

FOR SALE | Zillah Lakes Townhouse Lots



Offered at: \$150,000
Available: 4 Lots

803, 805, 807 & 809 FOUNTAIN BLVD
ZILLAH, WA 98953

218 SSgt Pendleton Way
Yakima, WA 98901

509.966.3800: O
509.969.8747: C

Chris Sentz
csentz@almoncommercial.com

Executive Summary



OFFERING SUMMARY

Sale Price:	\$150,000
Available:	4 Lots
Lot Size:	14,375 SF (4 Parcels)
Price / Lot:	\$37,500
Zoning:	CT

PROPERTY OVERVIEW

THIS OFFERING is for a town home development opportunity located off I-82 in Zillah, WA. The property is located within Zillah Lakes, a single-family neighborhood development. All utilities are stubbed and available to the property. Recent infrastructure improvements to the area (Vintage Valley Parkway) bring the promise of exciting future amenities to the area.

PROPERTY HIGHLIGHTS

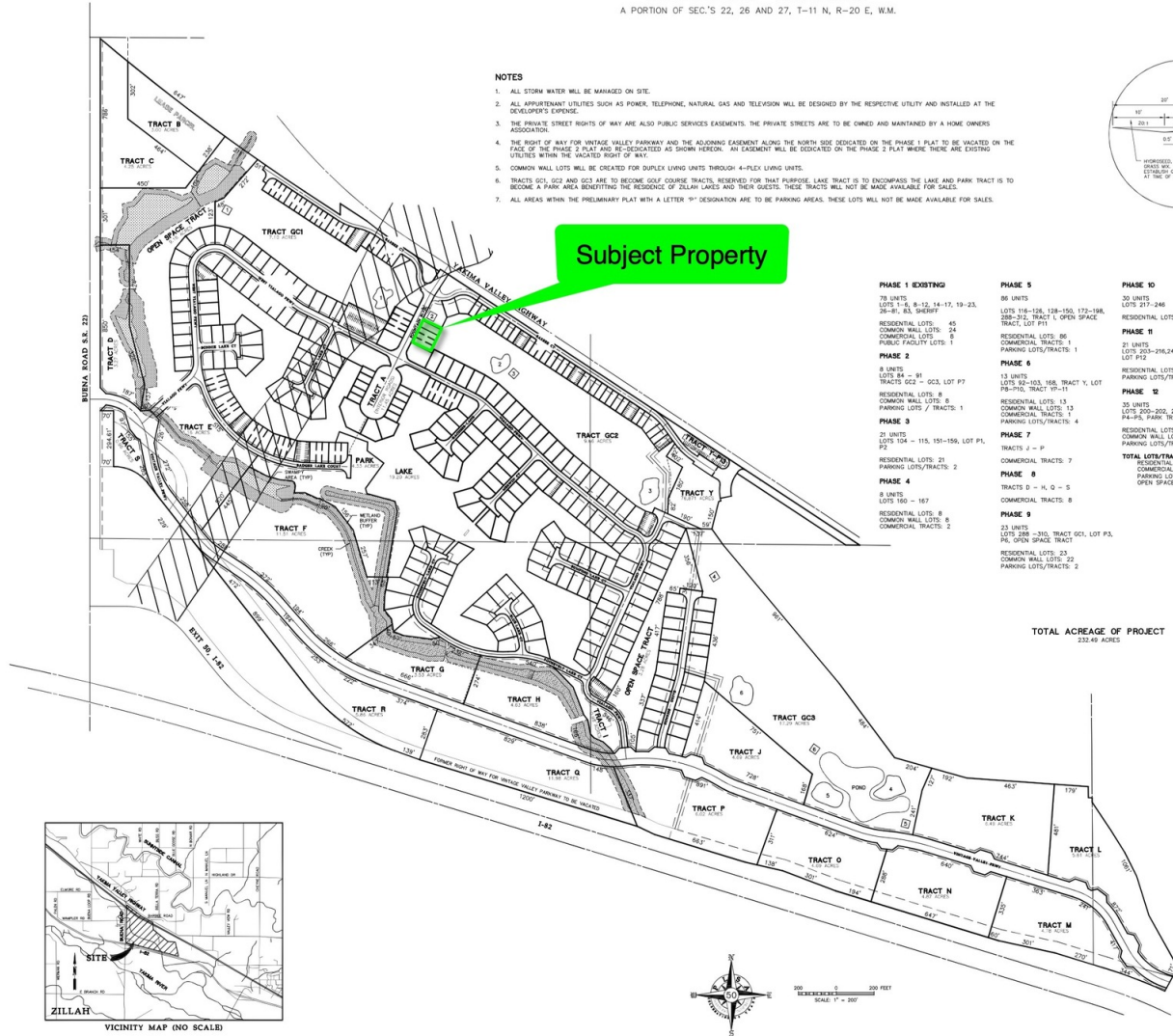
- Convenient access to Interstate-82
- All utilities stubbed to the property
- Established residential community (Zillah Lakes)

Additional Photos



Site Plans

THE MODIFIED PRELIMINARY MAP OF
ZILLAH LAKES
 A PORTION OF SEC.'S 22, 26 AND 27, T-11 N, R-20 E, W.M.



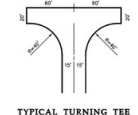
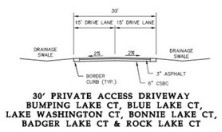
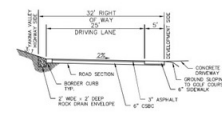
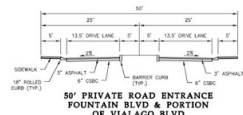
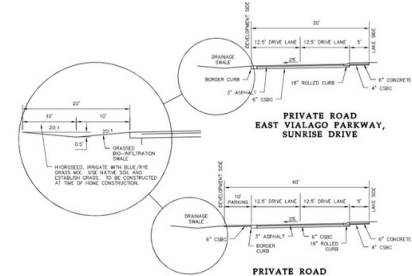
NOTES

1. ALL STORM WATER WILL BE MANAGED ON SITE.
2. ALL APPURTENANT UTILITIES SUCH AS POWER, TELEPHONE, NATURAL GAS AND TELEVISION WILL BE DESIGNED BY THE RESPECTIVE UTILITY AND INSTALLED AT THE DEVELOPER'S EXPENSE.
3. THE PRIVATE STREET RIGHTS OF WAY ARE ALSO PUBLIC SERVICES EASEMENTS. THE PRIVATE STREETS ARE TO BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION.
4. THE RIGHT OF WAY FOR WINTAGE VALLEY PARKWAY AND THE ADJOINING EASEMENT ALONG THE NORTH SIDE DEDICATED ON THE PHASE I PLAT TO BE VACATED ON THE FACE OF THE PHASE I PLAT AND BE DEDICATED AS SHOWN HEREON. AN EASEMENT WILL BE DEDICATED ON THE PHASE I PLAT WHERE THERE ARE EXISTING UTILITIES WITHIN THE VACATED RIGHT OF WAY.
5. COMMON WALL LOTS WILL BE CREATED FOR DUPLEX LIVING UNITS THROUGH 4-FLEX LIVING UNITS.
6. TRACTS GC1, GC2 AND GC3 ARE TO BECOME GOLF COURSE TRACTS, RESERVED FOR THAT PURPOSE. LAKE TRACT IS TO ENCOMPASS THE LAKE AND PARK TRACT IS TO BECOME A PARK AREA BENEFITTING THE RESIDENCE OF ZILLAH LAKES AND THEIR GUESTS. THESE TRACTS WILL NOT BE MADE AVAILABLE FOR SALES.
7. ALL AREAS WITHIN THE PRELIMINARY PLAT WITH A LETTER "P" DESIGNATION ARE TO BE PARKING AREAS. THESE LOTS WILL NOT BE MADE AVAILABLE FOR SALES.

Subject Property

<p>PHASE 1 EXISTING</p> <p>78 UNITS LOTS 1-6, 8-12, 14-17, 19-23, 26-31, 33, SHERIFF</p> <p>RESIDENTIAL LOTS: 45 COMMON WALL LOTS: 24 COMMERCIAL LOTS: 8 PUBLIC FACILITY LOTS: 1</p> <p>PHASE 2</p> <p>8 UNITS LOTS 84 - 91 TRACTS GC2 - GC3, LOT P7</p> <p>RESIDENTIAL LOTS: 8 COMMON WALL LOTS: 8 PARKING LOTS / TRACTS: 1</p> <p>PHASE 3</p> <p>21 UNITS LOTS 104 - 115, 151-156, LOT P1</p> <p>RESIDENTIAL LOTS: 21 COMMON WALL LOTS: 2</p> <p>PHASE 4</p> <p>8 UNITS LOTS 160 - 167</p> <p>RESIDENTIAL LOTS: 8 COMMON WALL LOTS: 8 COMMERCIAL TRACTS: 2</p>	<p>PHASE 5</p> <p>86 UNITS LOTS 112-124, 138-150, 172-194, 202-210, TRACT 1, OPEN SPACE, TRACT LOT P11</p> <p>RESIDENTIAL LOTS: 86 COMMERCIAL TRACTS: 1 PARKING LOTS/TRACTS: 1</p> <p>PHASE 6</p> <p>13 UNITS LOTS 82-103, 168, TRACT V, LOT P8-P10, TRACT W-11</p> <p>RESIDENTIAL LOTS: 13 COMMON WALL LOTS: 13 COMMERCIAL TRACTS: 1 PARKING LOTS/TRACTS: 4</p> <p>PHASE 7</p> <p>TRACTS 2 - P</p> <p>COMMERCIAL TRACTS: 7 TRACTS D - H, Q - S COMMERCIAL TRACTS: 8</p> <p>PHASE 8</p> <p>TRACTS 2 - P</p> <p>RESIDENTIAL LOTS: 23 LOTS 208-210, TRACT GC1, LOT P3, 34, OPEN SPACE TRACT</p> <p>RESIDENTIAL LOTS: 23 COMMON WALL LOTS: 22 PARKING LOTS/TRACTS: 2</p>	<p>PHASE 10</p> <p>30 UNITS LOTS 215-246</p> <p>RESIDENTIAL LOTS: 30</p> <p>PHASE 11</p> <p>21 UNITS LOTS 253-258, 247-248, 251-254, LOT P12</p> <p>RESIDENTIAL LOTS: 21 PARKING LOTS/TRACTS: 1</p> <p>PHASE 12</p> <p>35 UNITS LOTS 255-262, 255-286, LOTS 242-243, PARK TRACT, LAKE TRACT</p> <p>RESIDENTIAL LOTS: 30 COMMON WALL LOTS: 22 PARKING LOTS/TRACTS: 2</p> <p>TOTAL LOTS/TRACTS 284</p> <p>RESIDENTIAL LOTS: 244 COMMERCIAL TRACTS: 19 PARKING LOTS/TRACTS: 13 OPEN SPACE TRACTS: 7</p>
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TOTAL ACRES OF PROJECT
 232.49 ACRES



PLSA ENGINEERING-SURVEYING-PLANNING
 150 WEST LINCOLN AVENUE
 YAKIMA, WASHINGTON 98902
 (509) 575-6990

MODIFIED PRELIMINARY PLAT
 OF ZILLAH LAKES
 PREPARED FOR:
 ZILLAH LAKE T.I.C.

DATE: 06/16/2017
 DRAWN BY: MICK
 JOB NO: 17077
 SHEET NO: 1 - 4

Location Map



Map data ©2024 Imagery ©2024 TerraMetrics

Meet The Team



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SCOTT CLARK

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