

## Premium Lot For Sale

±2.1 Acres | \$1,830,000 | MLS 278341

N ROAD 68, PASCO, WA 99301



Click to Tour Prime Development Land in West Pasco

## Property Description

Premium parcel in rapidly growing West Pasco corridor! This exceptional C-1 zoned commercial lot offers a rare opportunity to capitalize on explosive regional development. Positioned directly across from the Columbia Basin Health Association’s new Pasco Clinic, and just minutes from Interstate 182 with direct access via Road 68, the site ensures outstanding visibility and convenient connectivity for customers, employees, and suppliers alike.

Perfect for a wide range of commercial uses, including Medical, Office, QSR, Restaurants or Retailers. This is not just land—it’s a foothold in one of the Tri-Cities' fastest growing and most dynamic business corridors. Whether you're a developer looking to secure your next high-ROI project or a business owner ready to plant your flagship location, this site checks all the boxes.

## Property Highlights

- Prime Commercial Development Land
- Strategic Location with Immediate Freeway Access (I-182 and Road 68)
- High Growth, High Demand - Ideal for both Investors and Users
- Surrounded by Thriving Developments and Planned Projects
- C-1 Zoning Flexibility
- Premium Exposure
- \*Use address 75705 Three Rivers Drive to Search

## For More Information

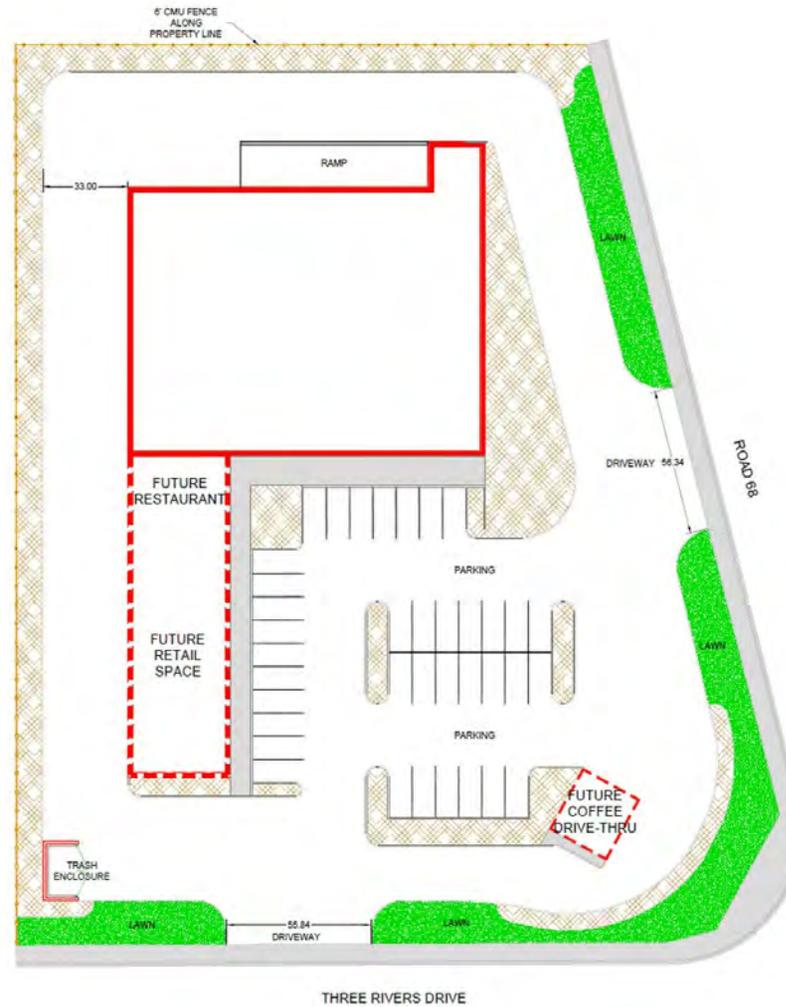
Corren Heeren | C: 509 302 9976 | corren@naitcc.com



## Offering Summary

Sale Price:	\$1,830,000
Lot Size:	±2.1 Acres

Demographics	3 Miles	5 Miles	10 Miles
Total Households	14,738	39,991	95,601
Total Population	45,895	114,257	271,757
Average HH Income	\$137,828	\$110,574	\$117,887



# Prime Commercial Development Land

IDAHO CENTRAL  
CREDIT UNION

COLUMBIA BASIN  
HEALTH

C-1 Zoning  
Ideal Uses include:  
*QSR / Medical / Office /  
Restaurant / Retail*

Will Attract  
Premium  
Tenants &  
Businesses

Subject  
Property

Surrounded by Successful Commercial  
Developments & Planned Projects



**Broadmoor Development** – A 671-acre development site with 1,600-acre master plan. It is anticipated to be the new epicenter of the Tri-Cities and the greater Eastern Washington market.



**Amazon Distribution Centers** – Two 1-million SF Distribution Centers, 3,000 new jobs expected!



**Tri-Cities Airport**– 86 total acres, with three runways is the largest airport in the southeastern Washington & northeastern Oregon region with connections to eleven major hubs.



**Darigold Facility**– 400,000 SF building at Port of Pasco Industrial Park will be the largest facility of its kind in North America. \$600 million project with 1,200 new jobs expected.



**Reesers Processing Plant**– 340,000 SF building at Port of Pasco Industrial Park on a 40-acre site. The \$120 million facility is expected to create 100 new jobs.

## The Tri-Cities and Pasco, Washington

Right in the heart of the Pacific Northwest, the Tri-Cities is located at the confluence of the Columbia, Yakima and Snake Rivers.

The Tri-Cities represents the Kennewick-Pasco-Richland MSA in Benton and Franklin Counties. It has transformed from a small regional hub for the Columbia Basin into one of the most expansive markets in Washington.

It now ranks as the 3<sup>rd</sup> largest metro in Washington State with a population of 322,875 residents.

The rivers serve as the only visible division between the Tri-Cities of Richland, Pasco and Kennewick.

Each municipality boasts its own substantial growth statistics and when combined as a metro, the population grew 34% in the past decade.



<i>Drive Times</i> TO TRI-CITIES FROM	MILES	TIME
Spokane	136	2 hours 15 min
Portland	218	3 hours 30 min
Seattle	225	3 hours 30 min

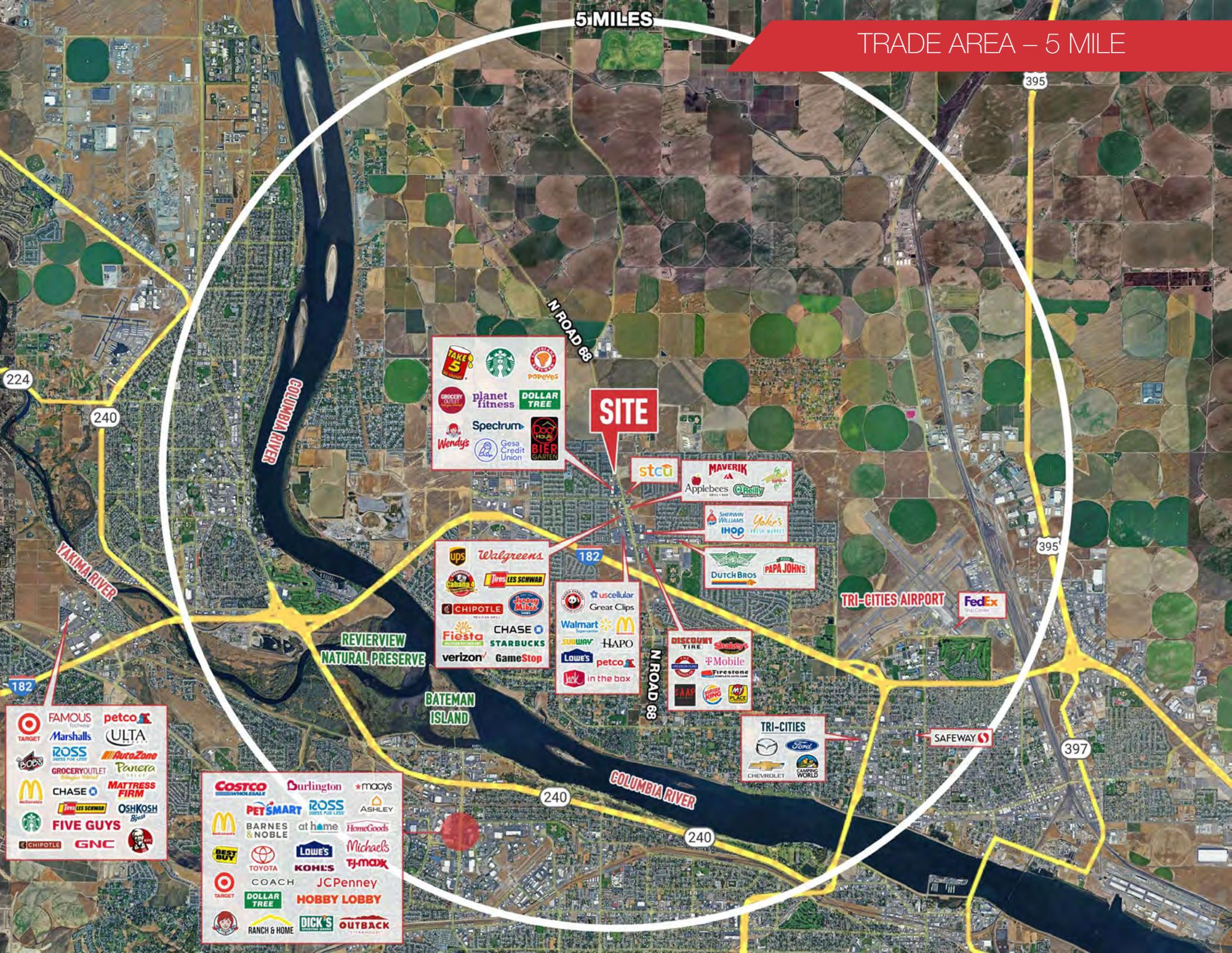
## Pasco

Pasco leads the trio, as it has the fastest growing population in the state. In addition, Pasco was ranked among the nations top ten fastest growing cities in both population businesses in a new “Boom Town study performed by the online financial technology company Smart Asset. The study cited that during the period between 2015 and 2020, the population grew by 17% and businesses grew by 18%.



5 MILES

TRADE AREA - 5 MILE



FAKE S	Starbucks	POPEYES
GROCERY LOCKER	planet fitness	DOLLAR TREE
Wendy's	Spectrum	DOG HOUSE BIER GARTEN
	Gesa Credit Union	

**SITE**

stcū	MAVERIK
Applebees	O'Reilly

Sherwin Williams	Yoko's
IHOP	FRESH MARKET

Dutch Bros	PAPA JOHN'S
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UPS	Walgreens
Cabana's	Tires LES SCHWAB

CHIPOTLE	Great Clips
Fiesta	CHASE

uscellular	Walmart
Great Clips	McDonald's

Walmart	HAPO
SUBWAY	petco

DISCOUNT TIRE	Saturday
F Mobile	Firestone

FRAP	MY PLACE
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TRI-CITIES AIRPORT

FedEx

TRI-CITIES	Ford
CHEVROLET	CAMPUS WORLD

SAFeway

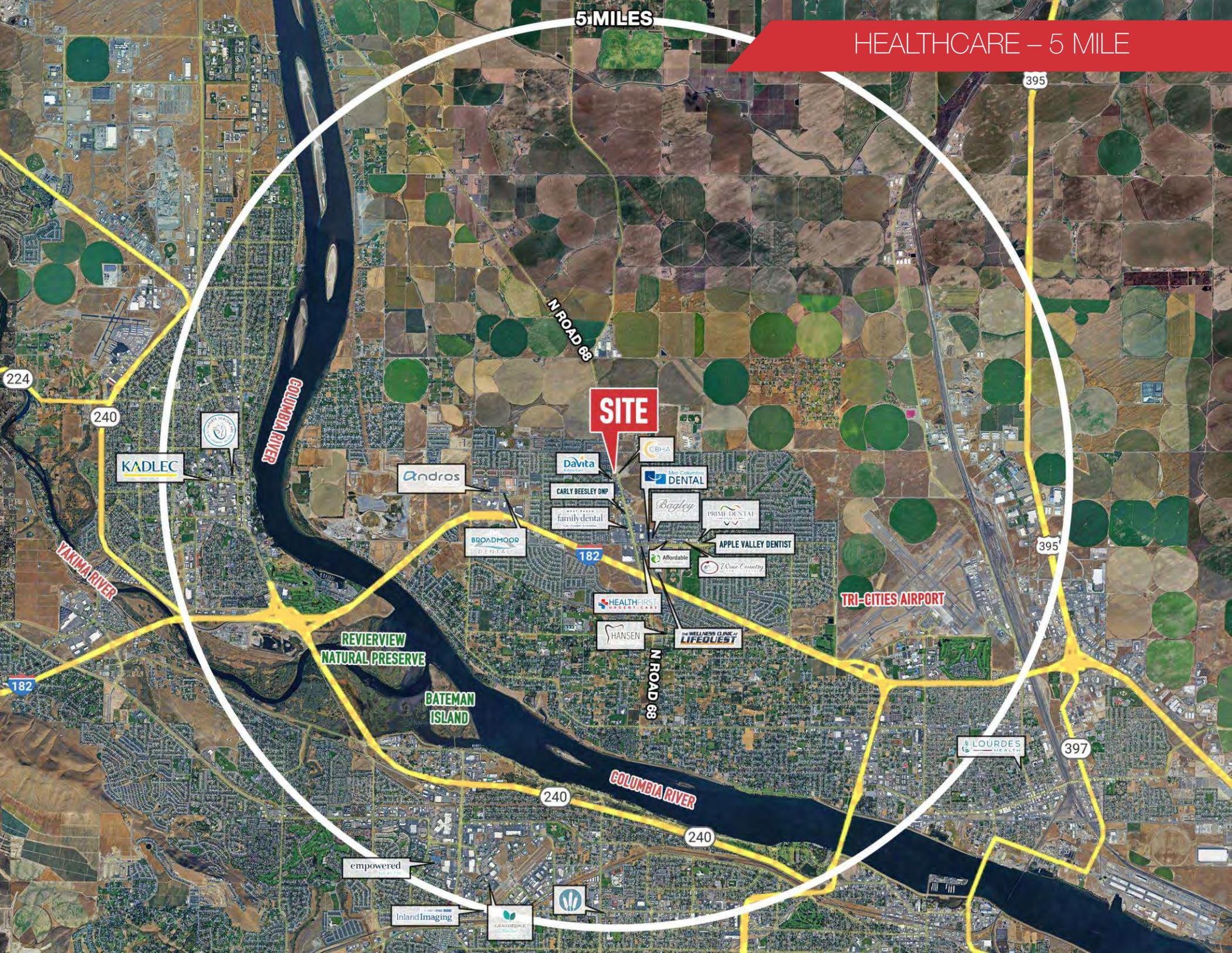
Target	FAMOUS Footwear	petco
ROSS	Marshalls	ULTA
GROCERY OUTLET	AutoZone	Panera
McDonald's	CHASE	MATTRESS FIRM
Starbucks	LES SCHWAB	OSHKOSH
CHIPOTLE	GNC	KFC

COSTCO	Durlington	macys
PETSMART	ROSS	ASHLEY
BARNES & NOBLE	at home	HomeGoods
BEST BUY	TOYOTA	Low's
Target	KOHL'S	Michaels
DOLLAR TREE	JCPenney	TJ-MAXX
RANCH & HOME	HOBBY LOBBY	DICK'S
		OUTBACK



5 MILES

HEALTHCARE - 5 MILE



SITE

KADLEC

Andros

Davita

CBHA

Med Columbia DENTAL

CARLY BEESLEY DNP

WESTLAND family dental

Bagley

PRIME DENTAL

BROADMOOR DENTAL

APPLE VALLEY DENTIST

Affordable

7 One Country

TRI-CITIES AIRPORT

HEALTH FIRST

HANSEN

the WELLNESS CLINIC of LIFEGUARD

REVIERVIEW NATURAL PRESERVE

BATEMAN ISLAND

LOURDES HEALTH

empowered

Inland Imaging

GRAVITYWORKS

Logo

HEALTHCARE – AT CLOSE



CARLY BEESLEY DNP



APPLE VALLEY DENTIST

