

Retail And Development Land - Lincoln County, WA

715 NE Main Ave, Wilbur, WA 99185



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marcusmillichap.com



EXCLUSIVELY LISTED BY

Jesse K. Fox

Associate

Office: Seattle

Direct: 509.850.2805

Jesse.Fox@marcusmillichap.com

License: WA #23158

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An aerial photograph of a construction site. In the foreground, there is a large, rectangular area with a grid of steel rebar laid out on the ground, likely for a concrete slab. To the right of the rebar grid, there is a blue container or trailer. In the background, there are rolling hills under a clear blue sky with some light clouds.

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RETAIL AND DEVELOPMENT LAND - LINCOLN COUNTY, WA

715 NE Main Ave, Wilbur, WA 99185

INVESTMENT OVERVIEW

Discover unparalleled investment potential in four prime parcels in Wilbur, WA & Lincoln County, WA. With the upcoming Dollar General next door and a wealth of natural resources, scenic beauty, utilities, and water sources, these parcels offer an enticing opportunity for diverse development ventures.

INVESTMENT HIGHLIGHTS

- Dollar General Neighbor: Immediate proximity to an upcoming Dollar General store, highlighting substantial commercial potential.
- Strategic Locations: Positioned on key transportation routes and in high-demand areas for commercial and residential development.
- Building Pad Opportunity: Ideal location for a building pad neighboring the nearly completed Dollar General store for additional commercial ventures.
- 96 Unit Storage Facility under construction, price to be determined.
- Zoning Flexibility: Favorable zoning regulations, allowing for versatile land use options.
- Residential Development: Plans for an eighty-lot residential plat in progress.
- Abundance of Natural Resources: Rich in natural resources, catering to potential farming or agribusiness ventures.
- Proximity to Utilities: Close to essential services, including water and electricity, streamlining development processes.
- Water Resources: Access to water sources, enhancing suitability for irrigation and water-dependent activities.
- Well-Developed Infrastructure: Reliable transportation networks and utility access ensure smooth development and operations.
- Proximity to Amenities: Convenient access to educational institutions, healthcare facilities, and retail centers.
- This investment opportunity offers a blend of strategic positioning, zoning flexibility, and abundant resources, making it an appealing prospect for investors in both commercial and residential development.

SECTION 1

Executive Summary

RETAILER MAP

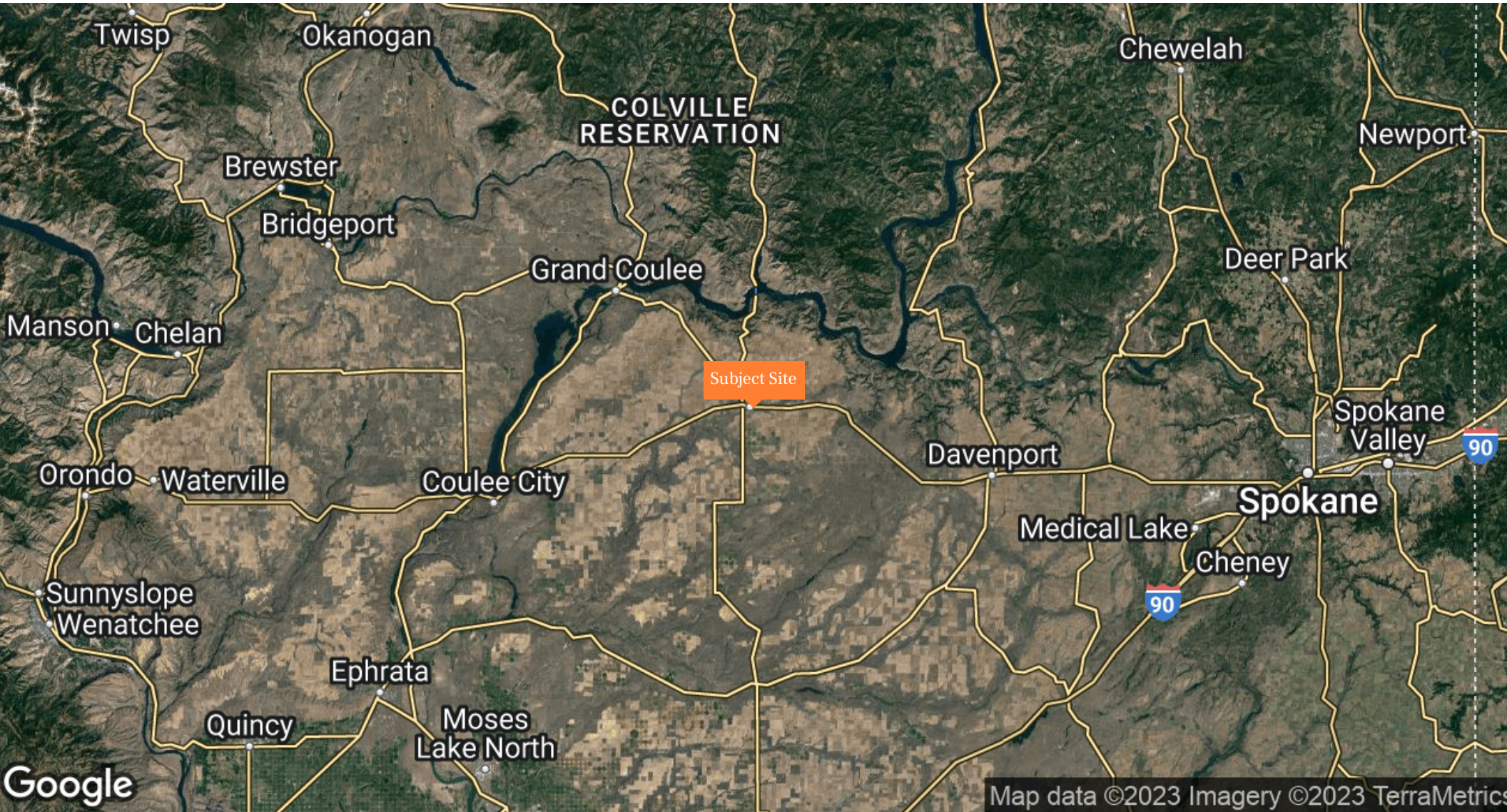
REGIONAL MAP

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Retail And Development Land - Lincoln County, WA // TRAFFIC GENERATOR MAP



REGIONAL MAP // Retail And Development Land - Lincoln County, WA





Parcel #2633008500030
96 Storage Units
Currently Under
Construction



New Dollar General Store

Proposed Retail Pad
Parcel #0806000100200







SECTION 2

Market Overview

DEMOGRAPHICS

BROKER OF RECORD

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Retail And Development Land - Lincoln County, WA // DEMOGRAPHICS

POPULATION	1 Mile	5 Miles	10 Miles
2027 Projection			
Total Population	903	1,075	1,656
2022 Estimate			
Total Population	893	1,057	1,615
2010 Census			
Total Population	884	1,037	1,564
2000 Census			
Total Population	942	1,091	1,589
Daytime Population			
2022 Estimate	704	832	1,314
HOUSEHOLDS	1 Mile	5 Miles	10 Miles
2027 Projection			
Total Households	443	504	733
2022 Estimate			
Total Households	430	489	709
Average (Mean) Household Size	2.1	2.1	2.1
2010 Census			
Total Households	405	459	661
2000 Census			
Total Households	406	455	637

HOUSEHOLDS BY INCOME	1 Mile	5 Miles	10 Miles
2022 Estimate			
\$250,000 or More	1.2%	1.3%	1.4%
\$200,000-\$249,999	0.0%	0.2%	0.5%
\$150,000-\$199,999	2.9%	3.2%	4.2%
\$125,000-\$149,999	6.5%	6.5%	6.4%
\$100,000-\$124,999	6.4%	6.6%	7.1%
\$75,000-\$99,999	13.0%	13.0%	12.9%
\$50,000-\$74,999	22.0%	21.9%	21.6%
\$35,000-\$49,999	15.1%	15.0%	14.7%
\$25,000-\$34,999	11.3%	11.0%	10.3%
\$15,000-\$24,999	9.1%	9.1%	9.3%
Under \$15,000	12.7%	12.3%	11.6%
Average Household Income	\$63,710	\$65,295	\$69,279
Median Household Income	\$53,059	\$54,078	\$55,822
Per Capita Income	\$30,841	\$30,335	\$30,502

DEMOGRAPHICS // Retail And Development Land - Lincoln County, WA

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
Population By Age			
2022 Estimate	893	1,057	1,615
0 to 4 Years	3.5%	3.6%	3.7%
5 to 14 Years	10.8%	10.8%	10.7%
15 to 17 Years	3.4%	3.4%	3.3%
18 to 19 Years	2.0%	2.0%	1.8%
20 to 24 Years	3.5%	3.5%	3.6%
25 to 29 Years	3.4%	3.4%	3.4%
30 to 34 Years	3.8%	3.8%	3.9%
35 to 39 Years	5.3%	5.2%	4.9%
40 to 49 Years	11.8%	11.5%	11.0%
50 to 59 Years	11.9%	11.8%	11.4%
60 to 64 Years	9.5%	9.5%	9.7%
65 to 69 Years	10.6%	10.8%	11.6%
70 to 74 Years	8.0%	8.3%	9.0%
75 to 79 Years	4.9%	4.9%	5.0%
80 to 84 Years	3.1%	3.1%	3.1%
Age 85+	4.6%	4.4%	3.8%
Median Age	52.5	52.6	53.6

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
Population 25+ by Education Level			
2022 Estimate Population Age 25+	687	811	1,243
Elementary (0-8)	2.4%	2.4%	2.6%
Some High School (9-11)	4.0%	4.3%	5.0%
High School Graduate (12)	35.5%	34.8%	33.6%
Some College (13-15)	32.5%	32.4%	32.6%
Associate Degree Only	11.9%	11.9%	11.5%
Bachelor's Degree Only	11.1%	11.3%	11.4%
Graduate Degree	2.6%	2.9%	3.3%
HOUSING UNITS			
Occupied Units			
2027 Projection	507	591	925
2022 Estimate	495	575	896
Owner Occupied	333	379	553
Renter Occupied	97	110	156
Vacant	64	86	187
Persons in Units			
2022 Estimate Total Occupied Units	430	489	709
1 Person Units	38.6%	37.2%	33.7%
2 Person Units	39.5%	40.3%	42.9%
3 Person Units	7.9%	8.4%	9.6%
4 Person Units	7.9%	8.0%	8.0%
5 Person Units	4.2%	4.1%	3.9%
6+ Person Units	1.9%	1.8%	1.8%

Retail And Development Land - Lincoln County, WA // DEMOGRAPHICS



POPULATION

In 2022, the population in your selected geography is 1,615. The population has changed by 1.6 percent since 2000. It is estimated that the population in your area will be 1,656 five years from now, which represents a change of 2.5 percent from the current year. The current population is 50.1 percent male and 49.9 percent female. The median age of the population in your area is 53.6, compared with the U.S. average, which is 38.6. The population density in your area is 5 people per square mile.



HOUSEHOLDS

There are currently 709 households in your selected geography. The number of households has changed by 11.3 percent since 2000. It is estimated that the number of households in your area will be 733 five years from now, which represents a change of 3.4 percent from the current year. The average household size in your area is 2.1 people.



INCOME

In 2022, the median household income for your selected geography is \$55,822, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 70.0 percent since 2000. It is estimated that the median household income in your area will be \$61,181 five years from now, which represents a change of 9.6 percent from the current year.

The current year per capita income in your area is \$30,502, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$69,279, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 667 people in your selected area were employed. The 2000 Census revealed that 54.5 percent of employees are in white-collar occupations in this geography, and 45.5 percent are in blue-collar occupations. In 2022, unemployment in this area was 6.0 percent. In 2000, the average time traveled to work was 9.6 minutes.



HOUSING

The median housing value in your area was \$178,284 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 499 owner-occupied housing units and 138 renter-occupied housing units in your area. The median rent at the time was \$329.



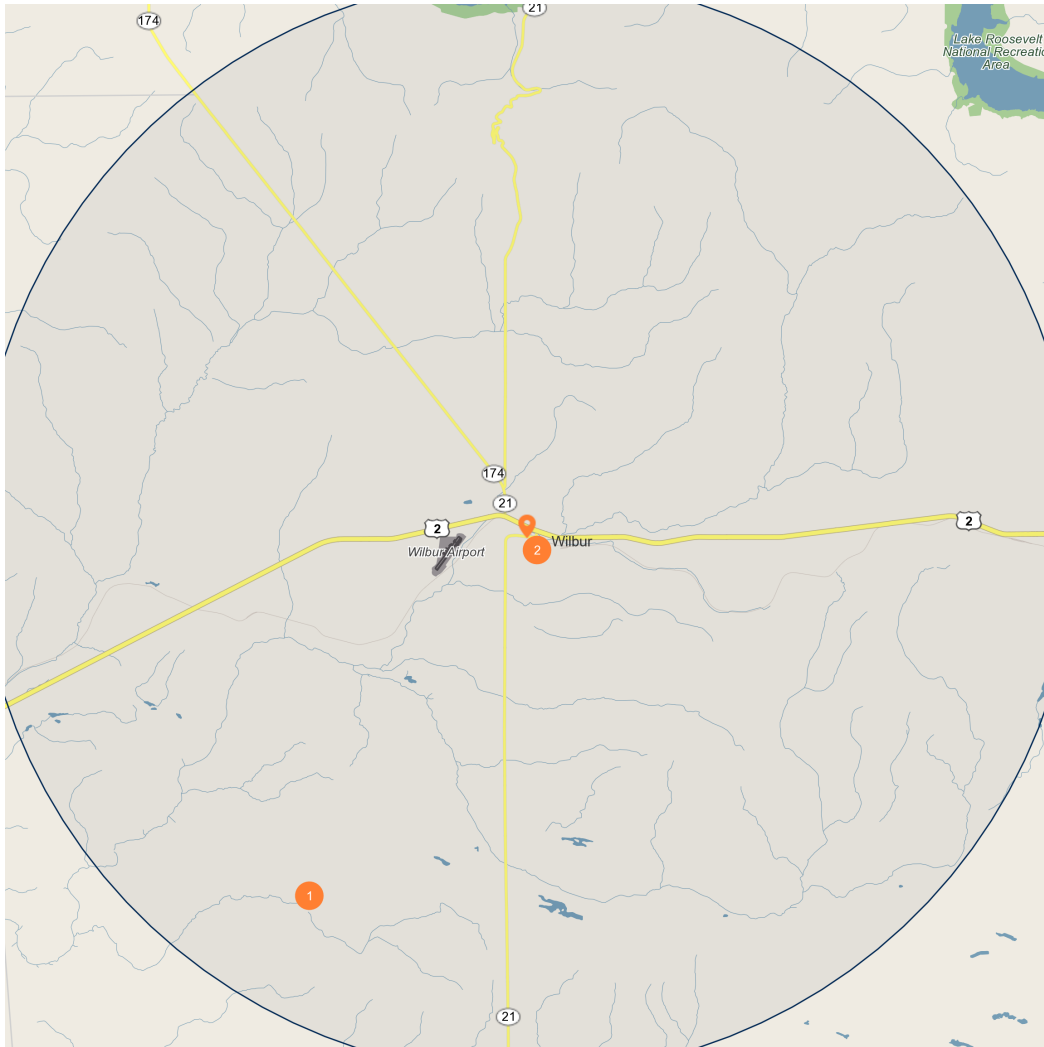
EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. Only 3.3 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 11.4 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 11.5 percent vs. 8.4 percent, respectively.

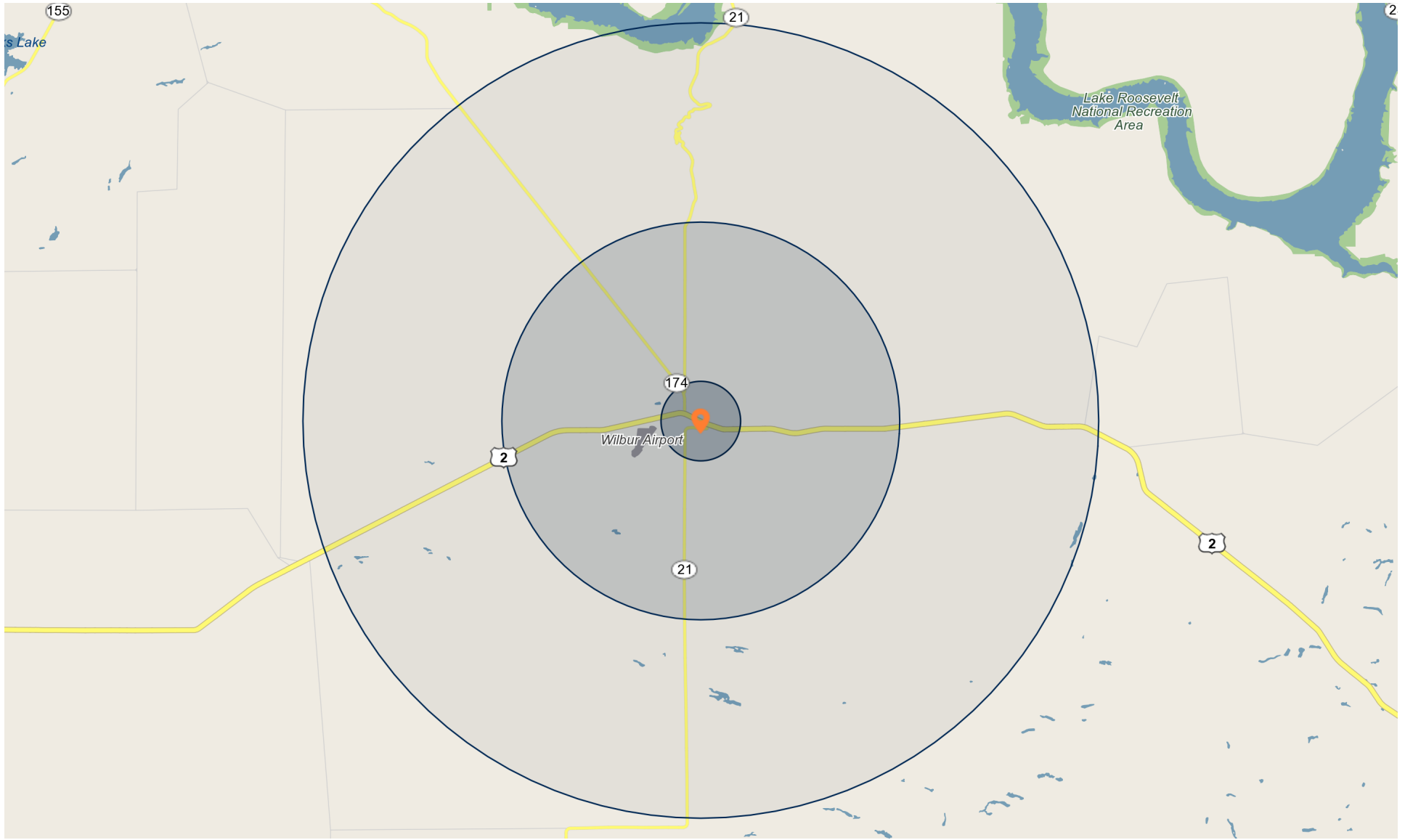
The area had more high-school graduates, 33.6 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 32.6 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS // Retail And Development Land - Lincoln County, WA



Major Employers		Employees
1	Jones Port Court LLC	57
2	Wilbur School District-Wilbur Secondary School	50

Retail And Development Land - Lincoln County, WA // DEMOGRAPHICS



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Joel Deis

Washington
(206) 826-5700
Lic #: WA 25469

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