

6806 W WASHINGTON AVE

YAKIMA, WA 98903

FOR SALE



Property Description

Positioned in one of West Valley Yakima's most desirable and fastest-growing corridors, this 37.73-acre site at 6806 W Washington Ave presents a compelling development opportunity with a large, square, and highly usable footprint. Offered at \$3,500,000 (approximately \$92,760 per acre), the property supports efficient planning and strong lot economics in a high-demand market. Zoned R-1, the site allows for up to 7 lots per acre (buyer to verify), with typical yields around 5 lots per acre and potential for fourplex development—providing flexibility for both for-sale and build-to-rent product. Utilities are adjacent, and the layout supports streamlined design and phased development. Surrounded by continued residential expansion and located within the West Valley School District, the property benefits from sustained buyer demand and long-term value stability. With its scale, location, and versatility, this offering represents an excellent opportunity to deliver a well-executed residential community, with the option to expand through the adjacent 16.16-acre R-2 parcel.

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	37.73 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	116	480	1,873
Total Population	400	1,585	5,630
Average HH Income	\$103,840	\$100,237	\$93,528

MIKE ABRAMS

Commercial Real Estate Broker
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6806 W WASHINGTON AVE

- 37.73 ACRES AT 6806 W WASHINGTON AVE
- \$3,500,000 (\$92,760 PER ACRE)
- PRIME WEST VALLEY YAKIMA GROWTH CORRIDOR
- R-1 ZONING: UP TO 7 LOTS/ACRE (≈5 TYPICAL, BUYER TO VERIFY)
- FOURPLEX POTENTIAL (FLEXIBLE PRODUCT MIX)

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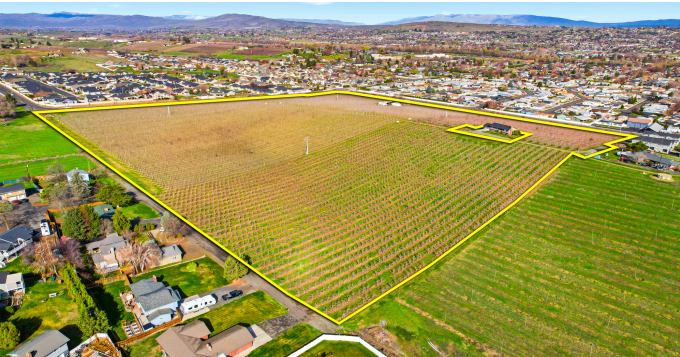
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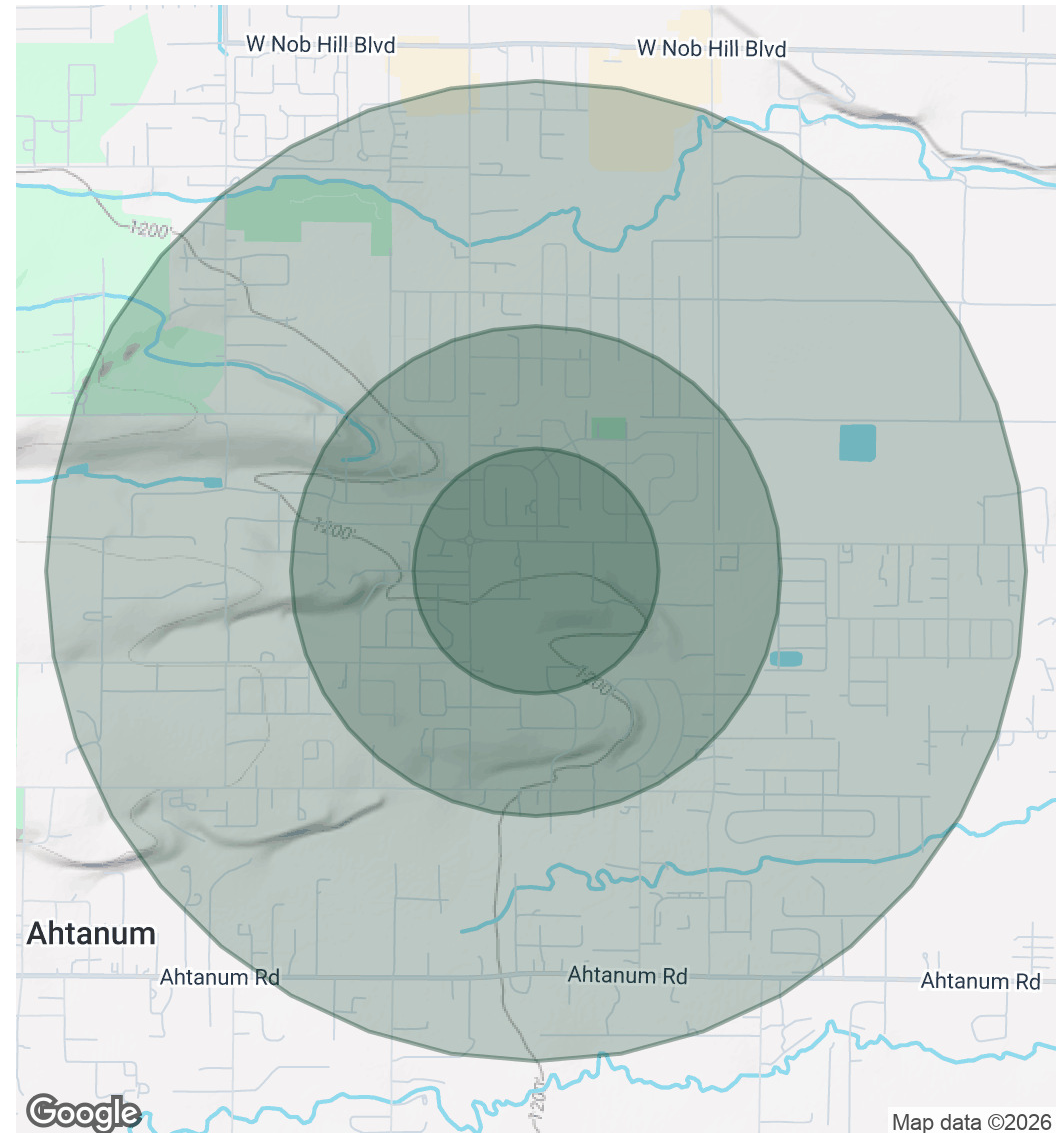
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	400	1,585	5,630
Average Age	32.4	32.3	32.6
Average Age (Male)	41.5	39.9	35.9
Average Age (Female)	30.3	30.8	32.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	116	480	1,873
# of Persons per HH	3.4	3.3	3.0
Average HH Income	\$103,840	\$100,237	\$93,528
Average House Value	\$361,644	\$343,716	\$307,175

2023 American Community Survey (ACS)



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