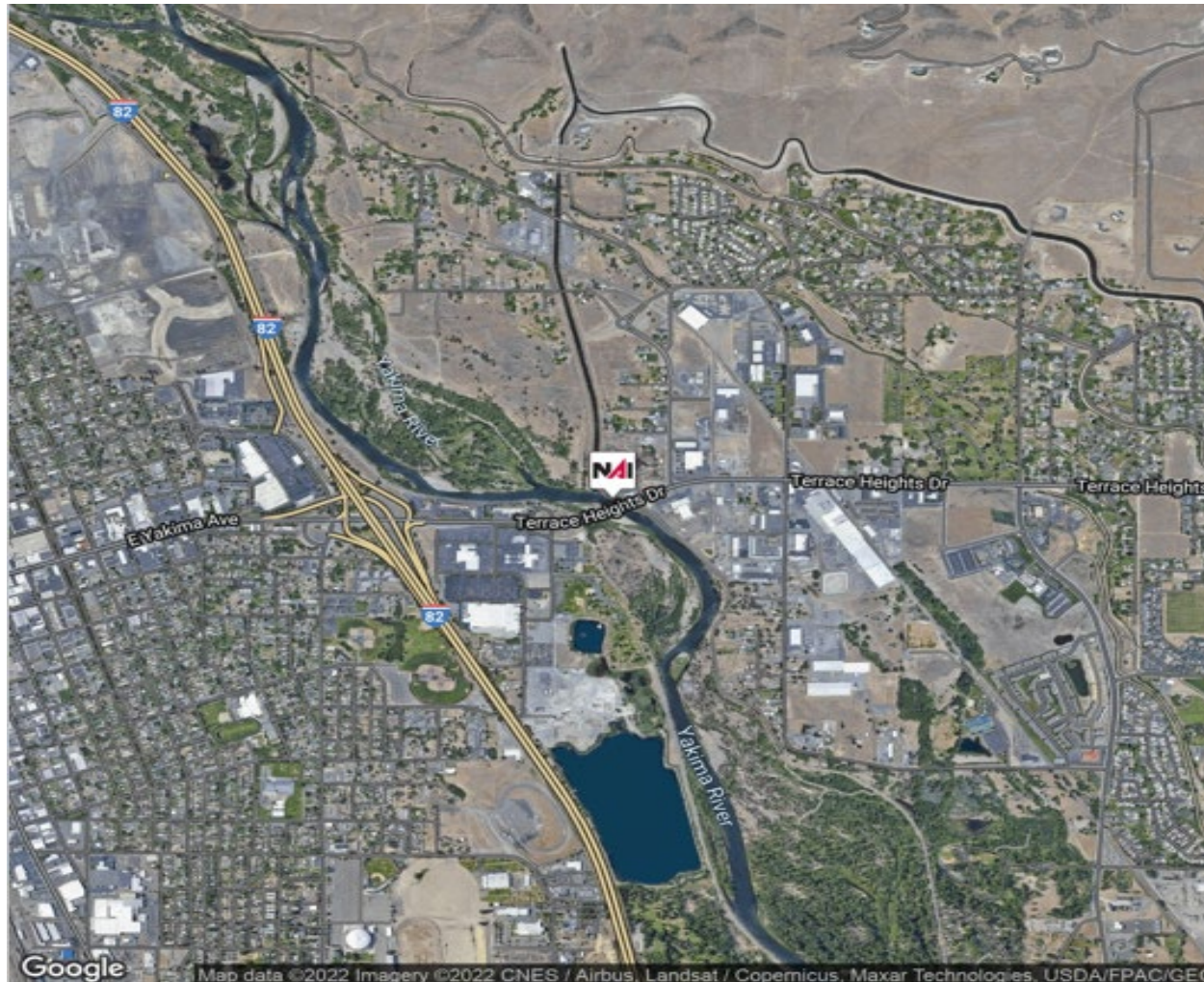
- Zoned General Commercial. *Could Potentially be Rezoned Light Industrial.*
- Prime Corner on Terrace Heights with Ingress and Egress off Terrace Heights Drive.
- Multiple Structures Consisting of Office and Warehouse Space.
- Combined Building SF of 11,399 & 4,648 SF Carport.
- Easy Access to Interstate.
- Will Benefit From Cities East/West Corridor Project.
- Traffic Count - 22.3K VPD.
- Option to Purchase Adjacent Lot.



MARKET AREA



AERIAL VIEW



DEMOGRAPHICS

Source: Sites USA 2022 Est.

KEY FACTS



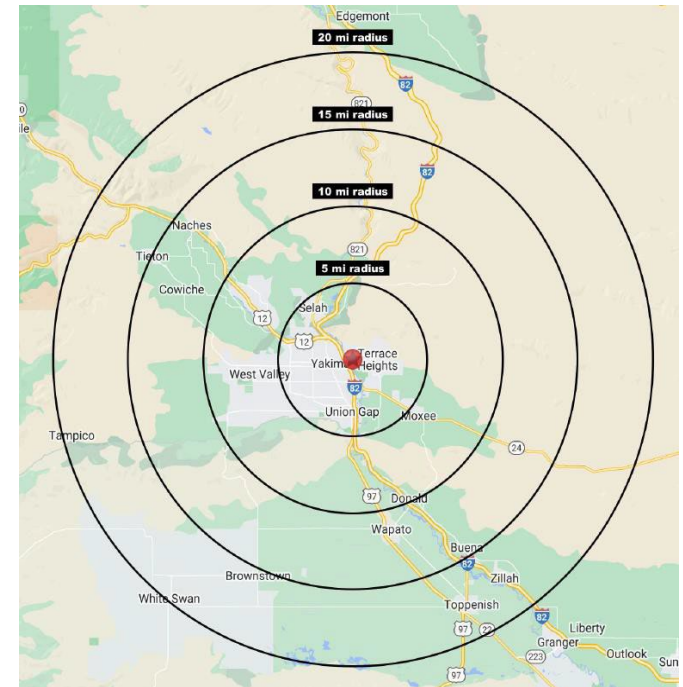
10 MILE	155,664
15 MILE	180,570
20 MILE	204,384
	POPULATION

2.7	35.1
2.8	34.9
2.8	34.5
	MEDIAN AGE

TOTAL ANNUAL CONSUMER EXPENDITURE

10 MILE	15 MILE	20 MILE
\$3.26 B	\$3.72 B	\$4.1 B

10,15,20 MILE DRIVE TIMES



HOUSING STATS



10 MILE	\$62,924
15 MILE	\$62,859
20 MILE	\$62,620
	MEDIAN HH INCOME

32,189	24,232
37,490	26,553
41,873	29,122
OWNER OCCUPIED UNITS	RENTER OCCUPIED UNITS