

FOR SALE

Zillah Commercial Development Acreage



Offered at: \$4,326,815
Size: 28.38 acres

1007 Vintage Valley Parkway
Zillah, WA 98953

Executive Summary



OFFERING SUMMARY

Sale Price/SF:	\$3.50/SF
Total Price:	\$4,326,815
Size:	28.38 acres
Zoning:	CT
Parcel Number:	201126-31400

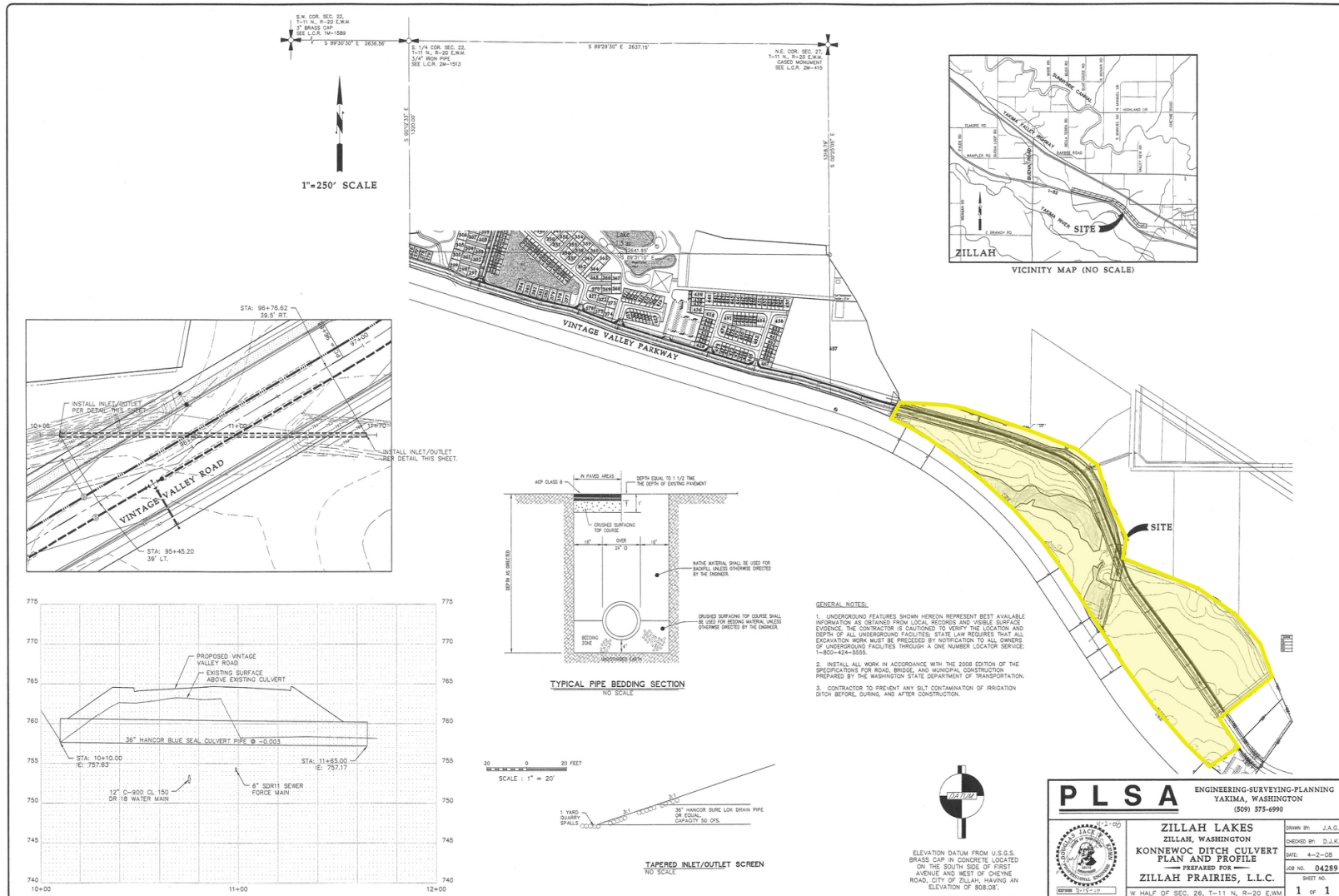
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a large commercially zoned site at a price that allows for a clear path to developer profit, whereas lots in the immediate submarket area currently command between approximately \$5 - \$8/SF.

Located along the recently completed Vintage Valley Parkway extension project, this site has dominant frontage and visibility along both Vintage Valley Parkway and I-82. The extension connects an established retail service area to the Zillah Lakes mixed-use project (9-hole golf course, residential community and commercial parcels) and is anticipated to be the core commercial service area for the greater Zillah submarket area and interstate.

Nearby users include McDonalds, Burger King, Pizza Hut, DaVita, Astria Health, Chevron, Circle K, Subway, Best Western, Yakima Chief Ranches, US Cellular, River Rock Dental, Zillah Vision and others.

Survey



Highlights



PROPERTY HIGHLIGHTS

- Located along Vintage Valley Parkway, a major commercial arterial that was extended in 2020 and is anticipated to provide the community's primary commercial services.
- Priced at industrial values to provide developer profit, whereas lots in the immediate area command between \$5 - \$8/SF.
- Zoned CT (Commercial-Tourist), which generally allows most traditional retail or professional office/medical uses.
- Nearby users include McDonalds, Burger King, Pizza Hut, DaVita, Astria, Chevron, Circle K, Subway, Best Western, Yakima Chief Ranches and others.
- Dominant frontage and visibility from both Vintage Valley Parkway and I-82.
- Infrastructure and utilities in place.

Sale Comps



Aerial

