



LYBBERT FIELDING



**FOR SALE**

**2.57, 3.47 & 12 Acre Parcels - Lewis Place, Pasco, WA**

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## INVESTMENT SUMMARY

Great location in the bustling industrial area of East Pasco where two Amazon Fulfillment Centers are being built, Local Bounti, and several other large projects are in the works. Lots are zoned C3 and allows a wide array of commercial and industrial uses. City is currently constructing the extension of South Rd 40 East (Road the Amazon FC's are on) that will connect to E Lewis Place.



12 ACRES

3.46 ACRES  
2.57 ACRES

SUBJECT PROPERTIES

E LEWIS PL

HERITAGE BLVD



CITY OF PASCO  
SOCCER COMPLEX

E A ST



local  
bounti

FUTURE MIXED USE DEVELOPMENT INCLUDING  
1000-1350 RESIDENTIAL UNITS

S ROAD 40 E



PROPOSED 2.1 MILLION SQ. FT.  
OF INDUSTRIAL WAREHOUSES.

Lot	Acres	SF	Price/SF	Total Price
2.57 Acres	2.57	111,949	\$8.50	\$951,570
3.46 Acres	3.46	150,718	\$8.50	\$1,281,100
12 Acres*	12	522,720	\$7.00-\$8.50	VARIES

\* Custom lot sizes available.

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	7,002	29,691	75,301
2027 Population Projection	7,859	32,556	81,308
Annual Growth 2022-2027	2.4%	1.9%	1.6%
Median Age	27.2	29.1	31.4
Bachelor's Degree or Higher	9%	6%	11%
Median Household Income	\$55,972	\$46,286	\$49,488

# TRI-CITIES INFORMATION



The average household income for the Tri-Cities region has increased 30.7% since 2000. Currently, the average household income is \$72,733.



The Tri-Cities has a highly educated workforce: 82.8% of the population has a high school, college, or graduate education and there are more scientists and engineers per capita residing here than anywhere else in the nation.



The region's economy is anchored in R&D, technology, manufacturing, agriculture, retail, and healthcare.



Major employers include Battelle/Pacific Northwest National Laboratory, Lockheed Martin, Bechtel National, CH2M Hill, ConAgra/LambWeston, Amazon.com, Tyson Fresh Meats, AREVA, and URS.