

**AVAILABLE  
PARCEL#  
19131743401**

**AVAILABLE  
PARCEL#  
19132012002**

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**NAITri-Cities**

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# EXECUTIVE SUMMARY

**Address:** 2105 Terrace Heights Dr  
Yakima WA 98901

**Sale Price:** \$953,970

**Land Size:** ±2.19 AC

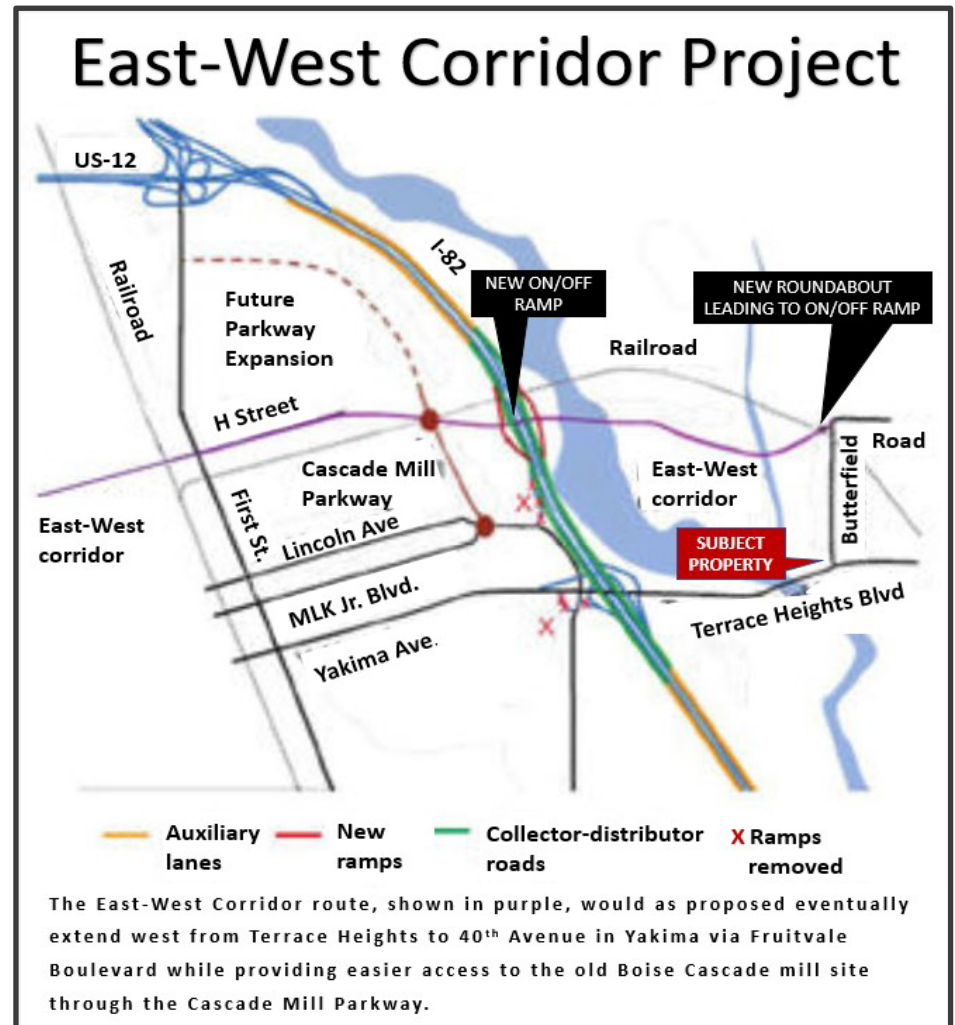
**Zoning:** General Commercial

**APN:** 19131743401

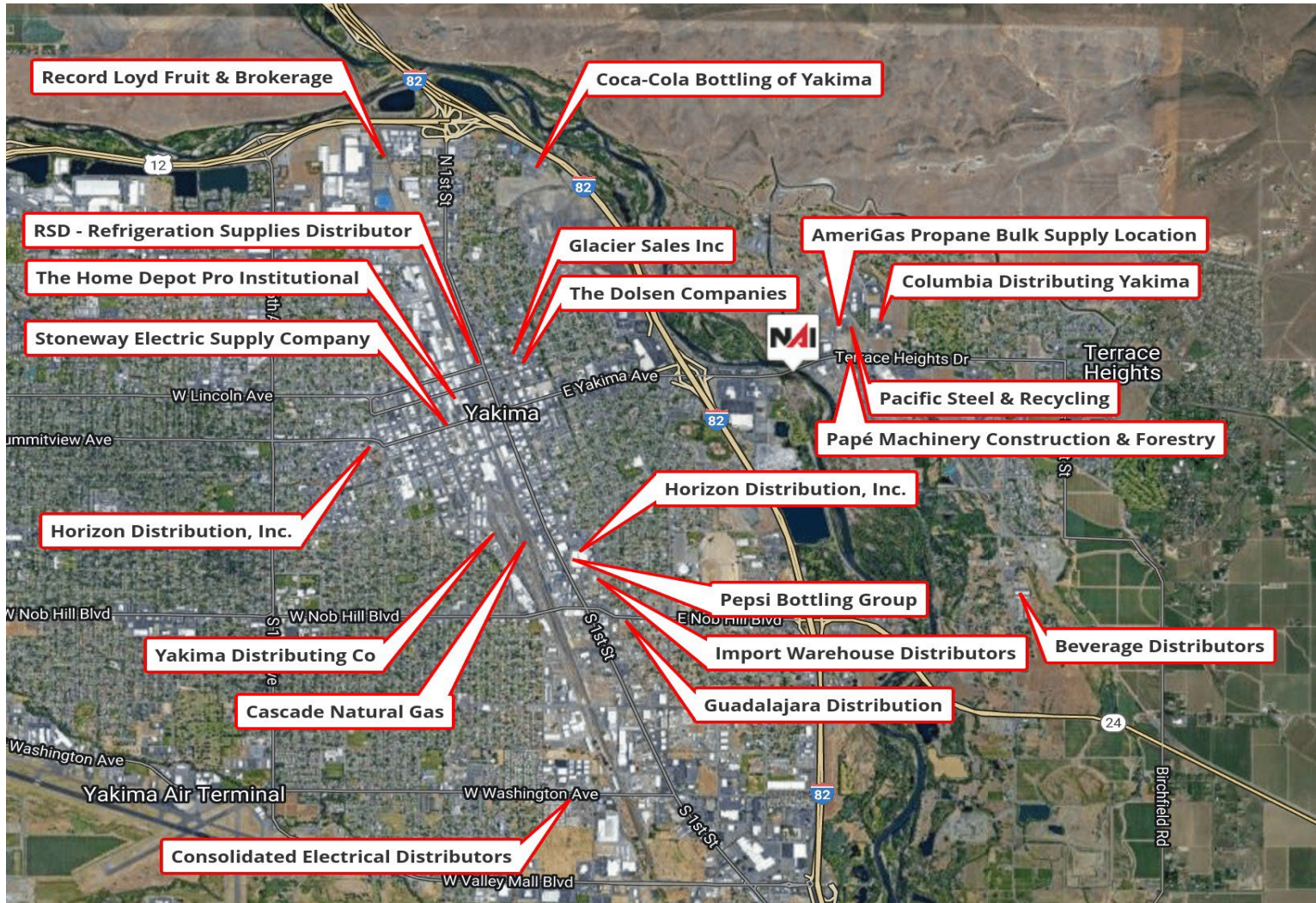
**MLS:** 264469

## Property Overview

- Could Potentially be Rezoned to Light Industrial.
- Flat Lot and Easy Access to Interstate.
- Will Benefit from Cities East/West Corridor Project.
- Option to Purchase Adjacent Lot.

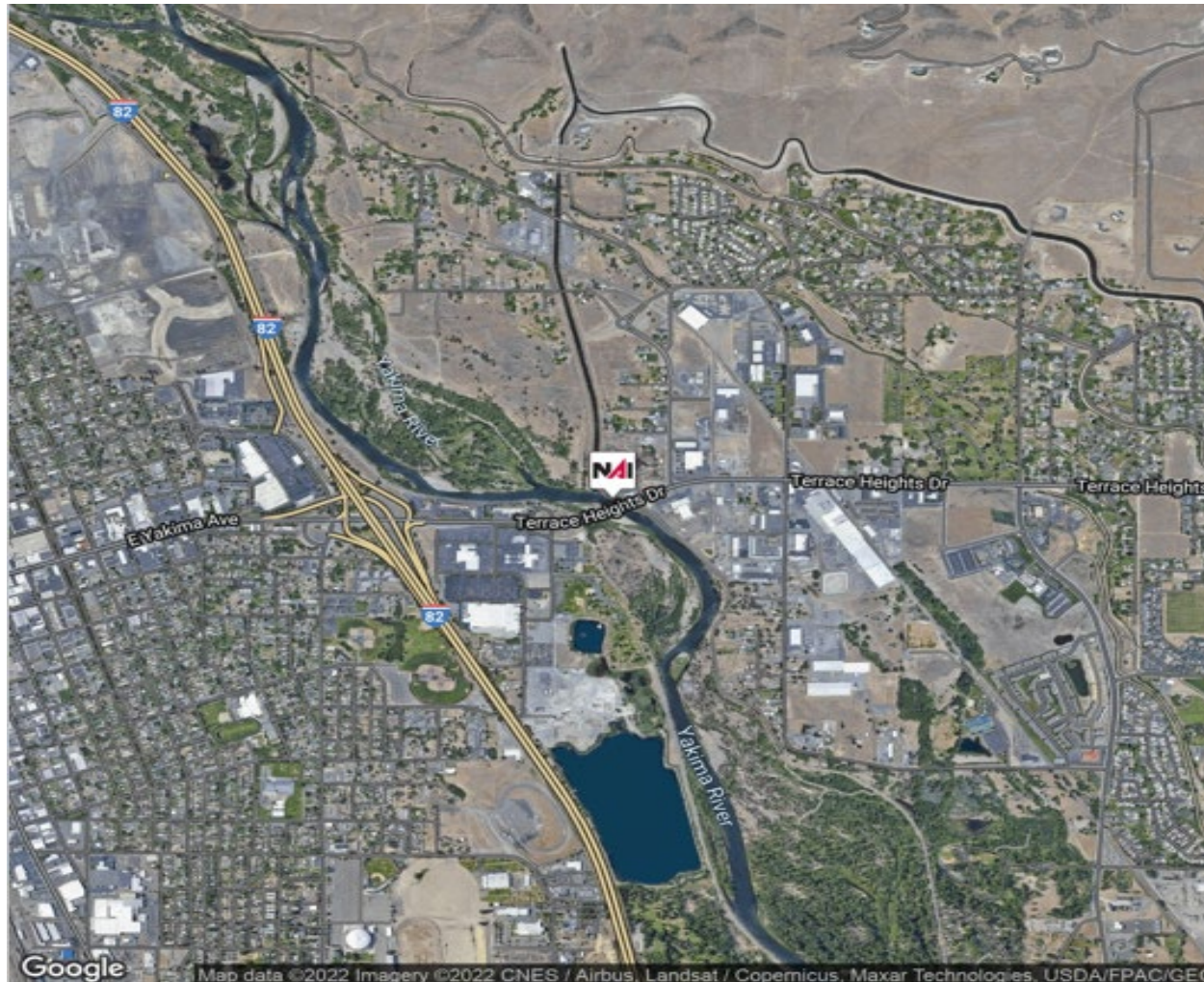


# MARKET AREA





# AERIAL VIEW



# DEMOGRAPHICS

Source: Sites USA 2022 Est.

## KEY FACTS



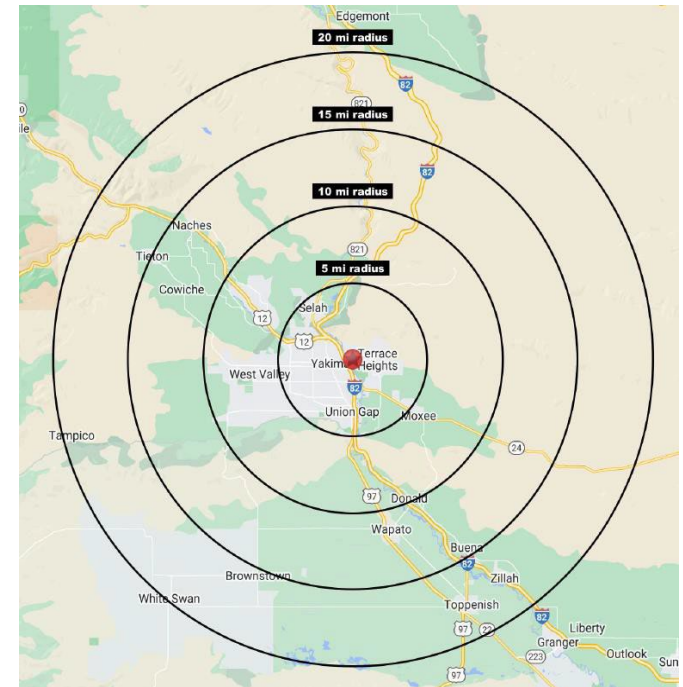
10 MILE	155,664
15 MILE	180,570
20 MILE	204,384
	<b>POPULATION</b>

2.7	35.1
2.8	34.9
2.8	34.5
	<b>MEDIAN AGE</b>

## 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
	<b>MEDIAN HH INCOME</b>

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