



**OFFERING MEMORANDUM**

# Union Street Commercial Land

**1701 S UNION ST**  
Kennewick, WA 99338

**PRESENTED BY:**

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**SECTION 1**  
**Property Information**



# PROPERTY SUMMARY



**VIDEO**

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$695,000
<b>LOT SIZE:</b>	1.99 Acres

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	3,971	26,822	48,677
<b>TOTAL POPULATION</b>	11,028	73,631	135,472
<b>AVERAGE HH INCOME</b>	\$98,541	\$96,817	\$104,296

## PROPERTY DESCRIPTION

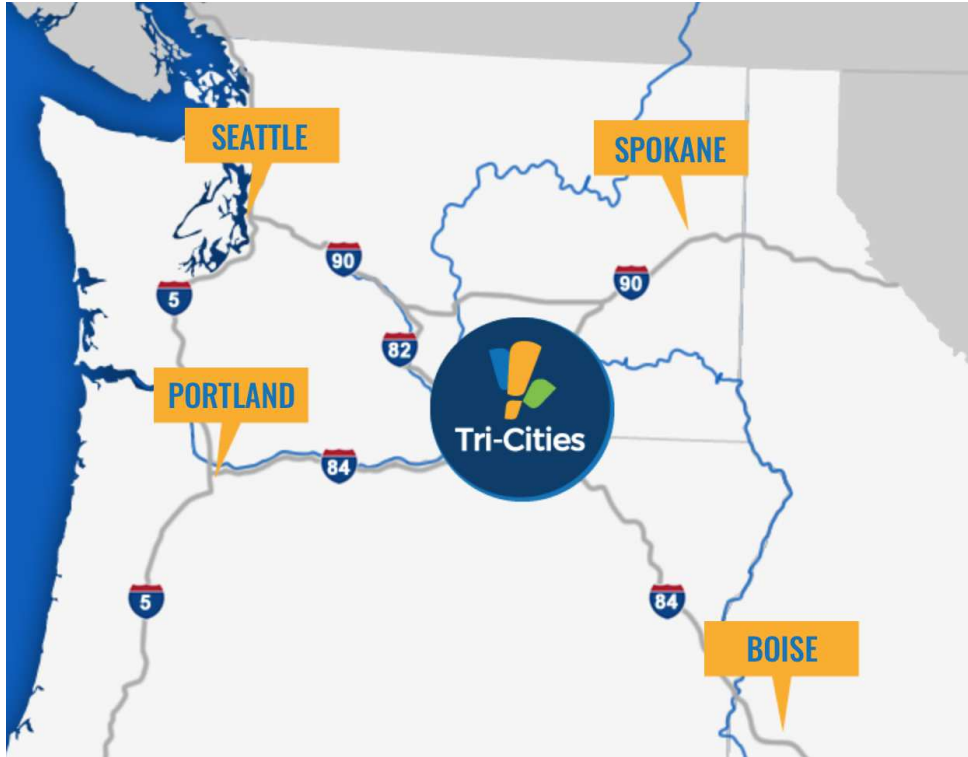
This is commercial zoned lot sits across the street from the Library and the Highland’s Grange Park. It’s surrounded by well established residential neighborhoods and features frontage on Union Street. This section of Union is serves as a connector between residential, commercial and highway access.

No value given to the existing building. All city services available.

## PROPERTY HIGHLIGHTS

- 1.99 Acres
- Zoned Commercial Neighborhood
- All City Services Available
- Union Street Frontage

## PROPERTY DESCRIPTION



## ZONING

The property is zoned COMMERCIAL NEIGHBORHOOD DISTRICT (CN), which is defined in the city of Kennewick Municipal Code, Chapter 18.03.040 as:

CN - The purpose of the CN district is to establish areas for day-to-day convenience shopping and services. Such facilities must harmonize with the surrounding residential area and provide only those services, which are intended for it. Generally, one of each use is adequate to serve a given neighborhood.

## LOCATION DESCRIPTION

Located across from the Kennewick Branch of the Mid-Columbia Library and the Highlands Grange Park. This section of Union is a major connector between residential, commercial and highway accesses.

Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

Kennewick, Pasco, Richland, and West Richland make up the Tri-Cities. Then why “Tri” when there are four? The short answer is that West Richland grew large enough to deserve recognition, but the area had already been branded as the “Tri-Cities.” So think of Tri-Cities as a label for the fastest growing metropolitan area in Washington State.

The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car. The BNSF and Union Pacific Railroads have a major presence in the Tri-Cities and the Columbia River connects the region with the Port of Portland. The Tri-Cities Airport (PSC) offers direct daily flights to Seattle, Portland, San Francisco, Denver, Salt Lake City, Phoenix, Los Angeles and Minneapolis.

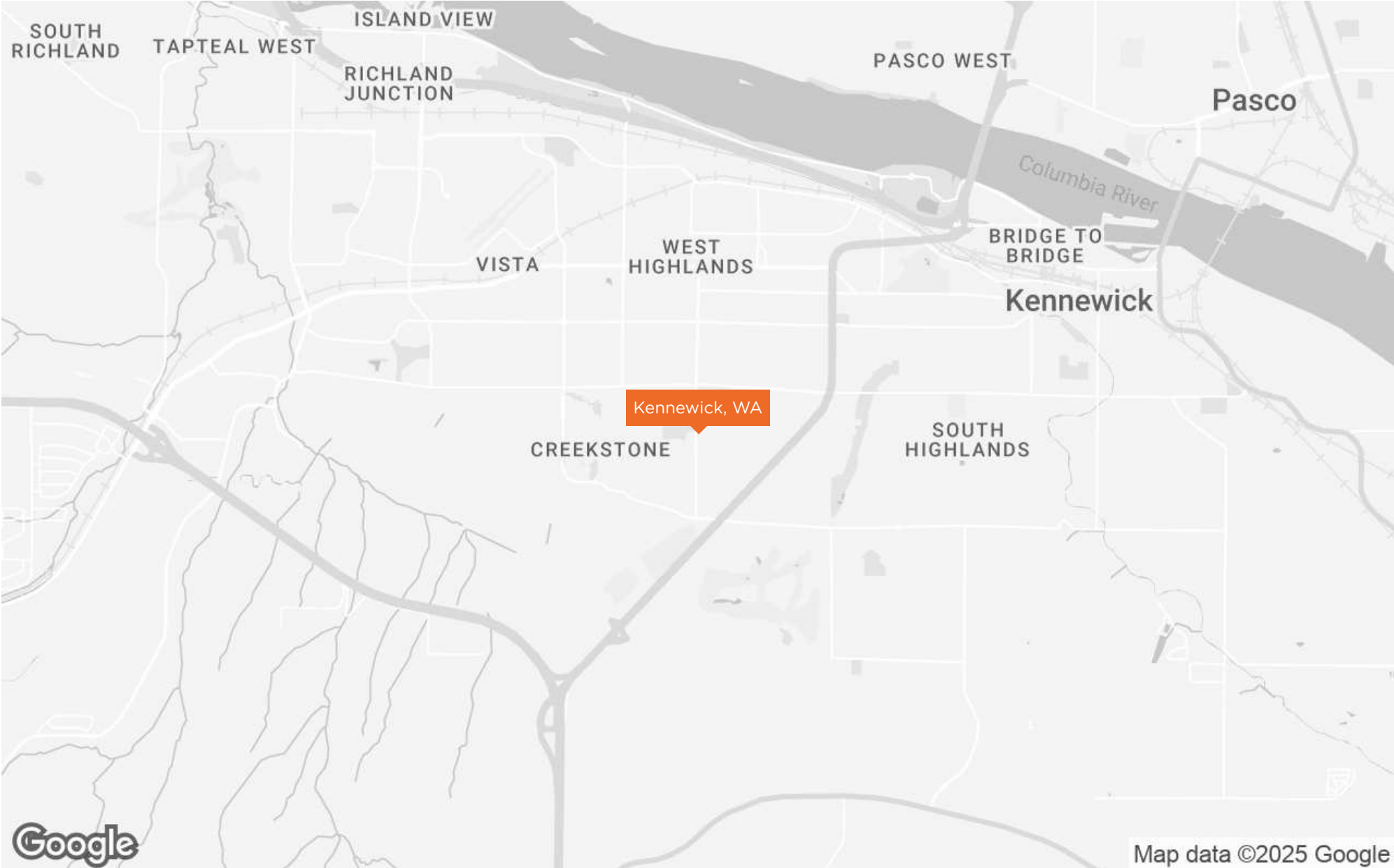




**SECTION 2**  
**Location  
Information**

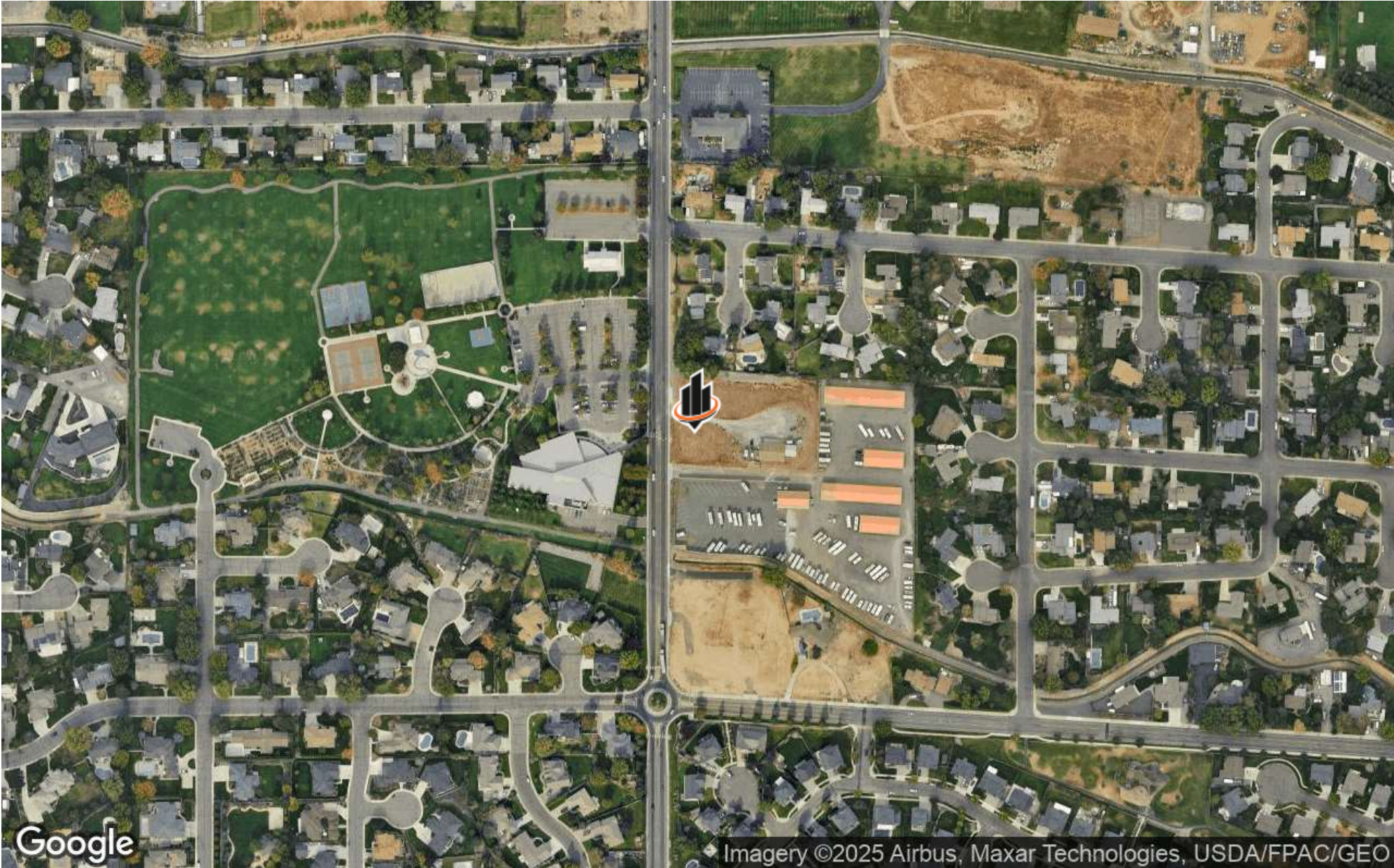


**REGIONAL MAP**



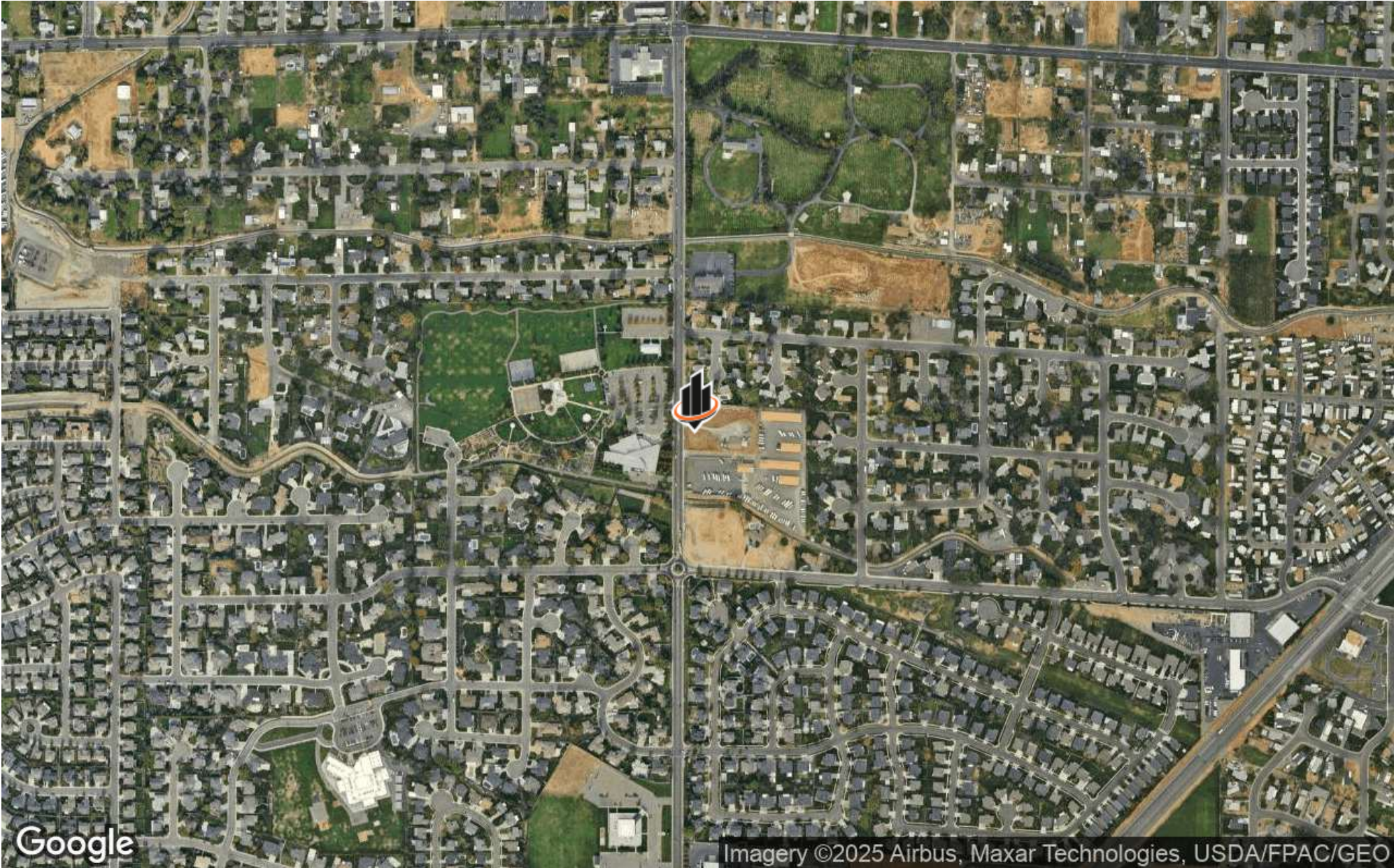


LOCATION MAP

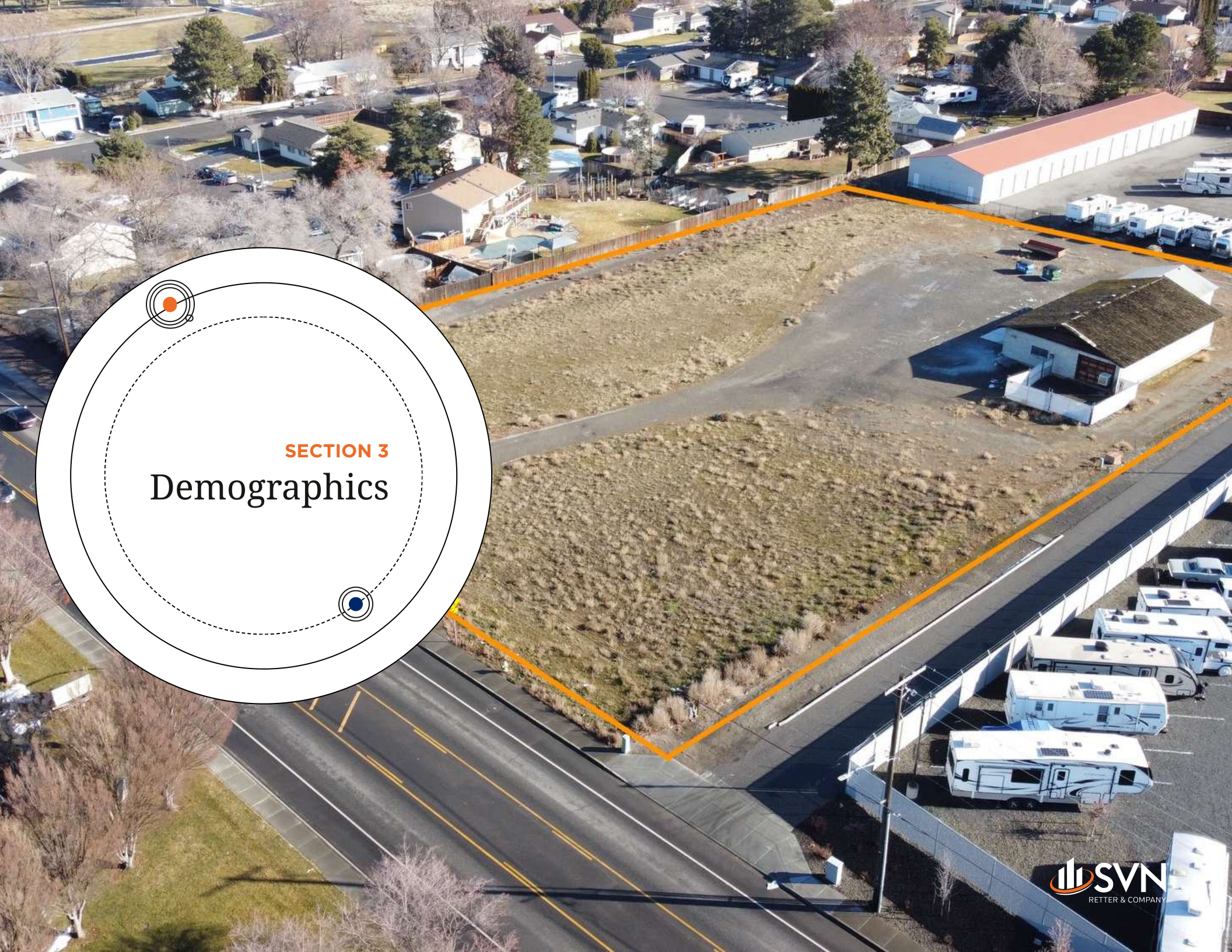




AERIAL MAP







SECTION 3  
Demographics



# AREA ANALYTICS

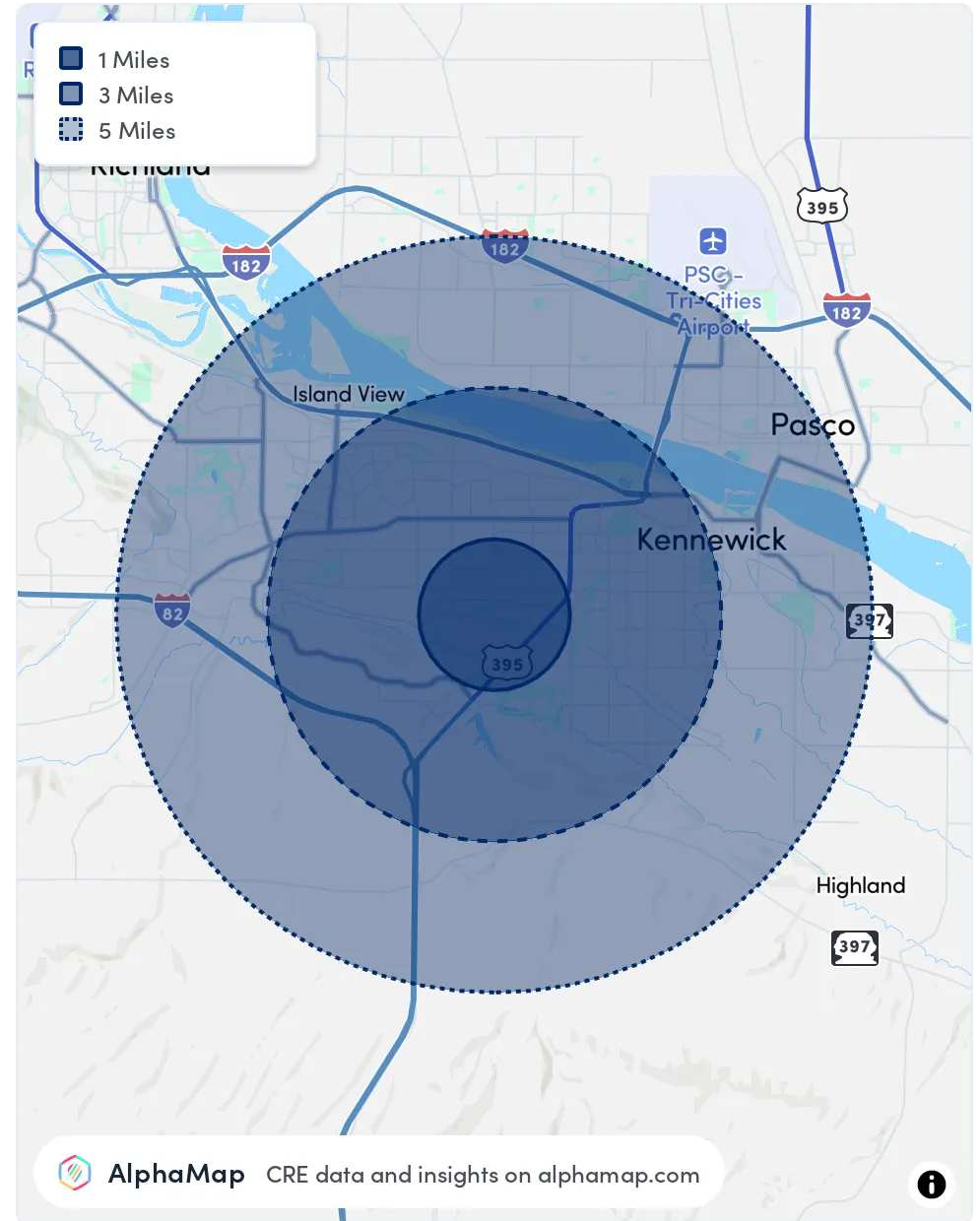
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,028	73,631	135,472
AVERAGE AGE	39	38	37
AVERAGE AGE (MALE)	38	37	37
AVERAGE AGE (FEMALE)	40	39	38

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,971	26,822	48,677
PERSONS PER HH	2.8	2.7	2.8
AVERAGE HH INCOME	\$98,541	\$96,817	\$104,296
AVERAGE HOUSE VALUE	\$422,215	\$376,675	\$377,140
PER CAPITA INCOME	\$35,193	\$35,858	\$37,248

Map and demographics data derived from AlphaMap





## 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.

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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.