

OFFERING MEMORANDUM

Clearwater Ave Retail Development Sites

W CLEARWATER AVE
Kennewick, WA 99336

PRESENTED BY:

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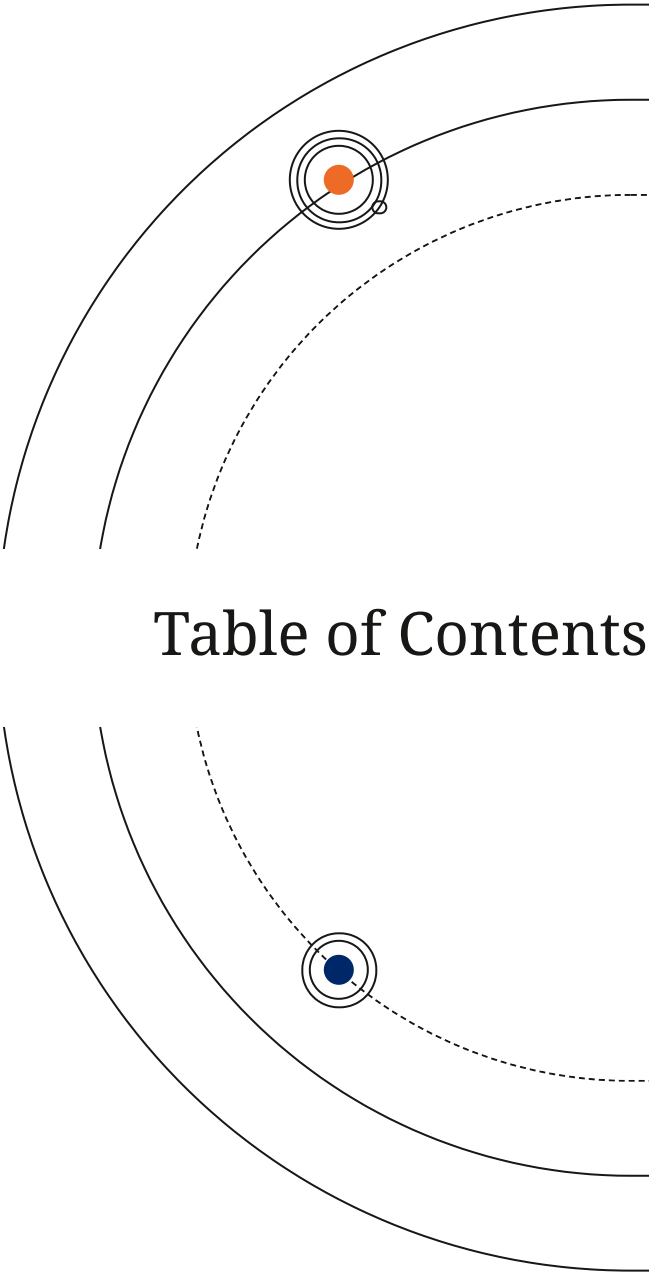


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SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

LOT 11:	1.656 Acres
LOT 12:	1.995 Acres
ZONING:	CC
MARKET:	Kennewick - Pasco - Richland

PROPERTY OVERVIEW

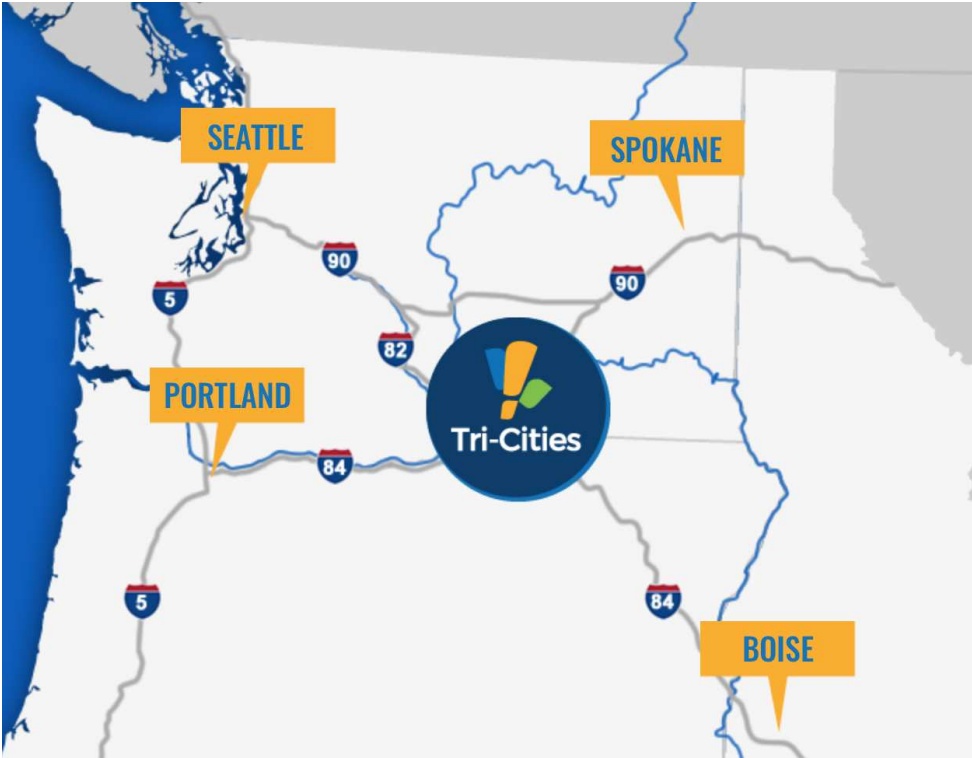
These lots are the few remaining commercial sites along Clearwater Ave. Both are corner lots and sit in an area of high traffic both for commercial purposes and residential commuter traffic.

All sites have access to all city services and have little to no grading needed. Access is excellent for all sites and provide premier opportunities for development.

PROPERTY HIGHLIGHTS

- Commercial Sites
- Corner Lots
- Clearwater Frontage
- All City Services Available

PROPERTY DESCRIPTION



ZONING

The property is zoned COMMERCIAL COMMUNITY DISTRICT (CC), which is defined in the city of Kennewick Municipal Code, Chapter 18.03.040 as:

CC - The purpose of the CC district is to stabilize, improve and protect commercial areas, and to provide for orderly growth in new commercial areas in accord with the Comprehensive Plan. CC districts are intended for a wide range of uses to serve the community area to which they are appurtenant.

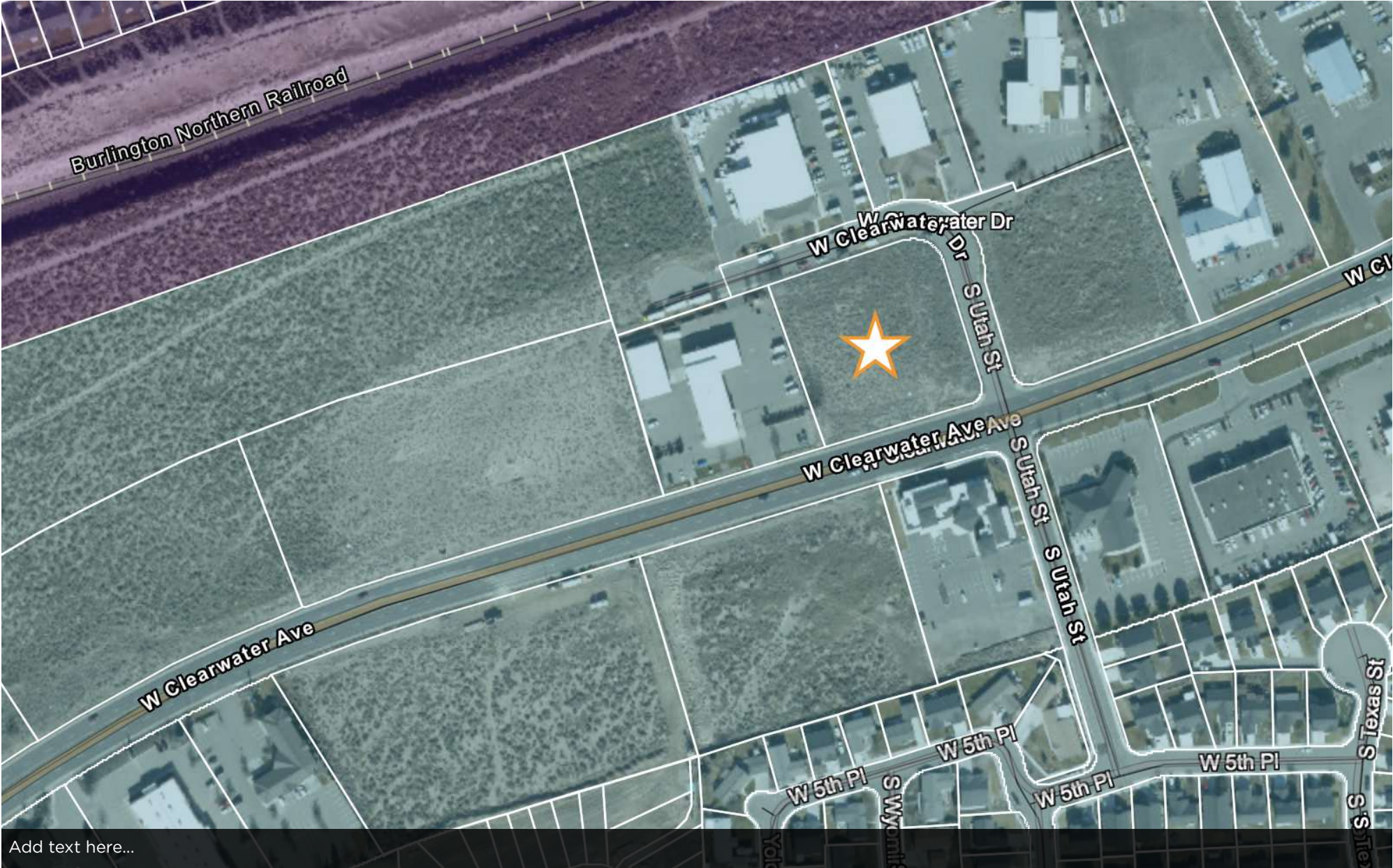
LOCATION DESCRIPTION

Prime Commercial Development land along a busy and growing corridor of west Clearwater Avenue in Kennewick. This section of Clearwater serves as a major connector for daily commercial traffic as well as commuter traffic. All established neighborhoods as well as major arterials and Interstate 82 traffic feed into and off of this area.

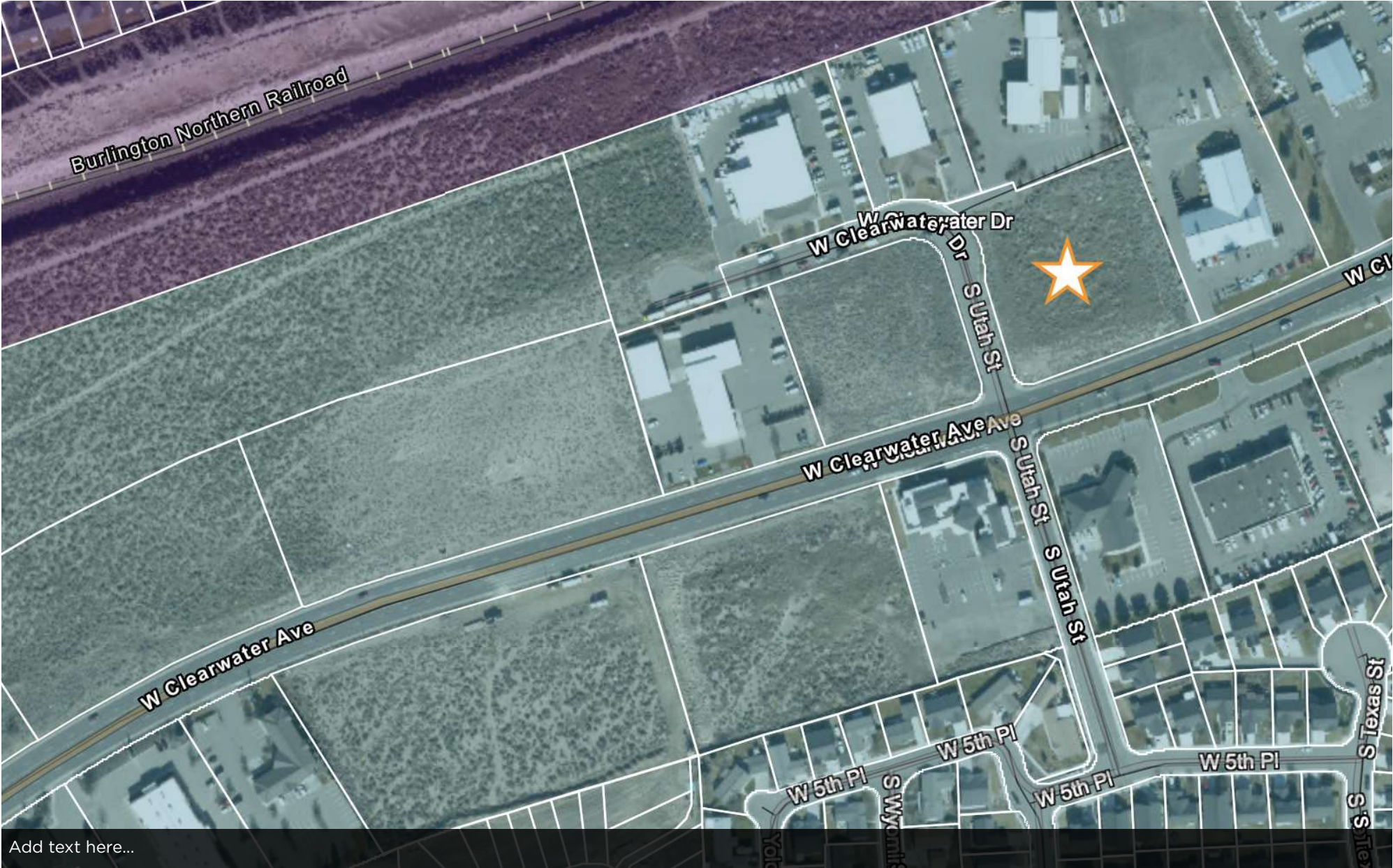
LAND LOTS

STATUS	APN	SIZE	PRICE	ZONING
Available	101884BP5063012	1.995 Acres	\$1,217,000	CC
Available	101884BP5063011	1.656 Acres	\$1,010,000	CC

ADDITIONAL PHOTOS



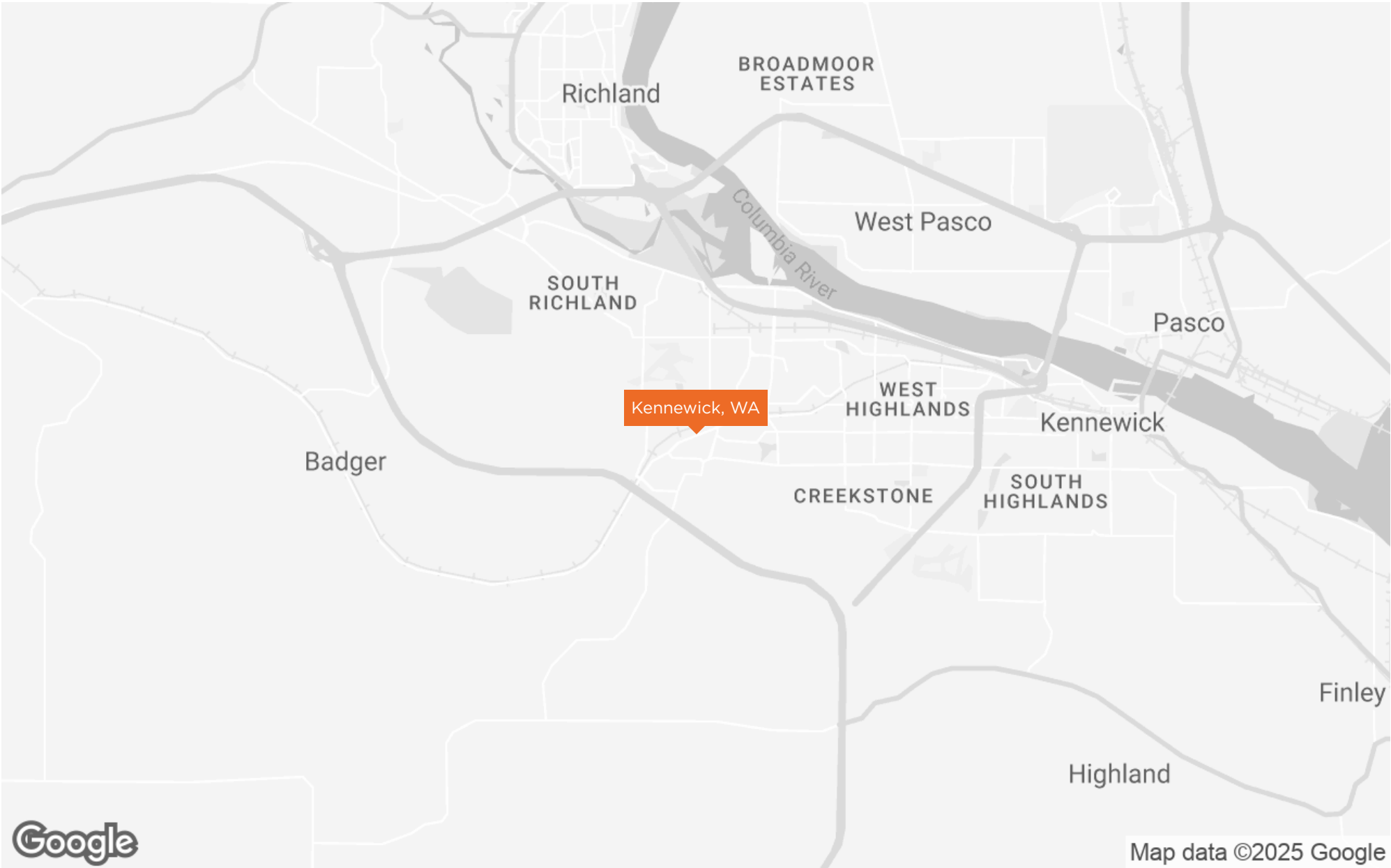
ADDITIONAL PHOTOS



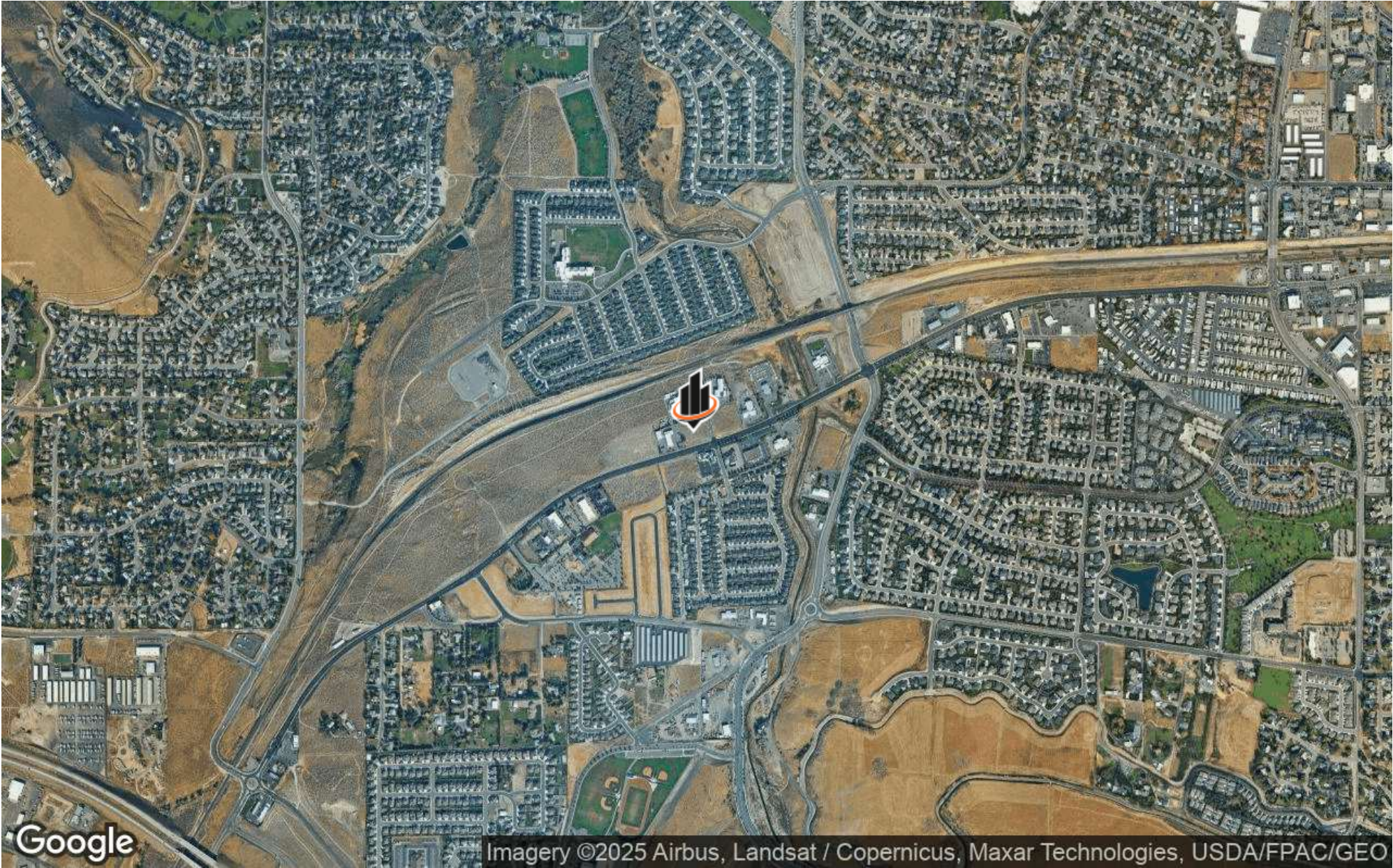
SECTION 2

Location Information

REGIONAL MAP



LOCATION MAP



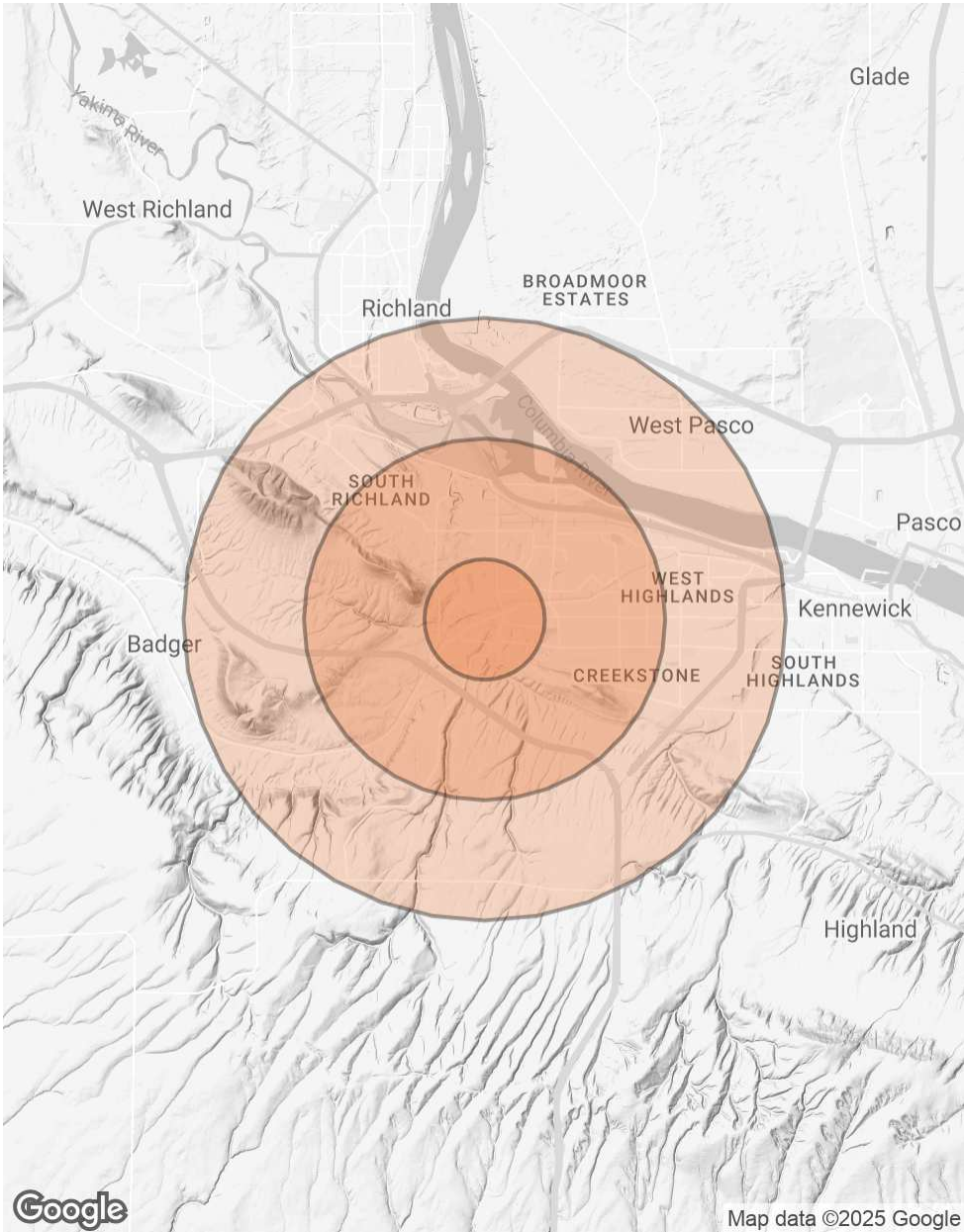
SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT

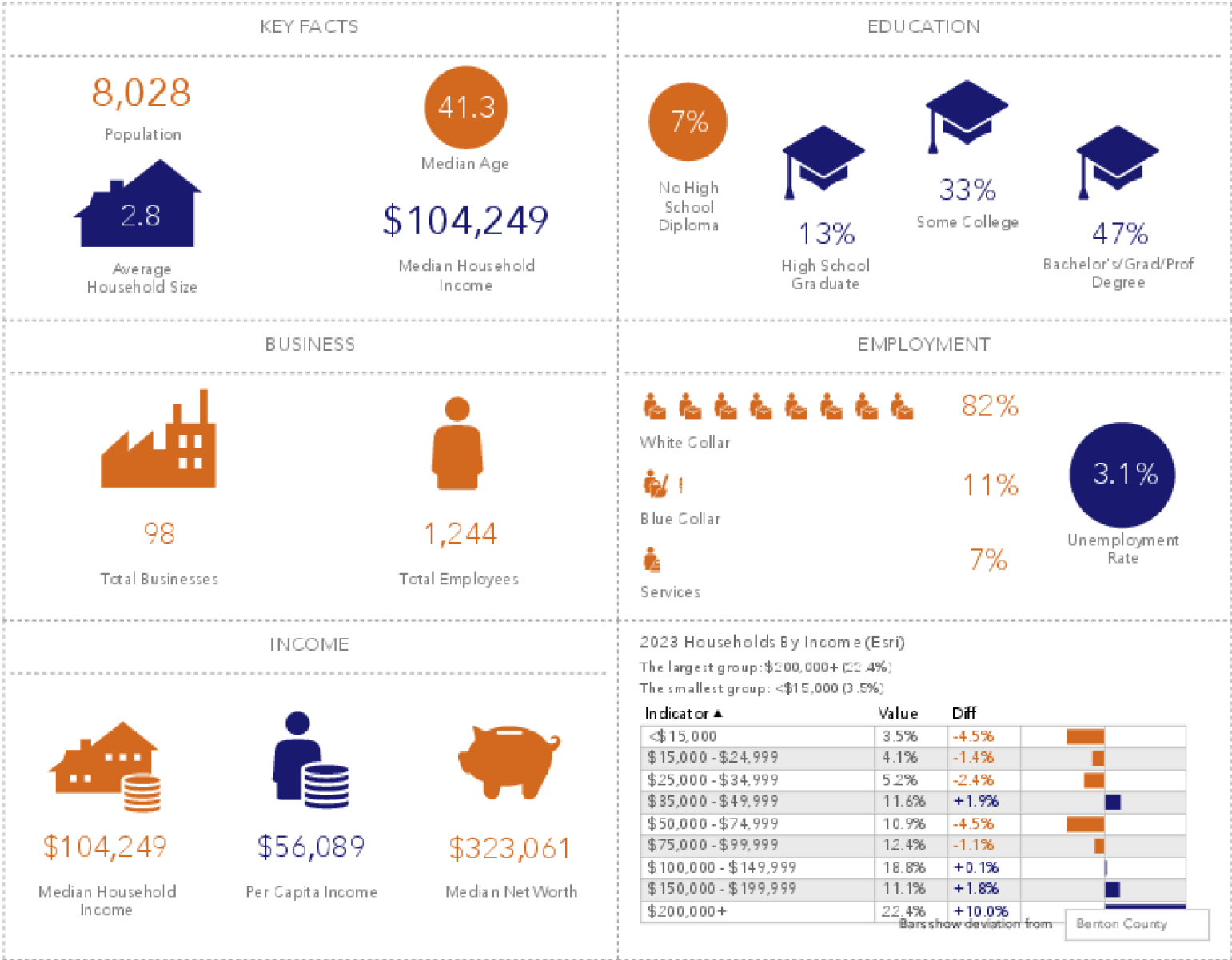
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,266	41,320	93,294
AVERAGE AGE	38.2	39.2	38.1
AVERAGE AGE (MALE)	35.8	37.7	36.4
AVERAGE AGE (FEMALE)	39.8	40.3	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,970	16,684	36,761
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$119,325	\$99,469	\$95,520
AVERAGE HOUSE VALUE	\$336,119	\$299,174	\$274,587

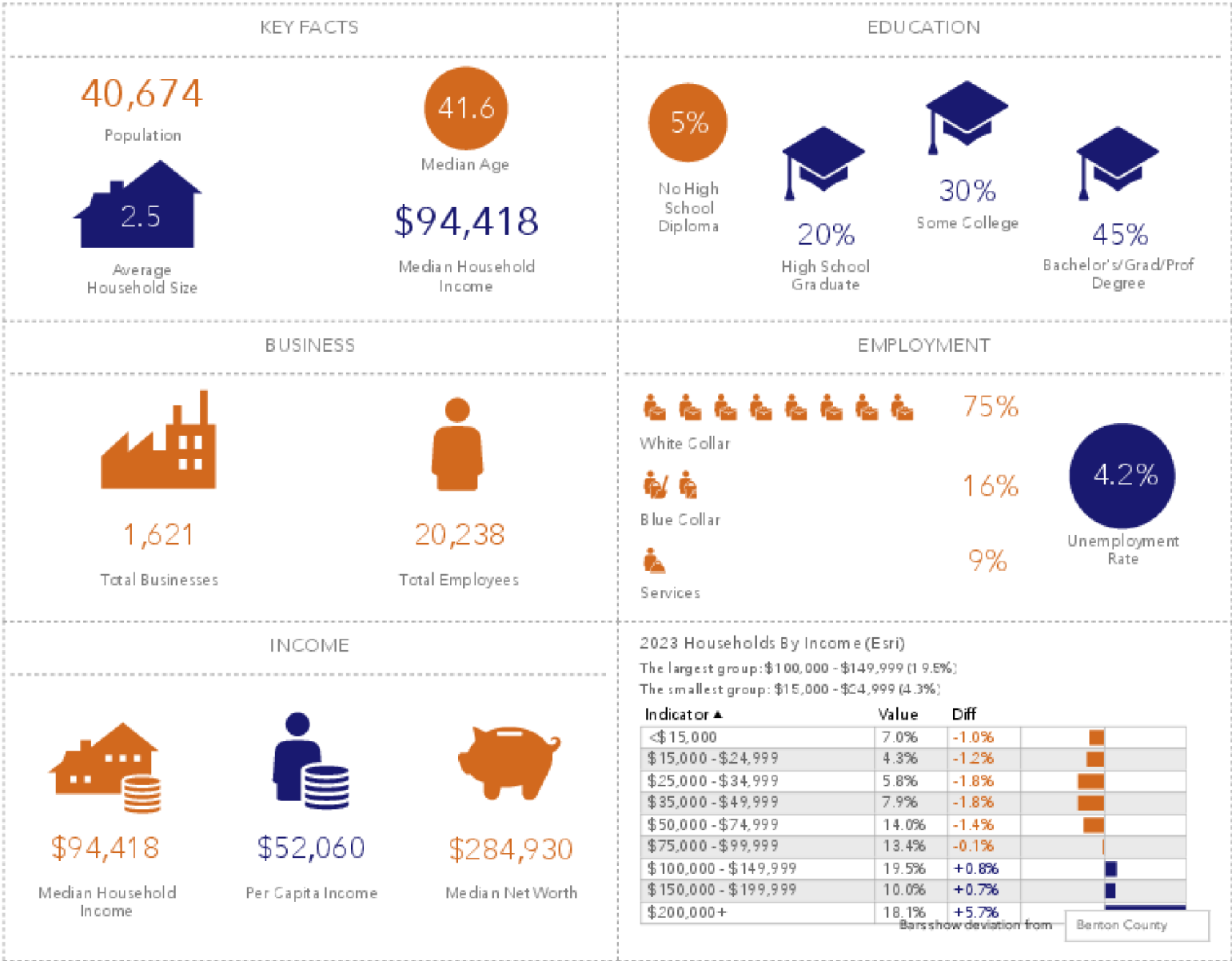
2020 American Community Survey (ACS)



1 MILE INFOGRAPHICS



3 MILE INFOGRAPHICS



5 MILE INFOGRAPHICS

