



MYRA ROAD LAND DEVELOPMENT

3XX NE Myra Road | College Place, WA

PROPERTY OVERVIEW | PROPERTY SUMMARY



MYRA ROAD LAND | 6.43± ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY IN COLLEGE PLACE, WA

Lee & Associates is pleased to present the Myra Commercial Center, a 6.43± acre commercial development opportunity in College Place, WA. Located near SR 125, the main north-south route through Walla Walla, this property allows for various commercial uses. The Walla Walla Valley's thriving wine industry adds to the area's appeal, attracting over 750,000 visitors yearly and contributing significantly to the regional economy. These tourists contribute approximately \$146 million annually. This strong connection between the wine industry and the broader economy highlights the importance of viticulture in driving prosperity and growth in the Walla Walla Valley.

PROPERTY OVERVIEW | PROPERTY SUMMARY

PROPERTY DETAIL

PROPERTY NAME	Myra Road Land
OPPORTUNITY TYPE	General Commercial Land Development
ADDRESS	3xx NE Myra Road
TOTAL LAND AREA	6.43± Acres (280,091 SF)
ZONING	General Commercial (GC)
JURISDICTION	City of College Place, WA
PARCELS	360731220044 & 350736110049
PRICE	\$1,700,000
PERMITTED USES	• Multifamily • Warehousing • Retail • Mixed-use • Hospitality • Senior Living • Medical



CLICK FOR **GC** USE

PROPERTY OVERVIEW | SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S84°22'23"W	127.35
L2	S72°31'15"W	77.02
L3	N28°48'37"W	83.18
L4	S05°29'30"E	97.86
L5	S19°19'55"W	123.00
L6	S09°33'30"W	133.00
L7	N89°58'55"W	128.00
L8	S09°19'55"E	95.00
L9	N77°29'55"E	116.67
L10	S23°27'27"E	39.00

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	123.00	83.19	51.72	S49°14'59"E
C2	80.00	83.76	78.99	N89°08'23"W
C3	120.00	128.90	289.26	N04°17'48"E
C4	80.00	79.07	76.89	N06°02'24"E
C5	120.00	153.59	143.32	N04°11'14"E
C6	130.00	83.32	81.80	N07°37'31"E

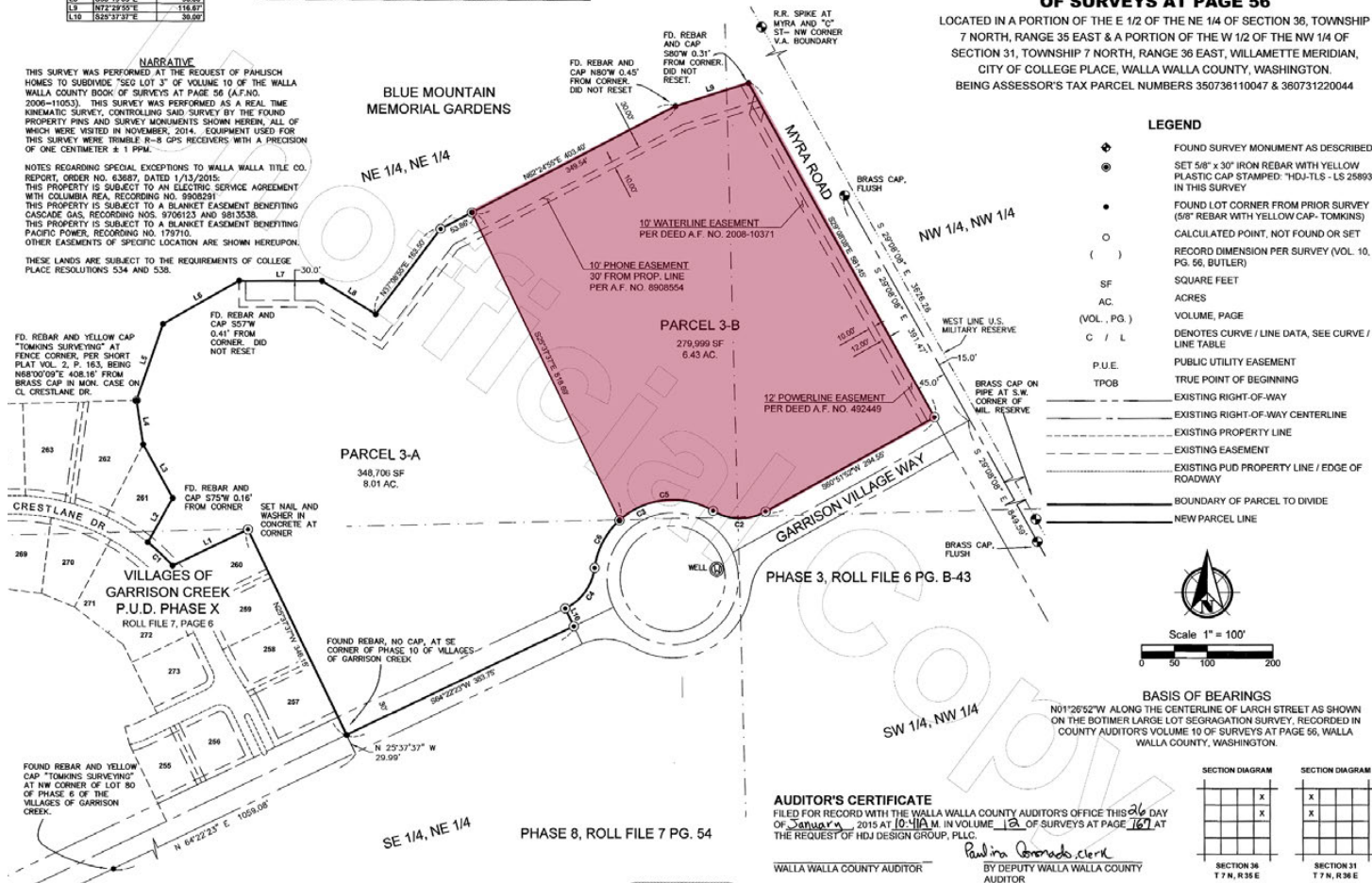
2015-00556 B: 12 P: 167 SUR
01/26/2015 10:41:00 am Page 1 of 2 Feet: 142.00
Survey Date: 02/01/2015

LOT SEGREGATION SURVEY OF SEGREGATION LOT 3 OF THAT SURVEY AS RECORDED IN COUNTY AUDITOR'S VOLUME 10 OF SURVEYS AT PAGE 56

LOCATED IN A PORTION OF THE E 1/2 OF THE NE 1/4 OF SECTION 36, TOWNSHIP
7 NORTH, RANGE 35 EAST & A PORTION OF THE W 1/2 OF THE NW 1/4 OF
SECTION 31, TOWNSHIP 7 NORTH, RANGE 36 EAST, WILLAMETTE MERIDIAN,
CITY OF COLLEGE PLACE, WALLA WALLA COUNTY, WASHINGTON
BEING ASSESSOR'S TAX PARCEL NUMBERS 350736110047 & 360731220044

NARRATIVE
THIS SURVEY WAS PERFORMED AT THE REQUEST OF PAHLISCH
HOMES TO SUBDIVIDE "SEG LOT 3" OF VOLUME 10 OF THE WALLA
WALLA COUNTY BOOK OF SURVEYS AT PAGE 56 (A.F.N.O.
2006-11053). THIS SURVEY WAS PERFORMED AS A REAL TIME
KINEMATIC SURVEY, CONTROLLING SAID SURVEY BY THE FOUND
PROPERTY PINS AND SURVEY MONUMENTS SHOWN HEREIN, ALL OF
WHICH WERE VISITED IN NOVEMBER, 2014. EQUIPMENT USED FOR
THIS SURVEY WERE TRIMBLE R-8 GPS RECEIVERS WITH A PRECISION
OF ONE CENTIMETER ± 1 PPM.

NOTES REGARDING SPECIAL EXCEPTIONS TO WALLA WALLA TITLE CO.
REPORT, ORDER NO. 63887, DATED 1/13/2016:
THIS PROPERTY IS SUBJECT TO AN ELECTRIC SERVICE AGREEMENT
WITH COLUMBIA REA, RECORDING NO. 9808291.
THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT BENEFITING
CASCADE GAS, RECORDING NOS. 9706123 AND 9813538.
THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT BENEFITING
PACIFIC POWER, RECORDING NO. 177710.
OTHER EASEMENTS OF SPECIFIC LOCATION ARE SHOWN HEREUPON.
THESE LANDS ARE SUBJECT TO THE REQUIREMENTS OF COLLEGE
PLACE RESOLUTIONS 534 AND 538.



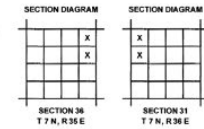
- LEGEND**
- FOUND SURVEY MONUMENT AS DESCRIBED
 - SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: "HCU-TLS - LS 25893" IN THIS SURVEY
 - FOUND LOT CORNER FROM PRIOR SURVEY (5/8" REBAR WITH YELLOW CAP- TOMKINS)
 - CALCULATED POINT, NOT FOUND OR SET
 - RECORD DIMENSION PER SURVEY (VOL. 10, PG. 56, BUTLER)
 - SQUARE FEET
 - ACRES
 - (VOL., PG.) VOLUME, PAGE
 - C / L DENOTES CURVE / LINE DATA, SEE CURVE / LINE TABLE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - TPCB TRUE POINT OF BEGINNING
 - EXISTING RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY CENTERLINE
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT
 - EXISTING PUD PROPERTY LINE / EDGE OF ROADWAY
 - BOUNDARY OF PARCEL TO DIVIDE
 - NEW PARCEL LINE



Scale 1" = 100'
0 50 100 200

BASIS OF BEARINGS
N01°26'52"W ALONG THE CENTERLINE OF LARCH STREET AS SHOWN
ON THE BUTIMER LARGE LOT SEGREGATION SURVEY, RECORDED IN
COUNTY AUDITOR'S VOLUME 10 OF SURVEYS AT PAGE 56, WALLA
WALLA COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE
FILED FOR RECORD WITH THE WALLA WALLA COUNTY AUDITOR'S OFFICE THIS 26 DAY
OF January, 2015 AT 10:41 A.M. IN VOLUME 10 OF SURVEYS AT PAGE 167 AT
THE REQUEST OF HDJ DESIGN GROUP, PLLC.
Pauline Gonzales, Clerk
BY DEPUTY WALLA WALLA COUNTY
AUDITOR



SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AND AT THE
REQUEST OF PAHLISCH HOMES
Paul W. Tomkins
PAUL W. TOMKINS, P.L.S. No. 25893
DATE 1/23/16



LOCATION OVERVIEW | OBLIQUE AERIAL

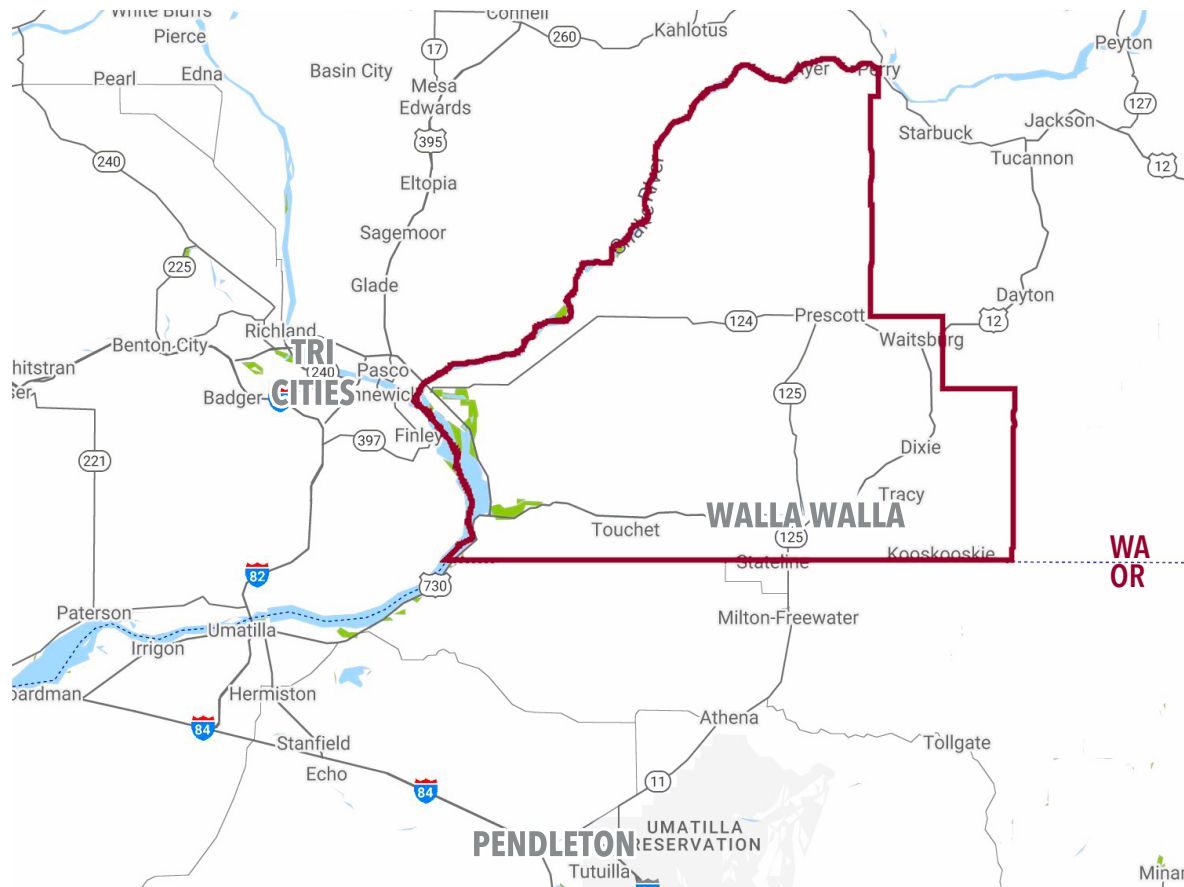


LOCATION OVERVIEW | VICINITY AERIAL



LOCATION OVERVIEW | DEMOGRAPHICS

THE WALLA WALLA COUNTY trade area is a vibrant and growing region known for its strong agricultural roots, renowned wineries, and thriving local economy. Anchored by Walla Walla University and a historic downtown, the area attracts a mix of students, professionals, and tourists. With a blend of national retailers, local businesses, and a steady residential base, the market benefits from consistent consumer demand. Proximity to Highway 125 ensures accessibility, while the area's reputation as a premier wine destination continues to drive tourism and economic growth.



63,239

POPULATION
10 MIN DT



23,239

NO OF HOUSEHOLDS
10 MIN DT



\$76,391

MEDIAN HH INCOME
10 MIN DT



\$385,523

MEDIAN PROPERTY VALUE
10 MIN DT



38.0

YEARS OLD
MEDIAN AGE



\$1.98B

TOTAL NON-RETAIL
EXPENDITURE



66.2%

HOME OWNERSHIP
RATE



750K+

ANNUAL VISITORS
WALLA WALLA REGION



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

INQUIRE:

TEJ ASHER

Senior Vice President

C: 425.320.8834

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ANGELA OLIVERI

Principal

C: 206.853.1330

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COMMERCIAL REAL ESTATE SERVICES

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