



OFFERING SUMMARY

Sale Price:	\$2,540,000
Lot Size:	3.24 Acres
Price / Acre:	\$783,951
Zoning:	COM
Market:	Union Gap

PROPERTY OVERVIEW

This listing is for 3.24 acres of commercial land with Valley Mall Blvd. frontage. Located in the areas Retail Hub this land is ideal for QSR, retail strip center, big box stores, or user looking for high traffic counts and high visibility. Other users in the area consist of Costco, Winco, Starbucks, National Car dealerships, and many others. A new 400+ unit apartment complex is scheduled for construction in the 24-25 Calendar year directly to the north of this site.

PROPERTY HIGHLIGHTS

- Level lot
- Utilities stubbed to site
- One of the last lots available in the area with Valley Mall Blvd Frontage







POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,467	100,176	154,529
Average Age	36.6	33.5	35.4
Average Age (Male)	33.0	33.3	35.1
Average Age (Female)	41.1	34.1	35.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,791	37,818	58,531
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$51,445	\$61,338	\$68,606
Average House Value	\$107,912	\$159,630	\$185,333

** Demographic data derived from 2020 ACS - US Census*

