



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.

ADDRESS

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

TAX PARCEL

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

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

415 N. Commercial \$640,000
1.79 AC – 77,972 SF

501 N. Commercial \$625,000
1.83 AC – 79,715 SF

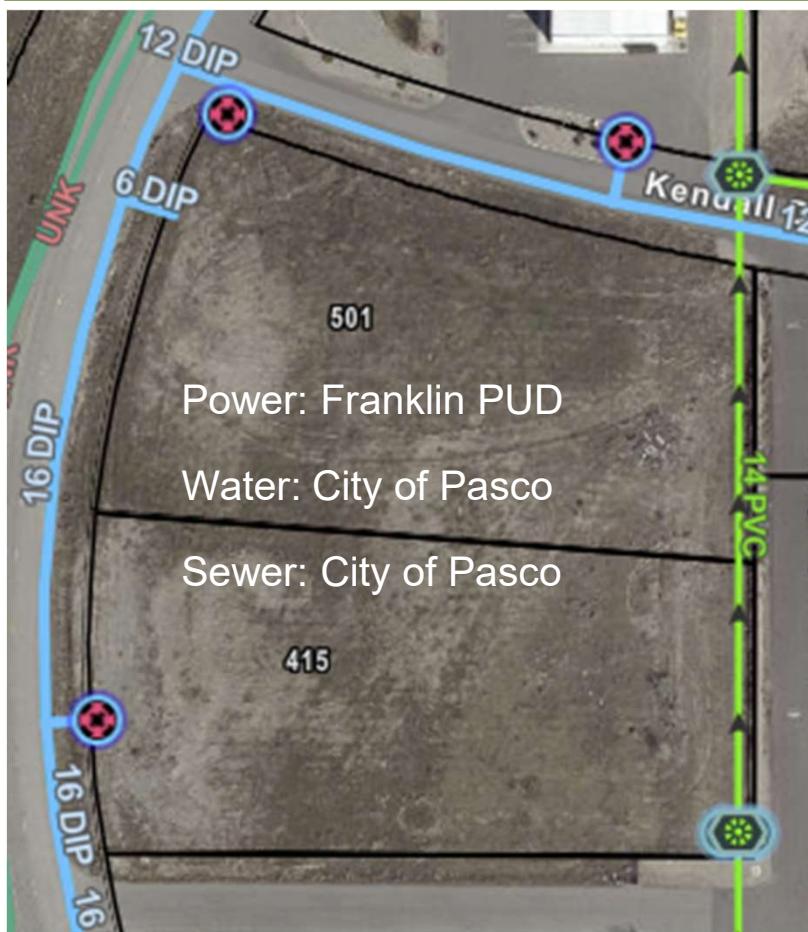
CONTACT

Kirt Shaffer
Office 509.545.3355
Mobile 509.521.9183
kirt@tippettcompany.com
2815 St, Andrews Loop, Suite F
Pasco, WA 99301

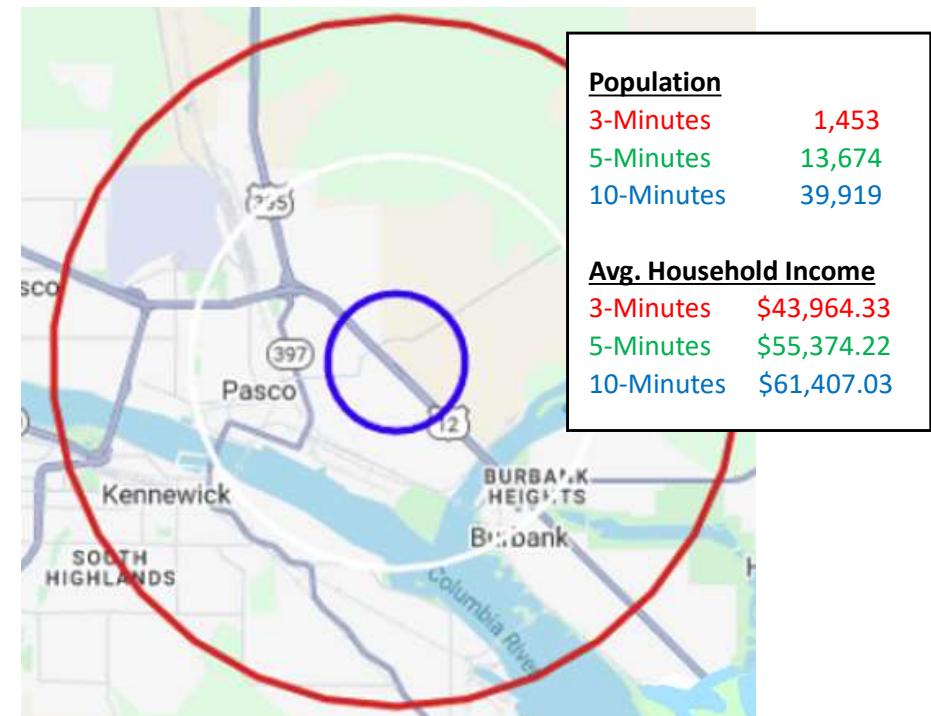
ZONING

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/>

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LOCATION MAP



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DEMOGRAPHICS

CITY, STATE

Pasco, WA

POPULATION

45,704

AVG. HH SIZE

3.09

MEDIAN HH INCOME

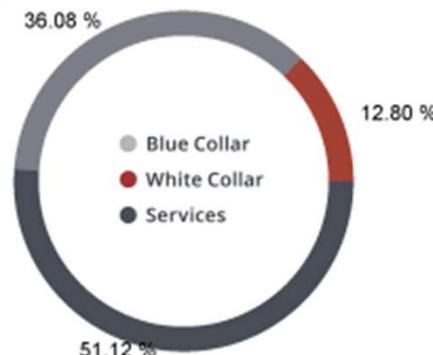
\$45,952

HOME OWNERSHIP

Renters:  **5,802**

Owners:  **6,954**

EMPLOYMENT



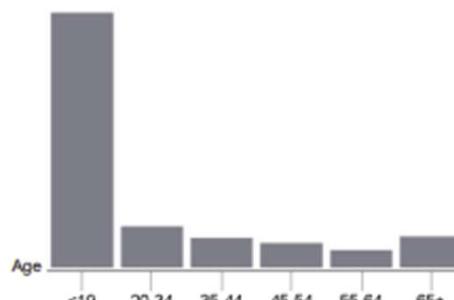
39.01 %
Employed **1.91 %**
Unemployed

EDUCATION

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

GENDER & AGE

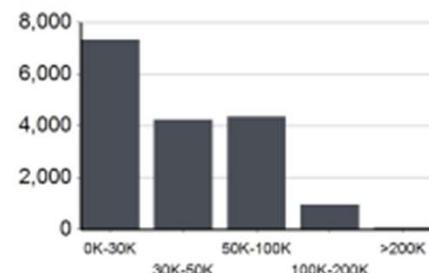
52.23 %  **47.77 %** 



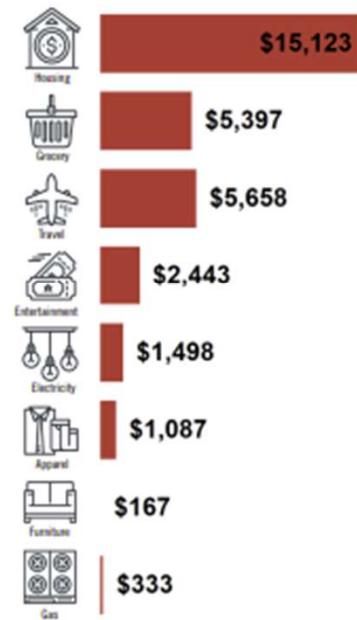
RACE & ETHNICITY

| | |
|--------------------|----------------|
| 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



E Highland St

E Parkview Blvd

N Madeline Ave

N Adams Ave

Madonna Ave

Spruce St

E Acacia St

E Alvin St

Necesse Ave

E Alvin St

E Lewis St

S Sycamore Ave

E Alton St

Heritage Blvd



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