

12.41 ACRES FOR SALE

Pasco Point

1601 N IDAHO AVE

Pasco, WA 99301

PRESENTED BY:

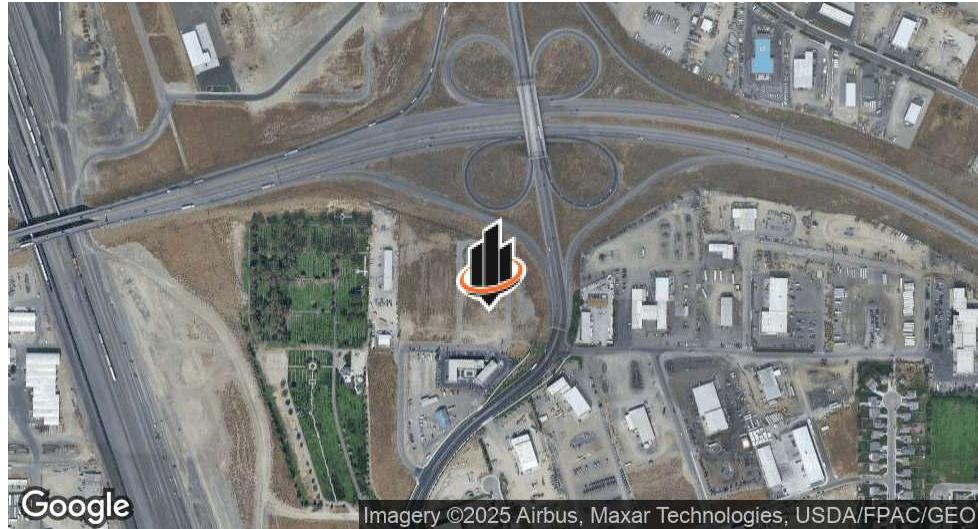
SCOTT SAUTELL

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WA #109003

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-------------|-------------|
| SALE PRICE: | \$8.00 / SF |
| ZONING: | C-3 |
| LOT SIZE: | 12.41 Acres |

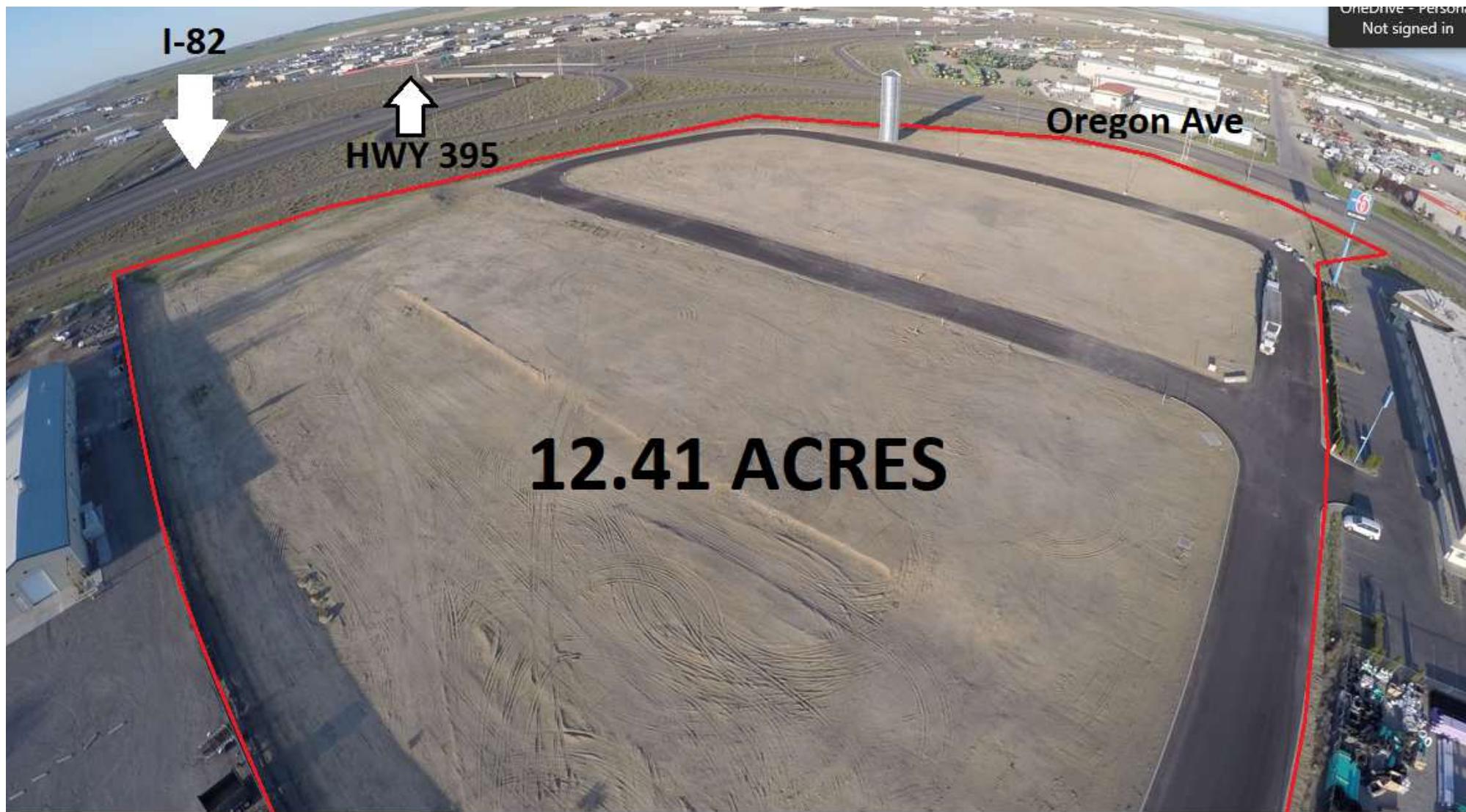
PROPERTY DESCRIPTION

I-82 freeway frontage land located adjacent to the clover leaf at Oregon Ave/ HWY 395 and I-82. There are a total of 12.41 acres made up of 3 parcels Tax id # 113400070, 113400392 and 113481019. This piece is adjacent to the freeway cloverleaf. There has been extensive site development already done on this piece making it shovel ready!. The original master plan called for a 77k sf warehouse, 41,600k sf hotel, 6,675 sf pad site building and a 8,600 sf pad site building. The site has been improved with a road paved through the development, curb, water/sewer and storm drains, electric to electrical vaults, phone, street lights etc. The property has been graded and water/sewer and electric are to the property. The site can be easily modified to accommodate a new concept.

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ADDITIONAL PHOTOS



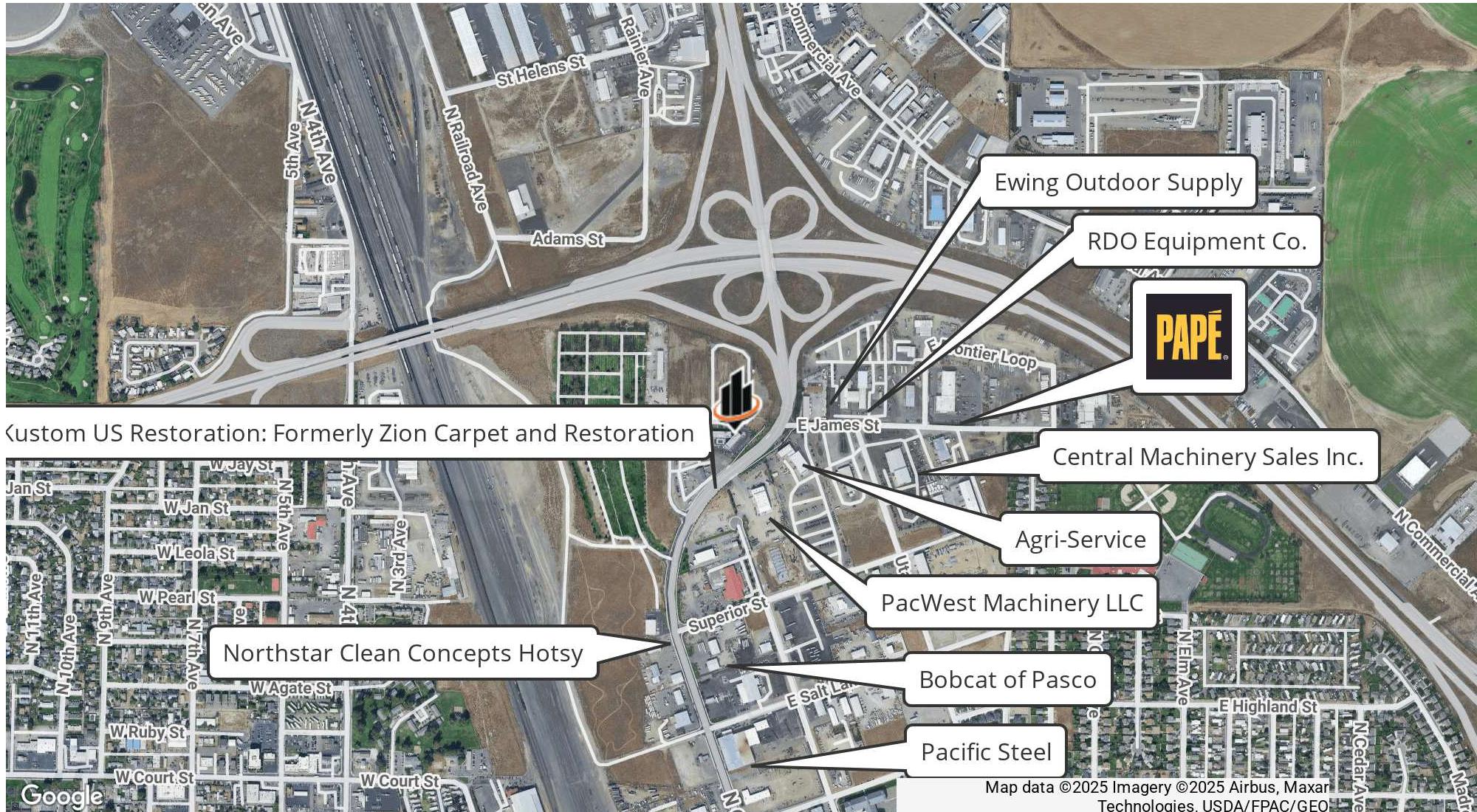
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RETAILER MAP



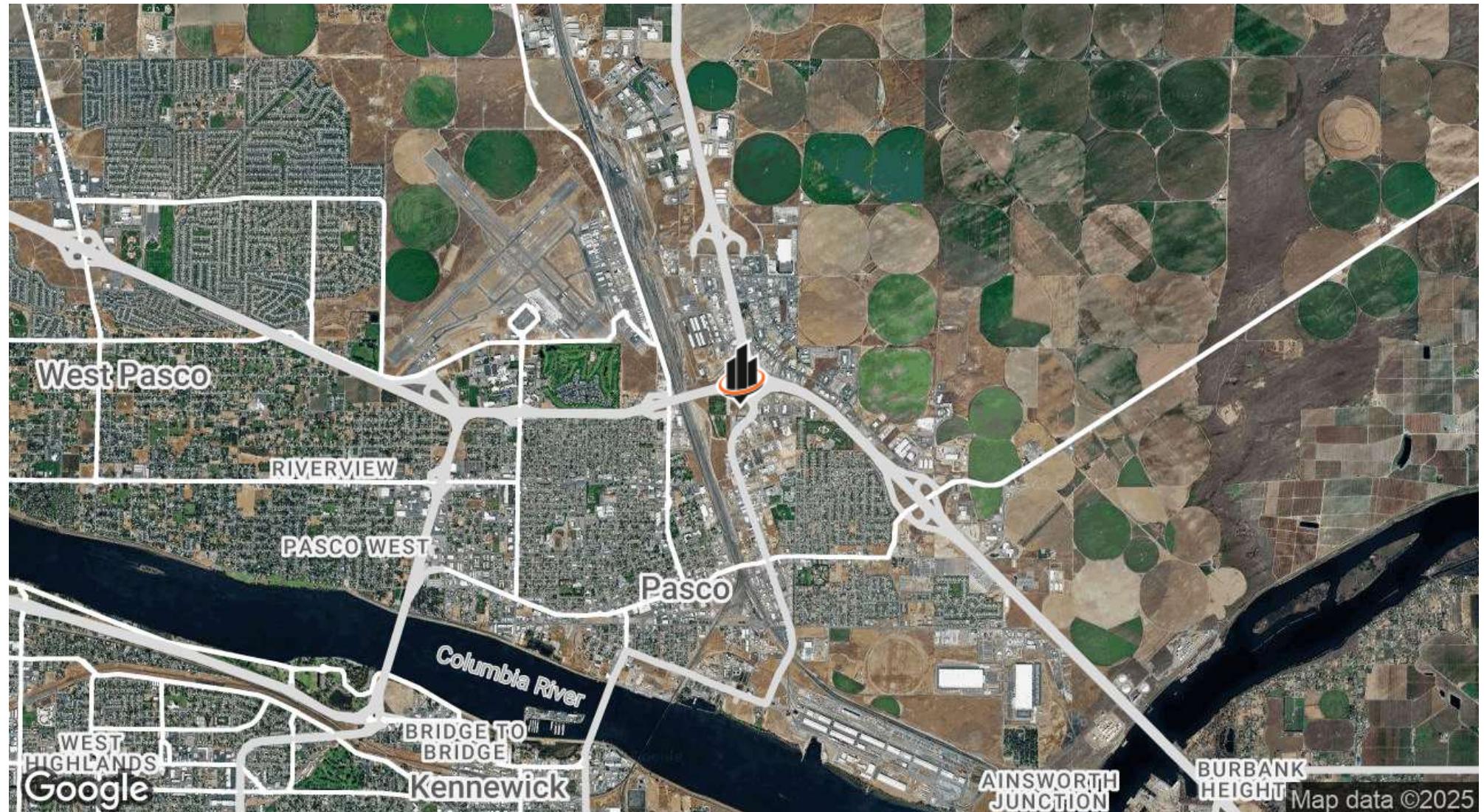
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LOCATION MAP



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CITY INFORMATION



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PASCO WASHINGTON

The City of Pasco is a great place to live, work or play. A thriving community of more than 82,000, Pasco has seen tremendous growth in the last 20 years hand-in-hand with an increased sense of community and public safety.

The proximity of Grand Coulee Dam—the largest hydroelectric dam in the United States—has unlocked a wealth of agricultural possibilities for the Pasco area. A scenic drive through the local farm country will reveal a fresh array of the area's finest produce including, tender asparagus, onions, potatoes, crisp delicious apples, luscious cherries, and sun-drenched wine grapes, to name a few.

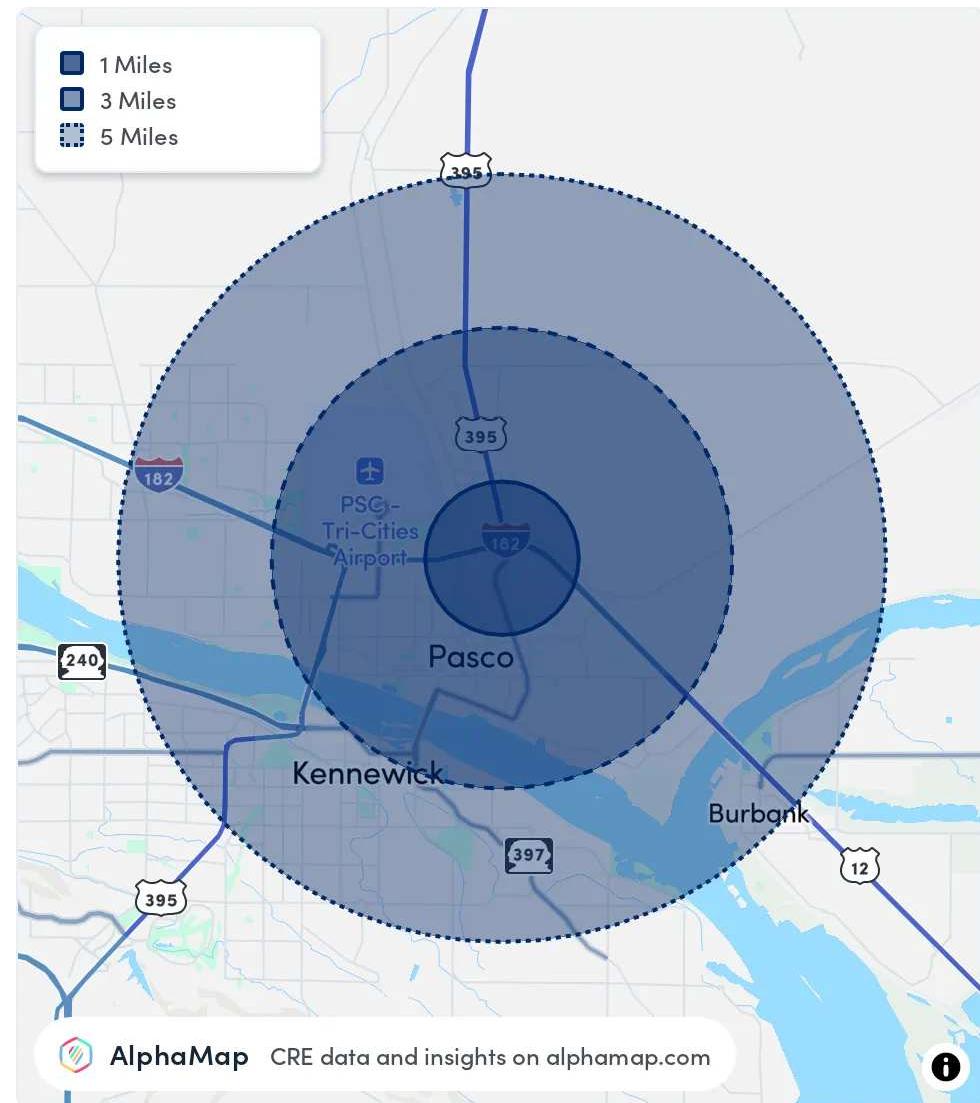
Manufacturing and heavy fabrication facilities and distribution also are plentiful in the Pasco area. Among them are Amazon, Dairygold, wine, paper, container board, machine parts, french fried potatoes, TiLite wheelchairs, Lampson cranes, jet boats, and asphalt.

Location, location, location—Interstate 182, US Highway 395, and State Route 12 link Pasco to transcontinental highways, waterways, and rail service, not to mention the Port of Pasco for commercial air services with direct flights offered to Seattle, Portland, San Francisco, Minneapolis/St. Paul, Denver, Salt Lake City, Las Vegas, and Mesa, Arizona.

AREA ANALYTICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 6,714 | 37,672 | 98,743 |
| AVERAGE AGE | 31 | 32 | 34 |
| AVERAGE AGE (MALE) | 31 | 32 | 34 |
| AVERAGE AGE (FEMALE) | 31 | 33 | 35 |
| HOUSEHOLD & INCOME | | | |
| | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 1,867 | 11,048 | 31,860 |
| PERSONS PER HH | 3.6 | 3.4 | 3.1 |
| AVERAGE HH INCOME | \$72,683 | \$81,130 | \$93,079 |
| AVERAGE HOUSE VALUE | \$215,139 | \$263,643 | \$323,618 |
| PER CAPITA INCOME | \$20,189 | \$23,861 | \$30,025 |

Map and demographics data derived from AlphaMap



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