



Commercial Land for Sale

±0.94 Acres | \$1,023,650

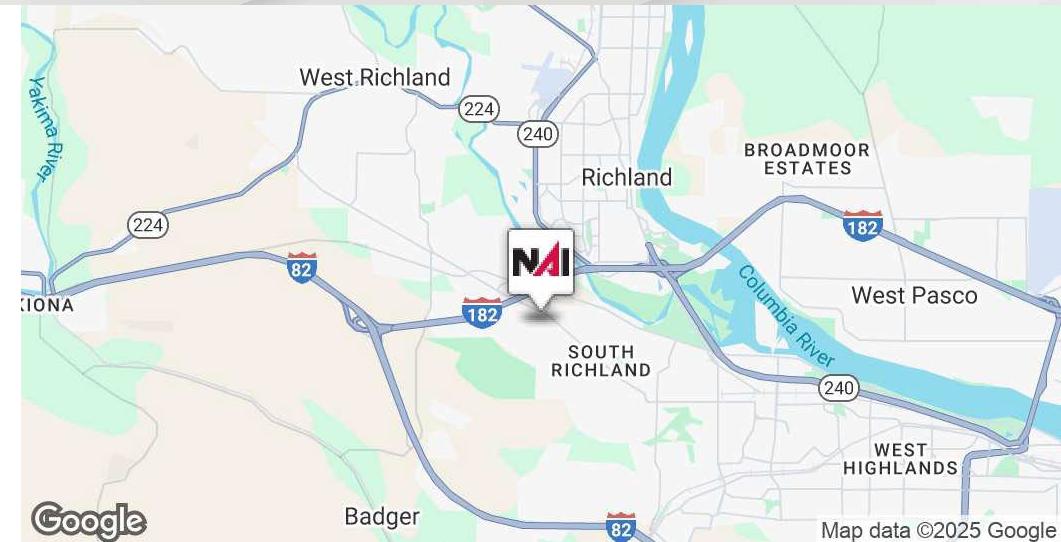
3680 Keene Rd - Lot 3 | MLS 282980



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Property Description

Shovel-ready commercial development land in Richland's growing Queensgate South area! This high-visibility site at Queensgate Drive and Keene Road is near the bustling Queensgate retail corridor with national retailers and businesses. Lot 3 is the last available site, with public utilities, power, sewer, and water ready to go. Positioned at the edge of a future 50-acre mixed-use development, the property offers direct access to Queensgate Drive and a planned roundabout connecting to Badger Mountain South. Ideal for developers, builders, and owner-operators, with motivated and flexible ownership.

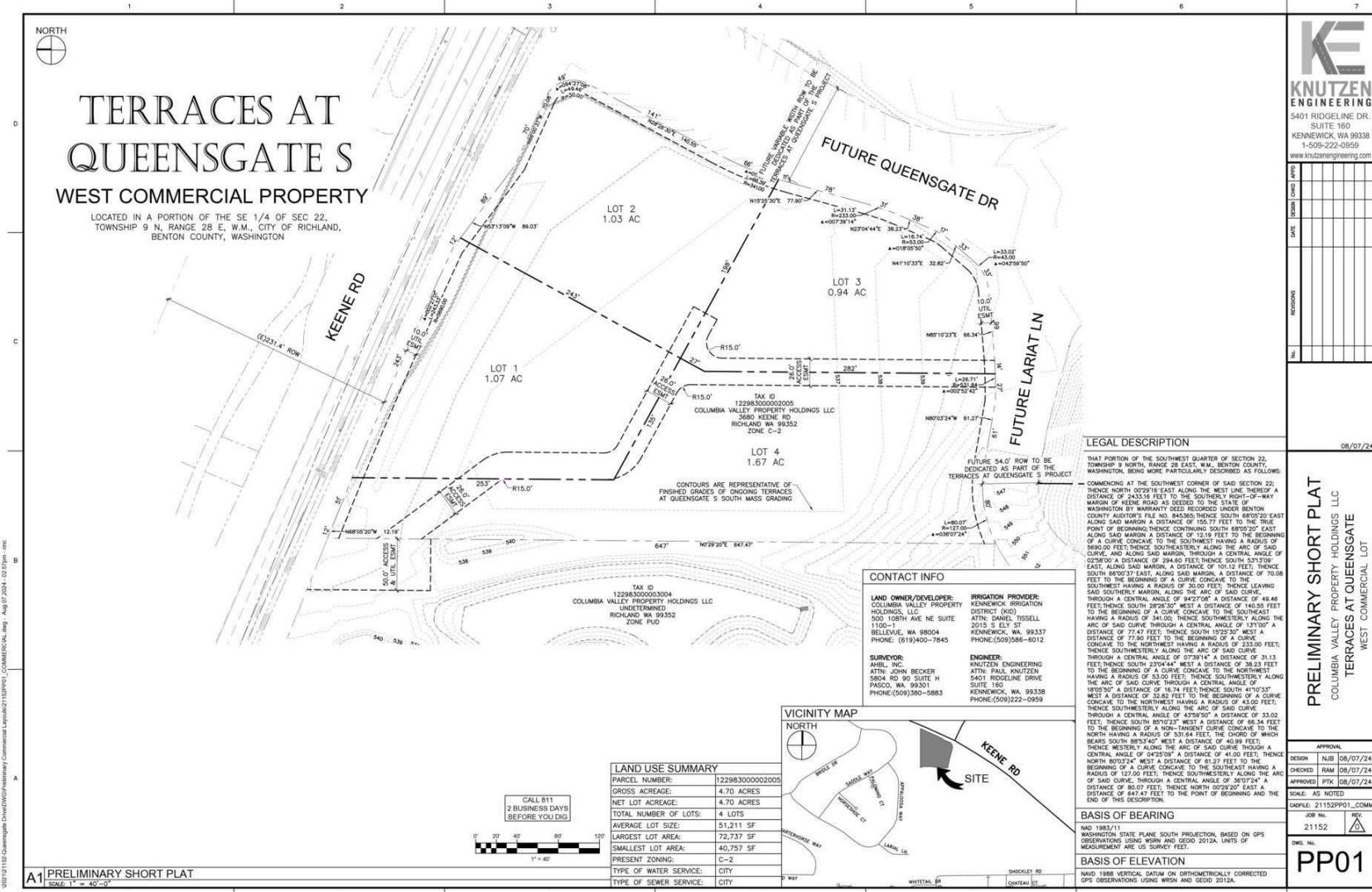


Property Highlights

- Shovel ready land for retail, office, mixed use
- New Keene & Queensgate development in Richland
- Excellent visibility with high traffic counts and highway proximity
- Prime location in emerging market location

Offering Summary

Lots 1, 2 & 3	MLS 282976	±3.04 Acres	\$3,442,972
Lot 1 Under Contract	MLS 282978	±1.07 Acres	\$1,165,225
Lot 2 Under Contract	MLS 282979	±1.03 Acres	\$1,346,010
Lot 3	MLS 282980	±0.94 Acres	\$1,023,650



FLYER | 3680 Keene Rd - Lots 1, 2, 3 Richland, WA 99352

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Western View towards Kennewick



Southeastern View towards Badger Mountain/Queensgate



Eastern View towards Vintners Square



Southern View towards Badger Mountain



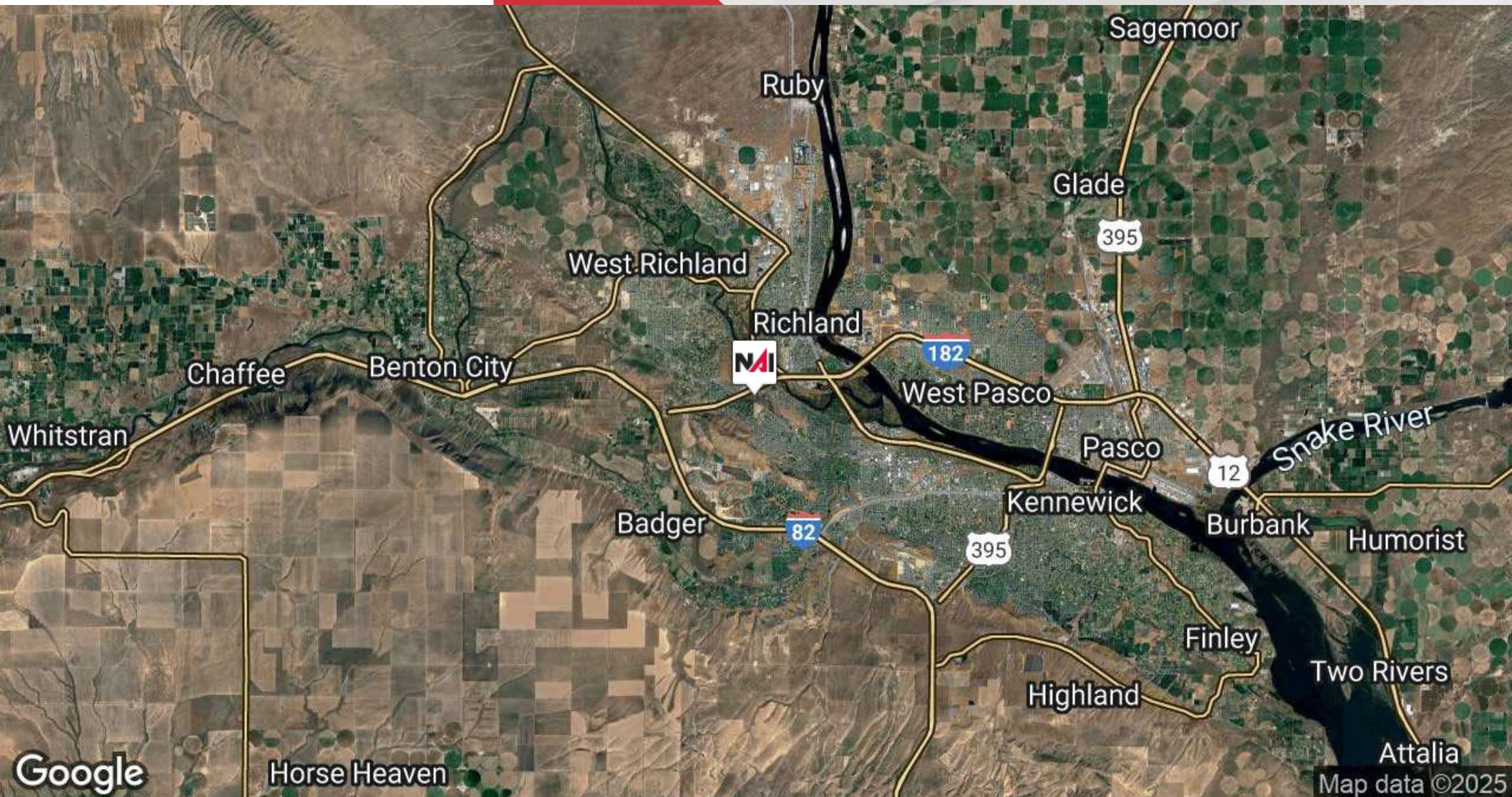
Northern View towards Richland



Southern View - New Queensgate Drive

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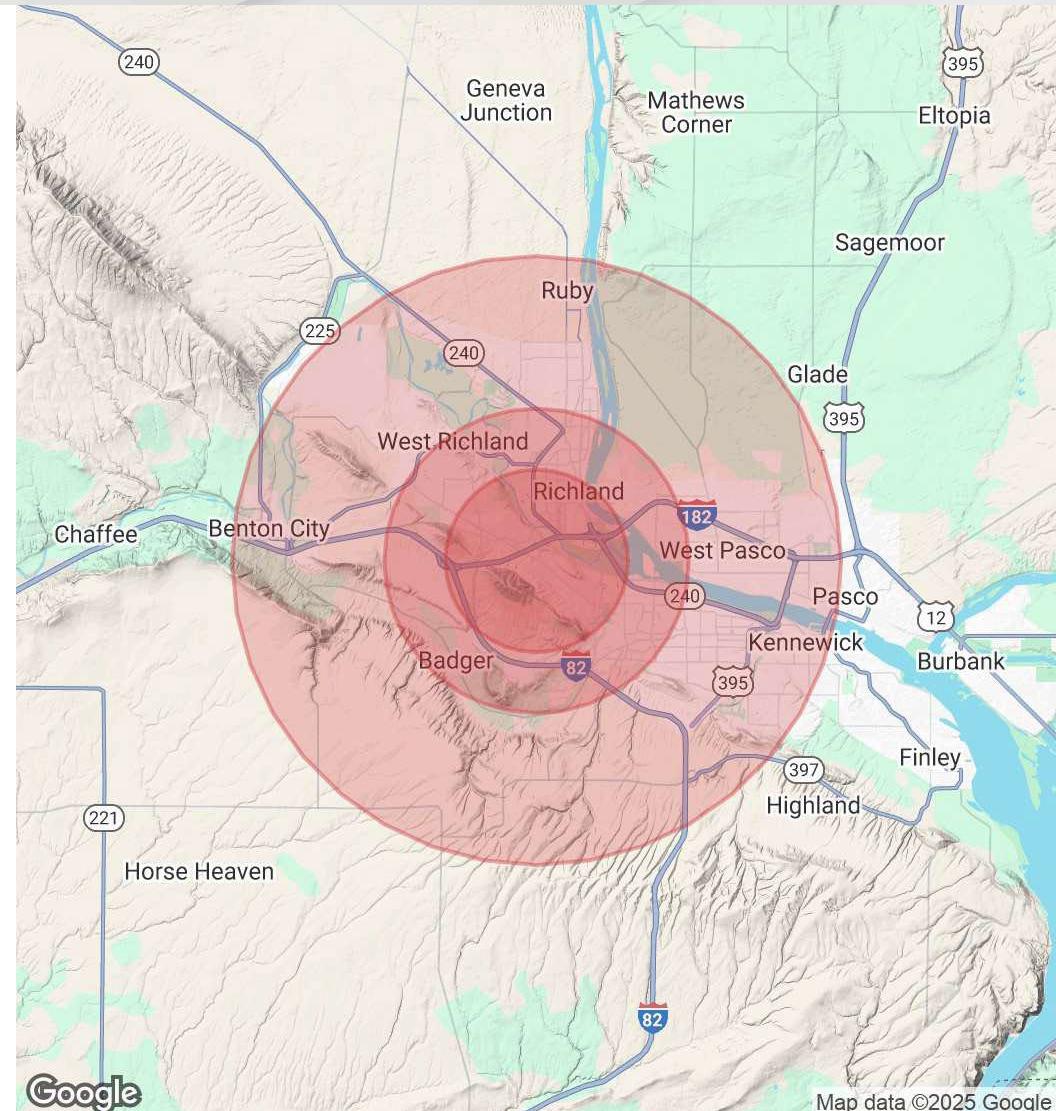
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Population	3 Miles	5 Miles	10 Miles
Total Population	44,222	104,650	231,096
Average Age	39	39	38
Average Age (Male)	38	38	37
Average Age (Female)	40	40	38

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	16,836	39,468	83,560
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$145,444	\$138,095	\$123,490
Average House Value	\$489,721	\$473,145	\$432,689

Demographics data derived from [AlphaMap](#)



Map data ©2025 Google

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Business & Workforce Insights:



Richland Labor Force: 40,000+



Employment Rate: 95%



Key Industries:
Research, Technology,
Energy, & Manufacturing



Discover the Opportunities in Richland, WA

Where Innovation, Community, and Growth Thrive!

Three Rivers. One Vibrant City. Endless Potential.

Located in the heart of the Pacific Northwest, Richland offers a dynamic blend of business-friendly opportunities, world-class research institutions, and a thriving community. Positioned along the Columbia River, Richland is a cornerstone of the Tri-Cities, providing an exceptional environment for both businesses and families.

With a highly skilled workforce, top-tier education, and cutting-edge research facilities, Richland stands out as a hub for technology, energy, and advanced manufacturing.



Home to the Pacific Northwest National Laboratory (PNNL)



200+ Restaurants & Cafés



30+ Public Parks & 200 Miles of Trails



8 Golf Courses



6 Public Libraries & 10 Museums



100+ Wineries & Breweries

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Tri-Cities



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