

COMMERCIAL / MULTIFAMILY LOTS FOR SALE

ZONING: BMS-SD-CMU (Commercial Mixed-Use)
ALLOWED USES: Retail, Office, Mixed-Use, Multifamily

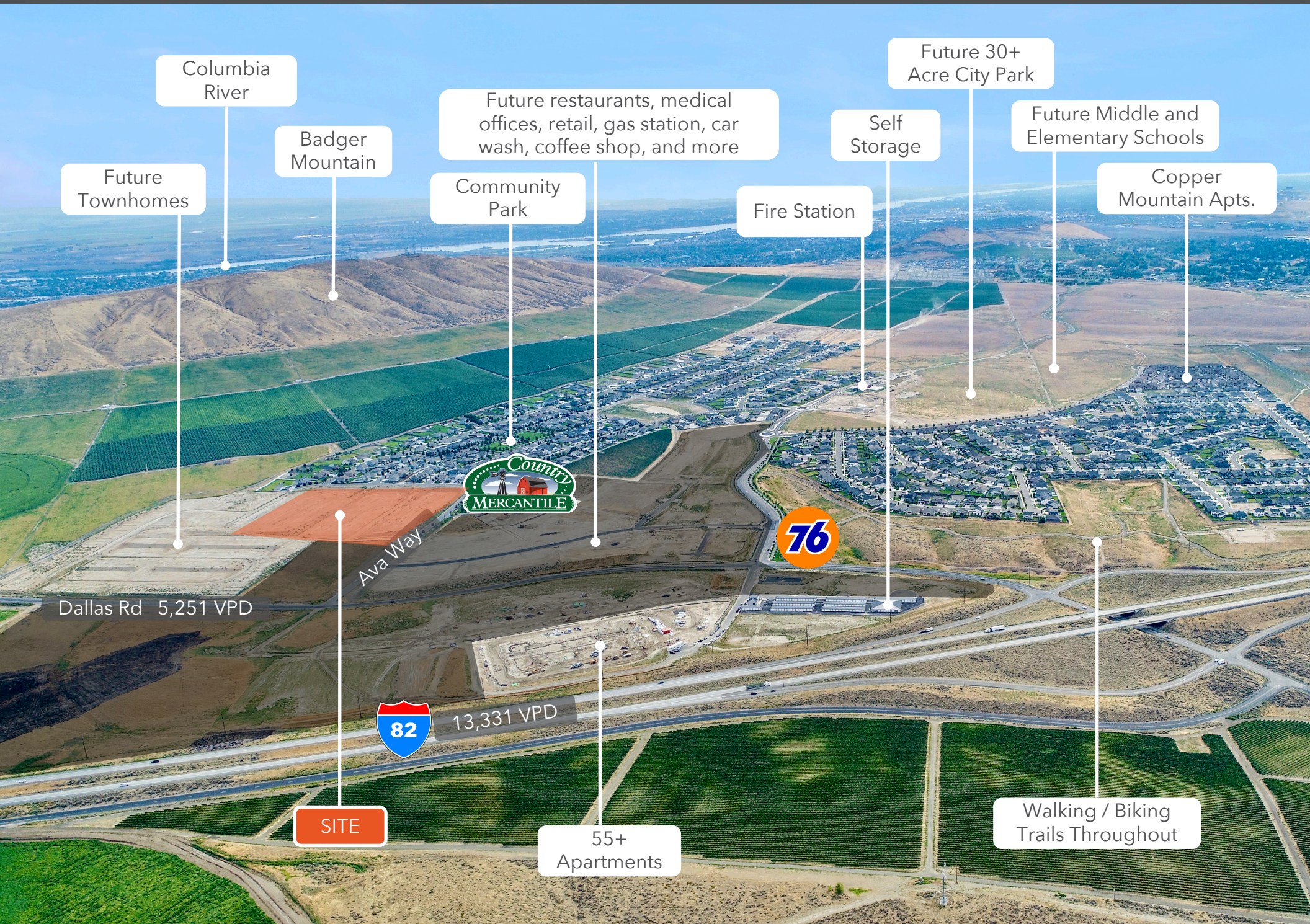
Utilities will be provided to each lot.
Lots estimated to be complete by Spring / Summer 2025.

DESERT SKY Richland, WA



Lot	SF	AC	Price	Price/SF
LOT 221	84,784	1.95	\$678,272	\$8 / SF
LOT 222	59,627	1.37	\$477,016	\$8 / SF
LOT 223	108,109	2.48	\$864,872	\$8 / SF
LOT 224	105,713	2.43	\$845,704	\$8 / SF
LOT 225	42,055	0.97	\$420,550	\$10 / SF
LOT 226	42,270	0.97	\$422,700	\$10 / SF
LOT 228	40,816	0.94	\$408,160	\$10 / SF

SURROUNDING RETAIL AND AMENITIES



Columbia River

Badger Mountain

Future Townhomes

Future restaurants, medical offices, retail, gas station, car wash, coffee shop, and more

Community Park

Future 30+ Acre City Park

Self Storage

Future Middle and Elementary Schools

Fire Station

Copper Mountain Apts.



Dallas Rd 5,251 VPD

Ava Way



13,331 VPD

SITE

55+ Apartments

Walking / Biking Trails Throughout

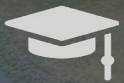
SITE DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	2,699	14,082	63,587
Annual Growth 2010-2023	10.7%	7.0%	3.5%
Median Age	41.7	41.2	38.5
Bachelor's Degree or Higher	49%	54%	41%
Avg Household Income	\$170,703	\$172,083	\$123,975
Median Household Income	\$148,314	\$147,414	\$107,899

TRI-CITIES INFORMATION



The average household income for the Tri-Cities region has increased 30.7% since 2000. Currently, the average household income is \$72,733.



The Tri-Cities has a highly educated workforce: 82.8% of the population has a high school, college, or graduate education and there are more scientists and engineers per capita residing here than anywhere else in the nation.



The region's economy is anchored in R&D, technology, manufacturing, agriculture, retail, and healthcare.



Major employers include Battelle/Pacific Northwest National Laboratory, Lockheed Martin, Bechtel National, CH2M Hill, ConAgra/LambWeston, Amazon, Tyson Fresh Meats, AREVA, and URS.



CONTACT:

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