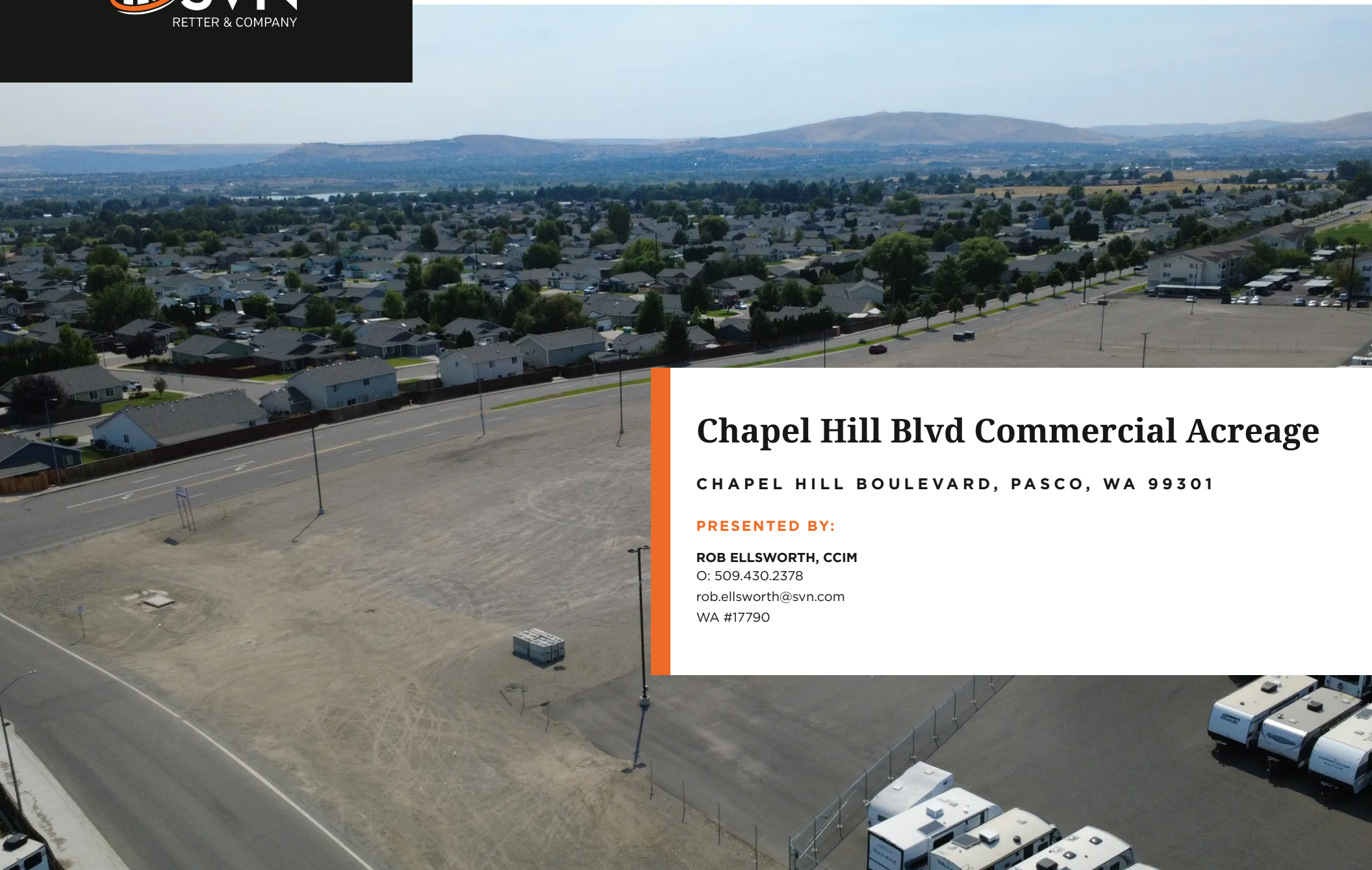




# Offering Memorandum



## Chapel Hill Blvd Commercial Acreage

CHAPEL HILL BOULEVARD, PASCO, WA 99301

**PRESENTED BY:**

**ROB ELLSWORTH, CCIM**

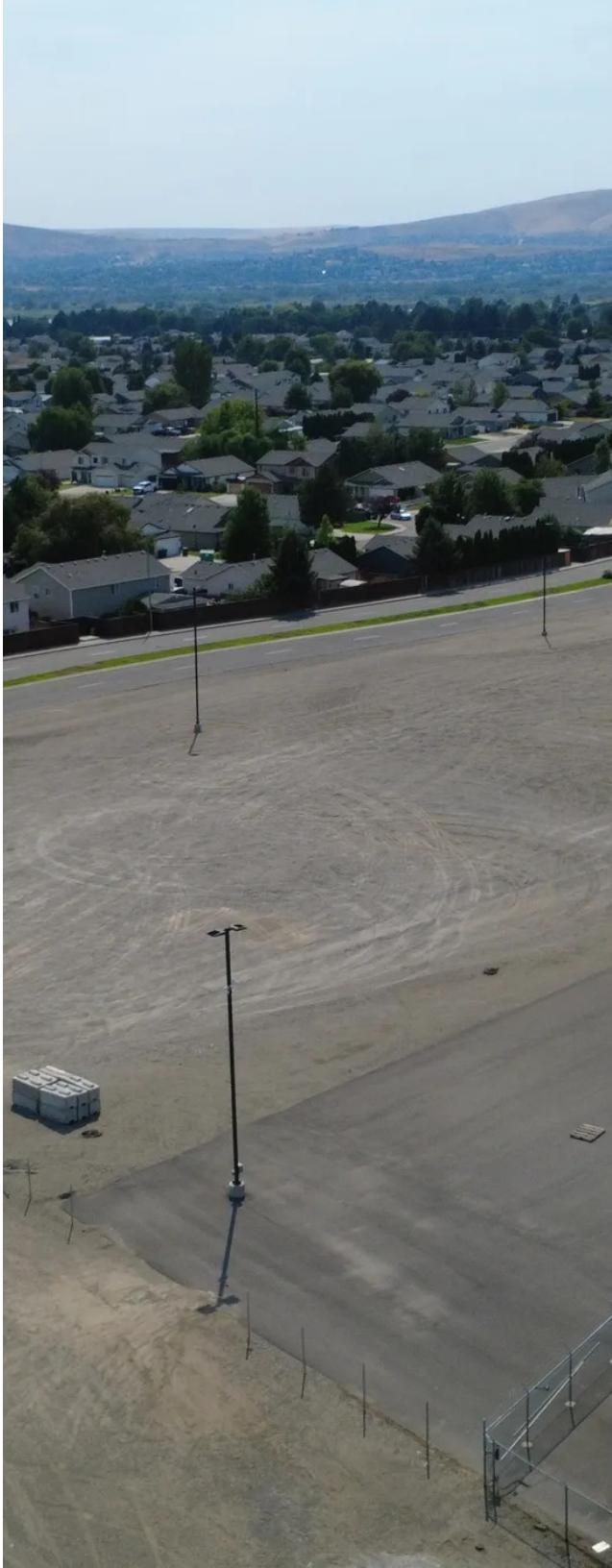
O: 509.430.2378

[rob.ellsworth@svn.com](mailto:rob.ellsworth@svn.com)

WA #17790

# TABLE OF CONTENTS

|                           |    |
|---------------------------|----|
| PROPERTY INFORMATION      | 3  |
| Property Summary          | 4  |
| Property Highlights       | 5  |
| Zoning                    | 6  |
| LOCATION INFORMATION      | 7  |
| Location Description      | 8  |
| Regional Map              | 9  |
| Location Map              | 10 |
| Aerial Map                | 11 |
| DEMOGRAPHICS              | 12 |
| Demographics Map & Report | 13 |
| Disclaimer                | 14 |







# Property Information



## PROPERTY SUMMARY

### CHAPEL HILL BLVD COMMERCIAL ACREAGE

CHAPEL HILL BOULEVARD  
PASCO, WA 99301

#### OFFERING SUMMARY

|                      |             |
|----------------------|-------------|
| <b>SALE PRICE:</b>   | \$2,197,384 |
| <b>LOT SIZE:</b>     | 5.31 Acres  |
| <b>PRICE / ACRE:</b> | \$413,820   |

## PROPERTY SUMMARY

This 5.31-acre commercial parcel is zoned Regional Commercial (CR) by the City of Pasco, allowing for a wide variety of retail, restaurant, office, and service-oriented uses. The site is fully served by city utilities and is ideally positioned for new commercial development in one of the region's fastest-growing trade areas.

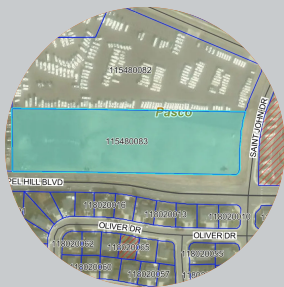
Surrounded by established commercial businesses and thriving residential neighborhoods, the property offers an exceptional opportunity to serve the expanding West Pasco market. Chapel Hill Boulevard functions as the primary connector between Broadmoor Boulevard and Road 68, providing outstanding visibility, strong daily traffic counts, and convenient access from the area's major transportation corridors.





## PROPERTY HIGHLIGHTS

- 5.31 Acres
- Zoned Regional Commercial (CR)
- All City Services Available
- Over 900' of Chapel Hill Frontage



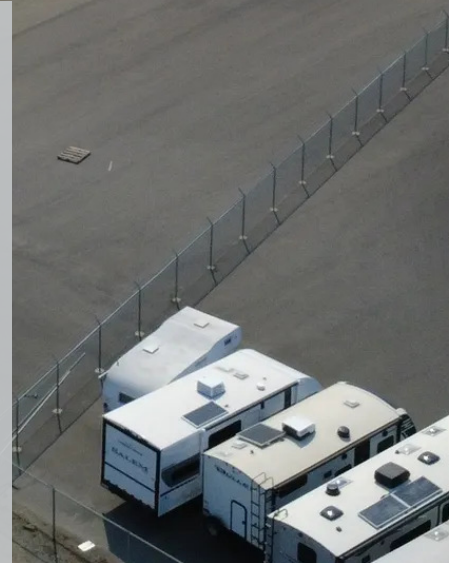
**Chapel Hill Frontage**



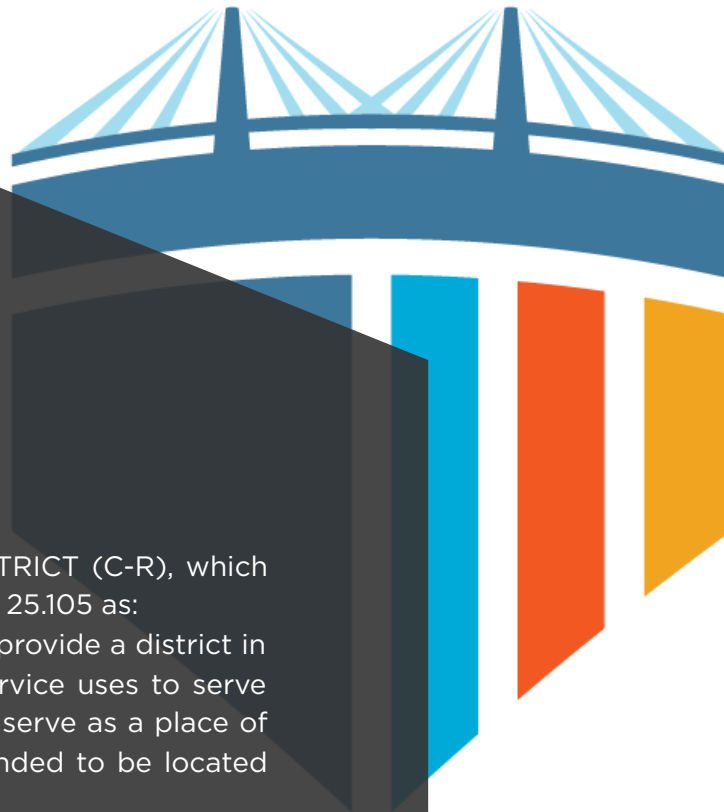
**Quick Interstate  
Access**



**All City Services  
Available**



# City of Pasco



The property is zoned REGIONAL COMMERCIAL DISTRICT (C-R), which is defined in the city of Pasco Municipal Code, Chapter 25.105 as:  
The C-R regional commercial district is established to provide a district in which the primary land use is for commercial and service uses to serve the needs of people living in the entire region and to serve as a place of employment in a regional setting. This district is intended to be located near major highway interchanges.



# Location Information





## LOCATION DESCRIPTION

This prime development parcel offers more than 900 feet of frontage along Chapel Hill Boulevard, one of West Pasco's primary residential feeder corridors. Strategically positioned at the corner of Chapel Hill Boulevard and St. John Drive, the property enjoys outstanding visibility and convenient access. Located just minutes from Broadmoor Boulevard, Road 84, and Interstate 182, the site is well connected to the region's major transportation network while being surrounded by one of the Tri-Cities' fastest-growing residential areas. The combination of exceptional frontage, accessibility, and strong surrounding growth makes this an outstanding opportunity for a wide range of commercial developments.

Pasco is a dynamic and fast-growing community located at the confluence of the Columbia and Snake Rivers in southeastern Washington. As one of the three Tri-Cities, Pasco is known for its rich agricultural roots, strong transportation infrastructure, and diverse, vibrant culture.

With expanding residential neighborhoods, growing business development, and a strong sense of community pride, Pasco combines economic opportunity with small-town warmth and accessibility.



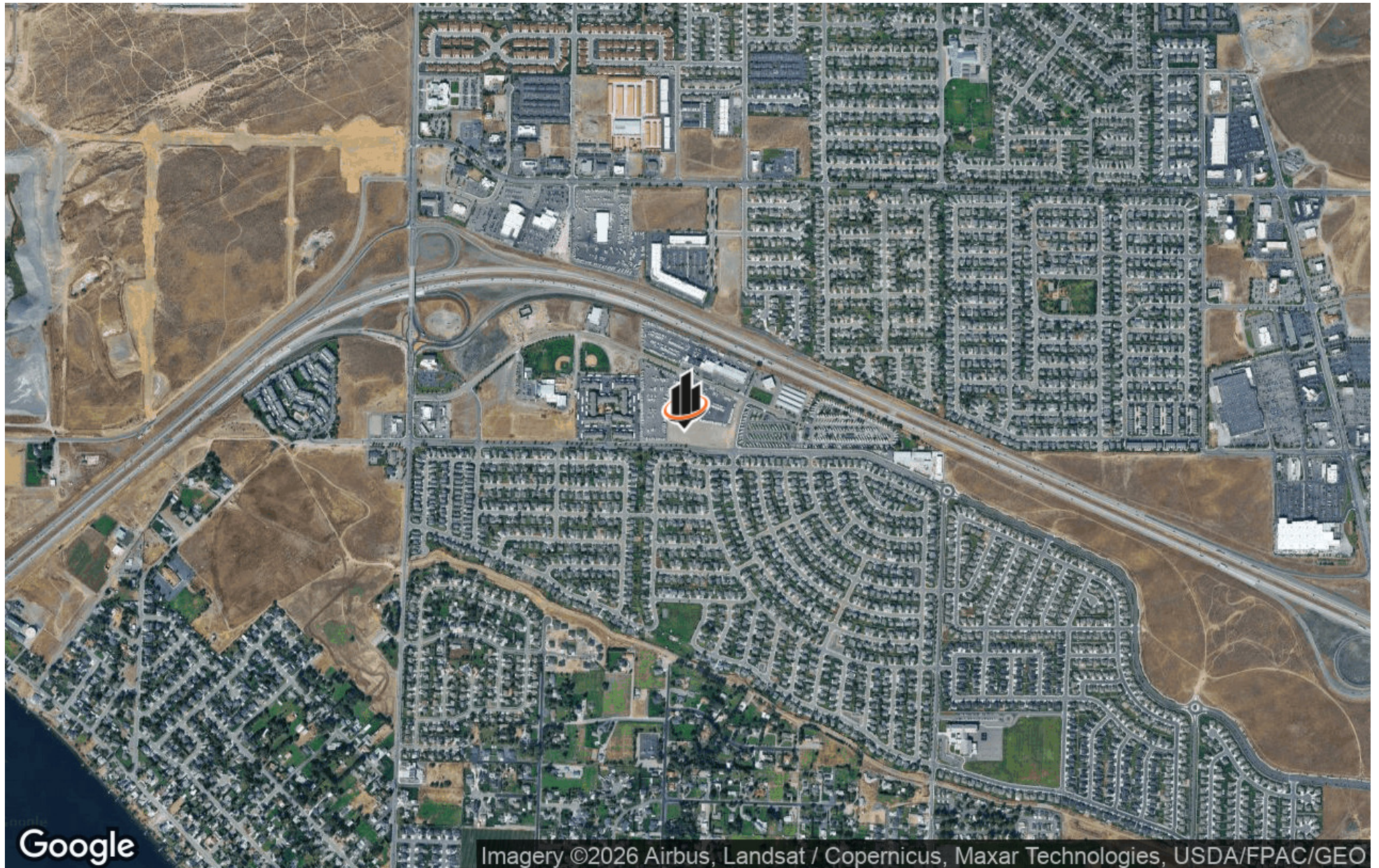


## REGIONAL MAP



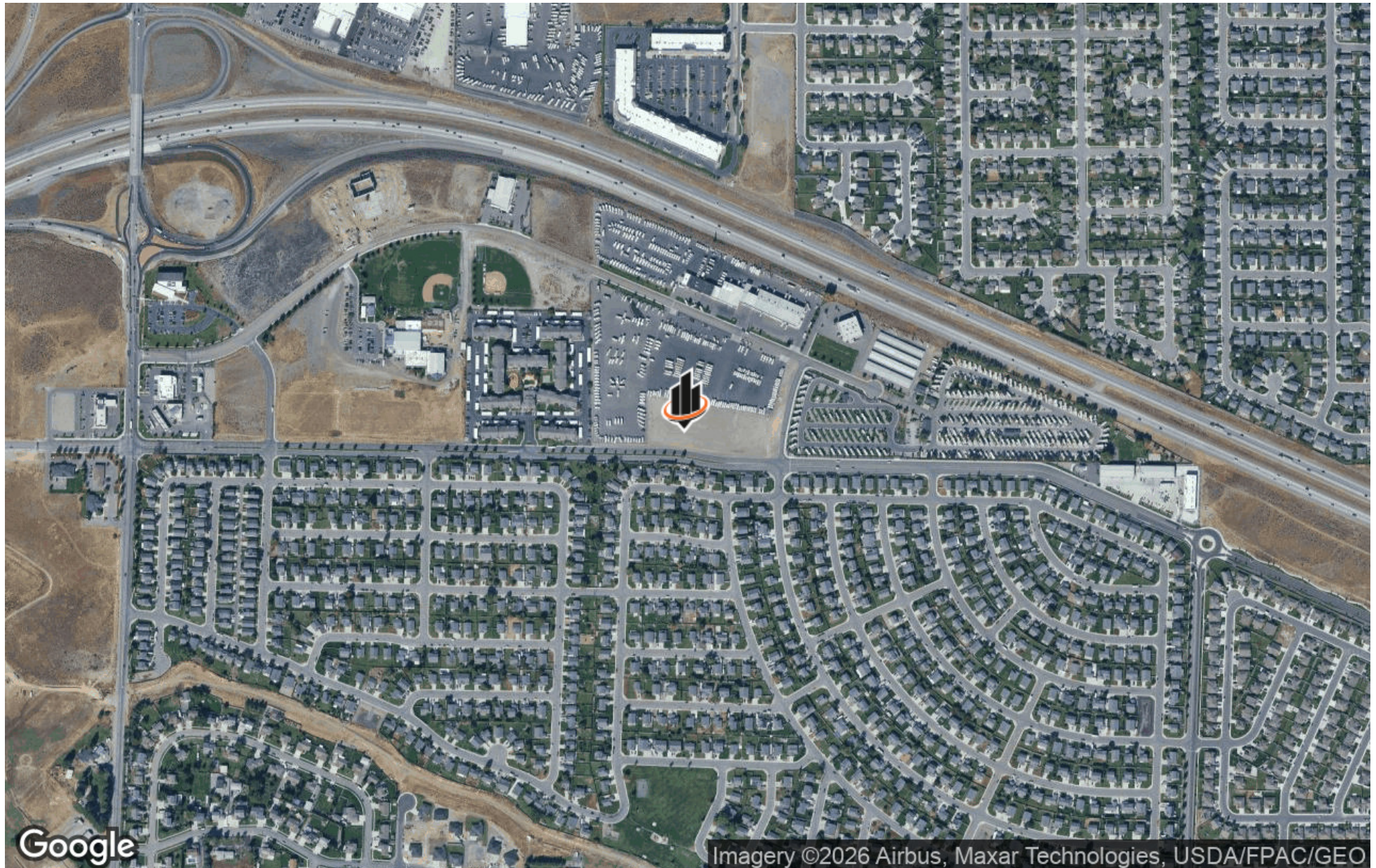


## LOCATION MAP





## AERIAL MAP







# Demographics



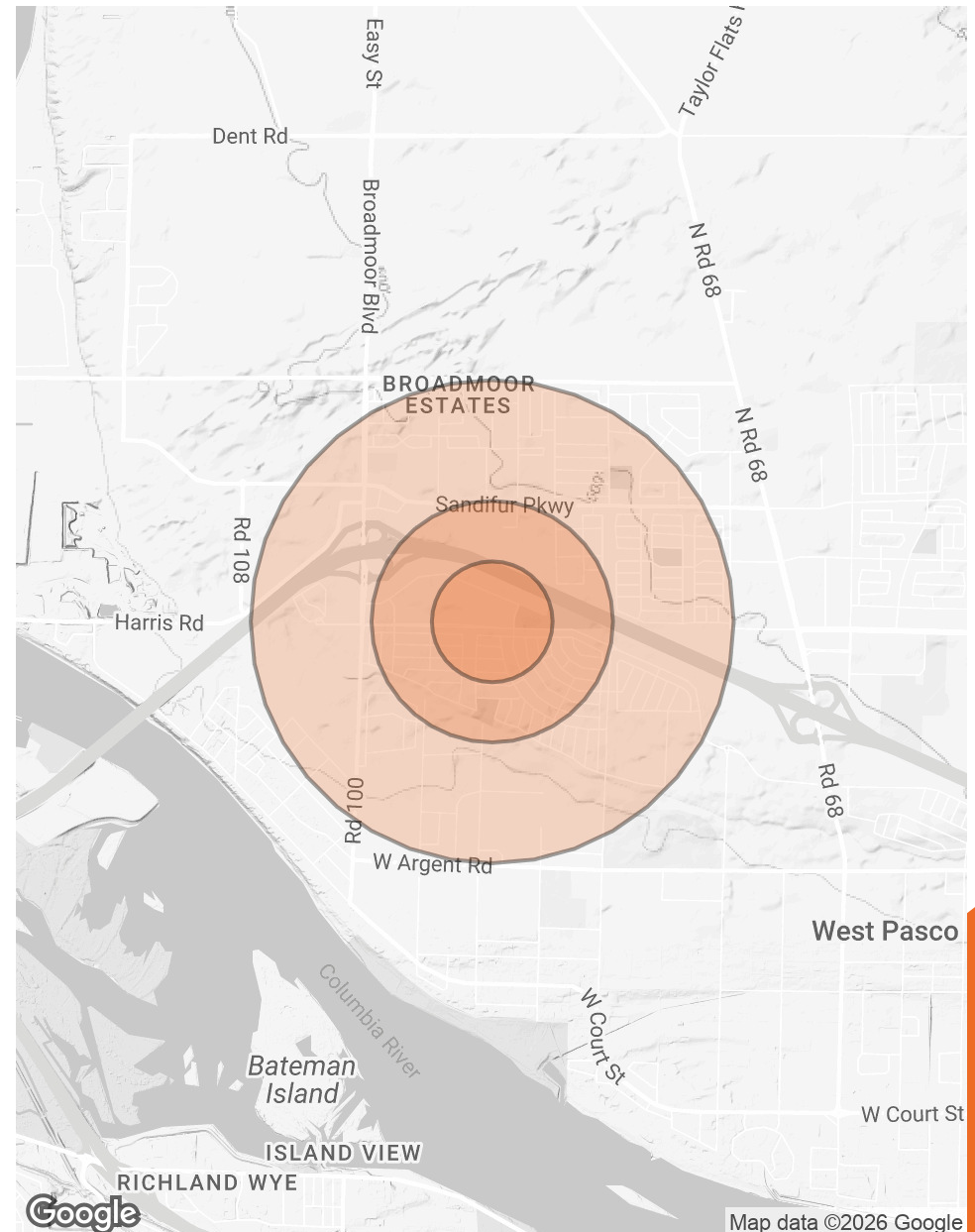


# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| TOTAL POPULATION     | 825        | 2,958     | 9,597  |
| AVERAGE AGE          | 27.7       | 27.2      | 29.2   |
| AVERAGE AGE (MALE)   | 29.5       | 28.4      | 30.2   |
| AVERAGE AGE (FEMALE) | 24.5       | 25.1      | 27.9   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 258        | 904       | 2,947     |
| # OF PERSONS PER HH | 3.2        | 3.3       | 3.3       |
| AVERAGE HH INCOME   | \$87,278   | \$96,558  | \$107,513 |
| AVERAGE HOUSE VALUE | \$354,564  | \$361,503 | \$383,603 |

2023 American Community Survey (ACS)





## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





# Collective Strength, Accelerated Growth

329 N. KELLOGG  
KENNEWICK, WA 99336



[SVNRETTORANDCOMPANY.COM](http://SVNRETTORANDCOMPANY.COM)