



N Commercial Ave

113720137

113720138

KENDALL DR

415 & 501 N. Commercial Ave.

Pasco, WA 99301 - Franklin County
MLS #283489

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

These Light Industrial lots are located in an area that has experienced a high volume of new development as well as being situated along Hwy 12 providing additional visibility.

City services (Sewer and Water) are both available to serve these parcels.

This offering is for one or both lots.

PRICE

\$1,265,000 (\$8.00/SF)

415 N. Commercial
1.79 AC – 77,972 SF

\$640,000

501 N. Commercial
1.83 AC – 79,715 SF

\$625,000

ADDRESS

415 & 501 N. Commercial Ave.
Pasco, WA 99301

TAX PARCEL

Franklin County Parcels
113-720-137 & 113-720-138

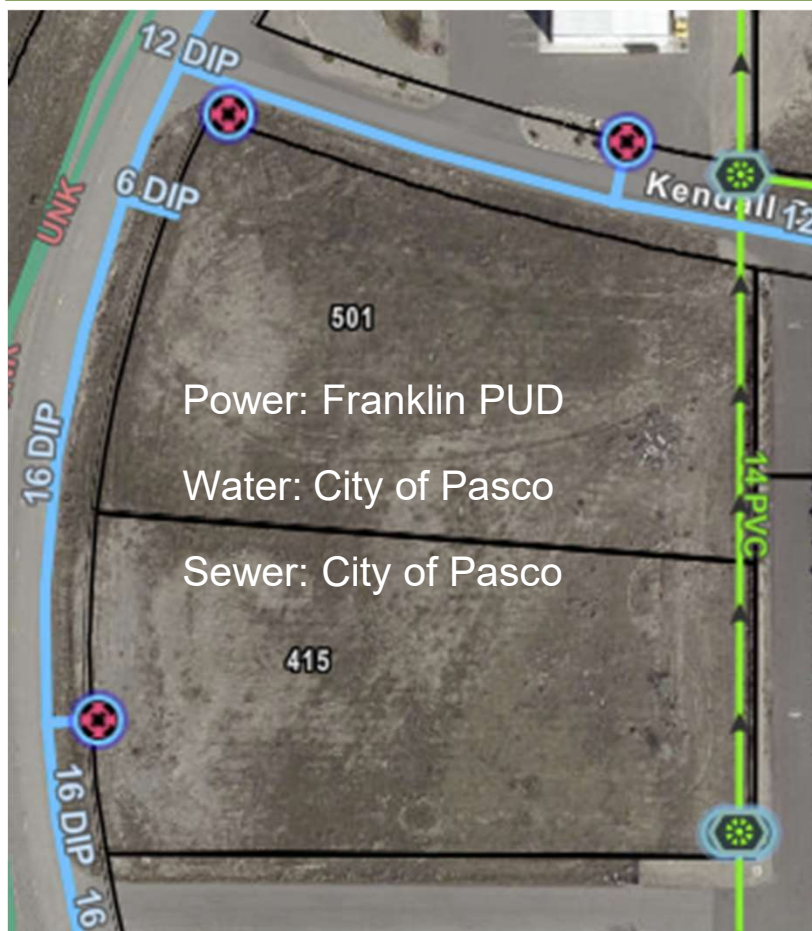
CONTACT

Kirt Shaffer
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2815 St. Andrews Loop, Suite F
Pasco, WA 99301

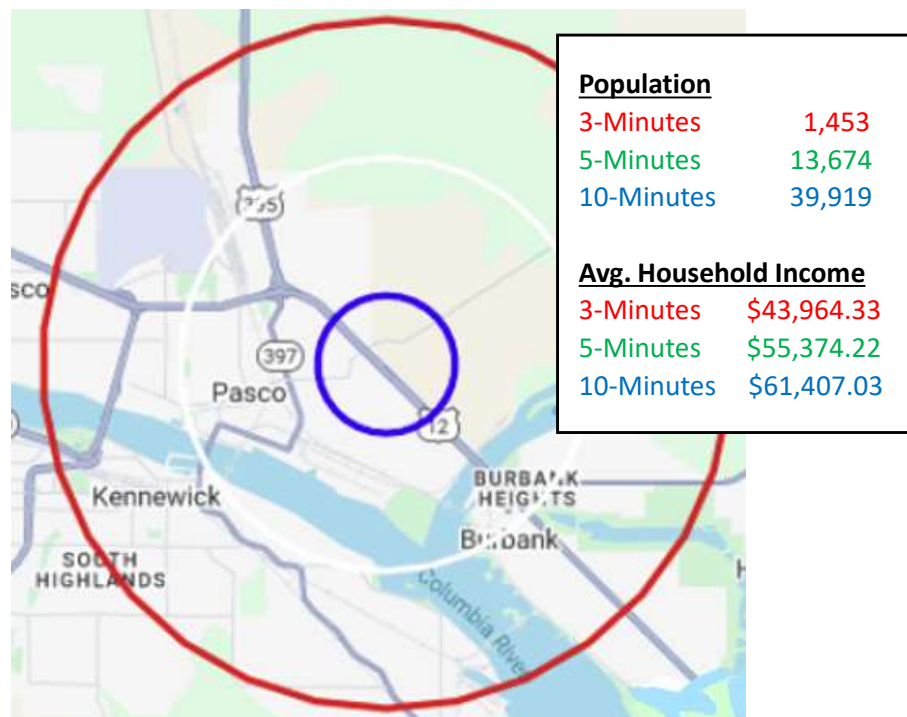
ZONING

I-1 Light Industrial

UTILITIES



DEMOGRAPHICS (CBA)



LINKS

Municipal

<https://www.pasco-wa.gov/>

<https://www.franklincountywa.gov/>

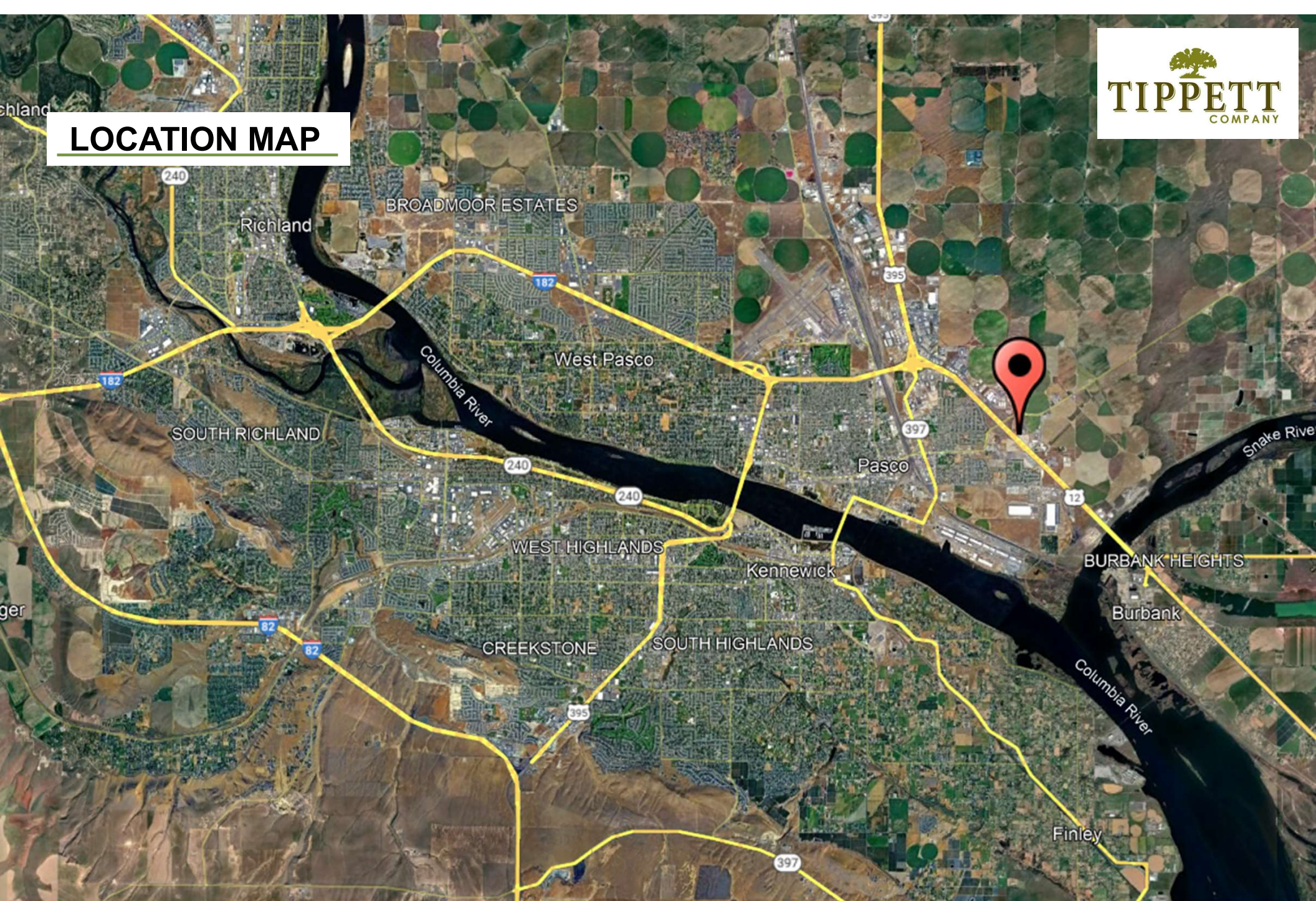
Economic Development

<https://www.portofpasco.org/>

<https://www.tridec.org/>

No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

LOCATION MAP



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DEMOGRAPHICS

CITY, STATE

Pasco, WA

POPULATION

45,704

AVG. HH SIZE

3.09

MEDIAN HH INCOME

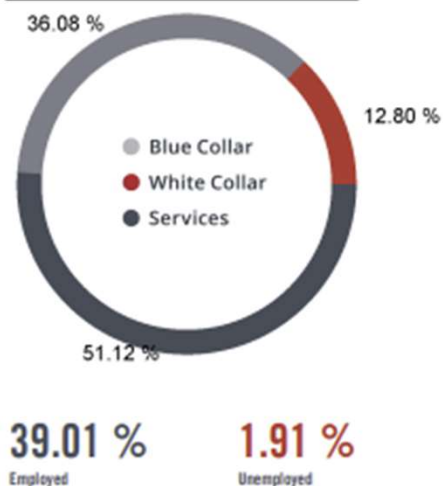
\$45,952

HOME OWNERSHIP

Renters: **5,802**

Owners: **6,954**

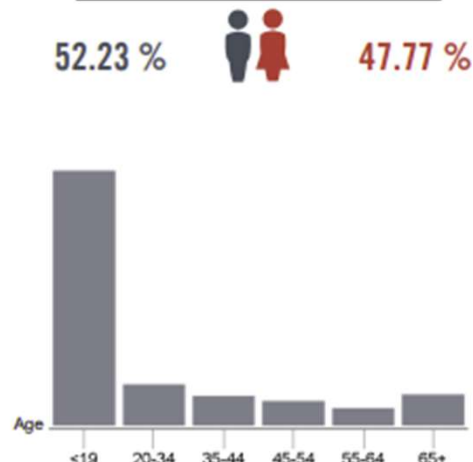
EMPLOYMENT



EDUCATION

High School Grad:	20.91 %
Some College:	18.33 %
Associates:	7.82 %
Bachelors:	13.23 %

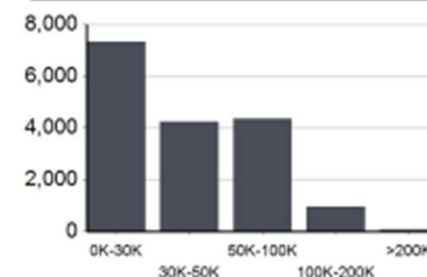
GENDER & AGE



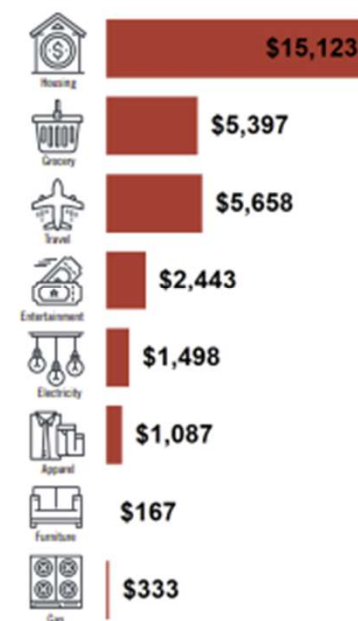
RACE & ETHNICITY

White:	16.07 %
Asian:	0.06 %
Native American:	0.14 %
Pacific Islanders:	0.00 %
African-American:	0.31 %
Hispanic:	47.49 %
Two or More Races:	35.93 %

INCOME BY HOUSEHOLD



HH SPENDING



AREA BUSINESSES

Simplot

PACIFIC PRIDE

BRYAN'S
MEAT CO.

GRIMMWAY
FARMS

Sinclair

the TRUSS co.

Ventco

GNW

CHRISTENSEN
FUELS - LUBRICANTS - PROPANE

AGRI-SERVICE
Together, we drive agriculture FORWARD

AMU
AUTOMOTIVE INC

PASCO
FLEA MARKET
OPEN
SATURDAY - SUNDAY

BONNEVILLE
POWER ADMINISTRATION