



# TERRACES AT QUEENSGATE S

## WEST COMMERCIAL PROPERTY

LOCATED IN A PORTION OF THE SE 1/4 OF SEC 22,  
TOWNSHIP 9 N, RANGE 28 E, W.M., CITY OF RICHLAND,  
BENTON COUNTY, WASHINGTON



NO.	REVISIONS	DATE	DESIGN	CHKD	APPD

NOT FOR CONSTRUCTION  
PRELIMINARY PROPERTY PLAN  
COLUMBIA VALLEY PROPERTY HOLDINGS, LLC  
TERRACES AT QUEENSGATE S  
WEST COMMERCIAL LOT

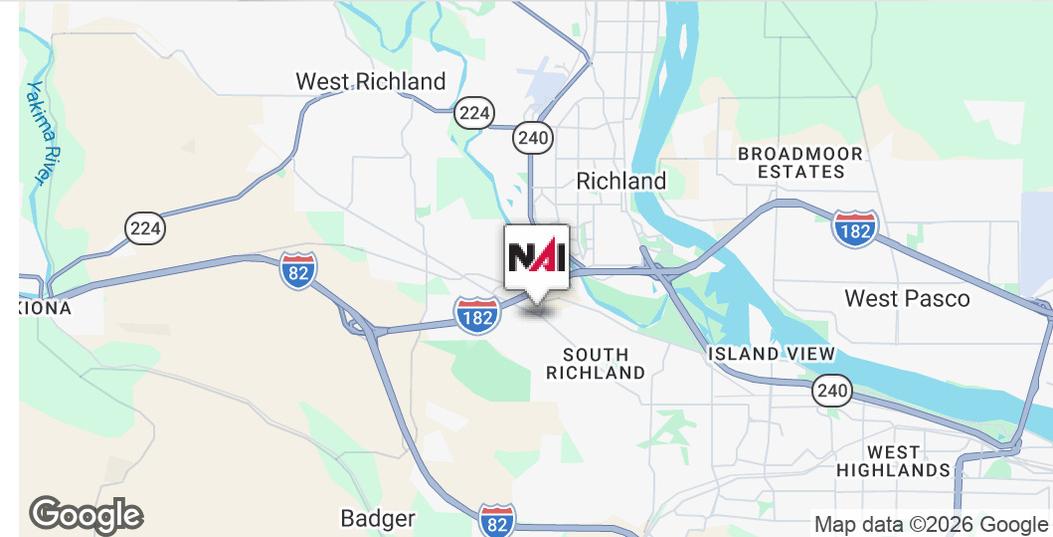
APPROVAL					
DESIGN	NJB	01/16/26			
CHECKED	RAM	01/16/26			
APPROVED	RAM	01/16/26			
SCALE: AS NOTED					

# Commercial Land for Sale

±1.27 Acres | \$1,493,667

3680 Keene Rd - Lot 4 MLS 290492 | Lot 5 MLS 290493





## Property Description

Shovel-ready commercial development land in Richland's growing Queensgate South area! This high-visibility site at Queensgate Drive and Keene Road is near the bustling Queensgate retail corridor with national retailers and businesses. Two lots are available individually or as a combined 1.27-acre site, with public utilities, power, sewer, and water ready to go. Positioned at the edge of a future 50-acre mixed-use development, the property offers direct access to Queensgate Drive and a planned roundabout connecting to Badger Mountain South. Ideal for developers, builders, and owner-operators, with motivated and flexible ownership.

## Property Highlights

- Shovel ready land for retail, office, mixed use
- New Keene & Queensgate development in Richland
- Excellent visibility with high traffic counts and highway proximity
- Prime location in emerging market location
- Lot 4 - Parcel No: 122983000002007 (±0.47 AC)
- Lot 5 - Parcel No: 12298304005000 (±0.80 AC)
- Sale Price: \$27 PSF

**FLYER** | 3680 Keene Rd - Lots 4 and 5 Richland, WA 99352



Western View towards Kennewick



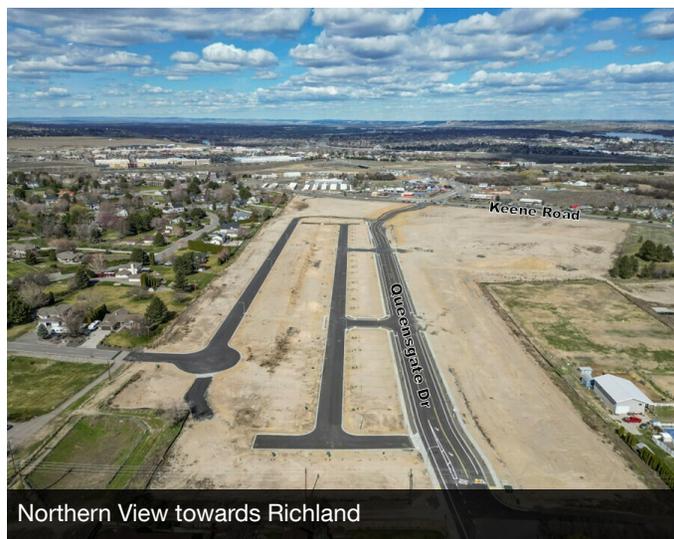
Southeastern View towards Badger Mountain/Queensgate



Eastern View towards Vintners Square



Southern View towards Badger Mountain

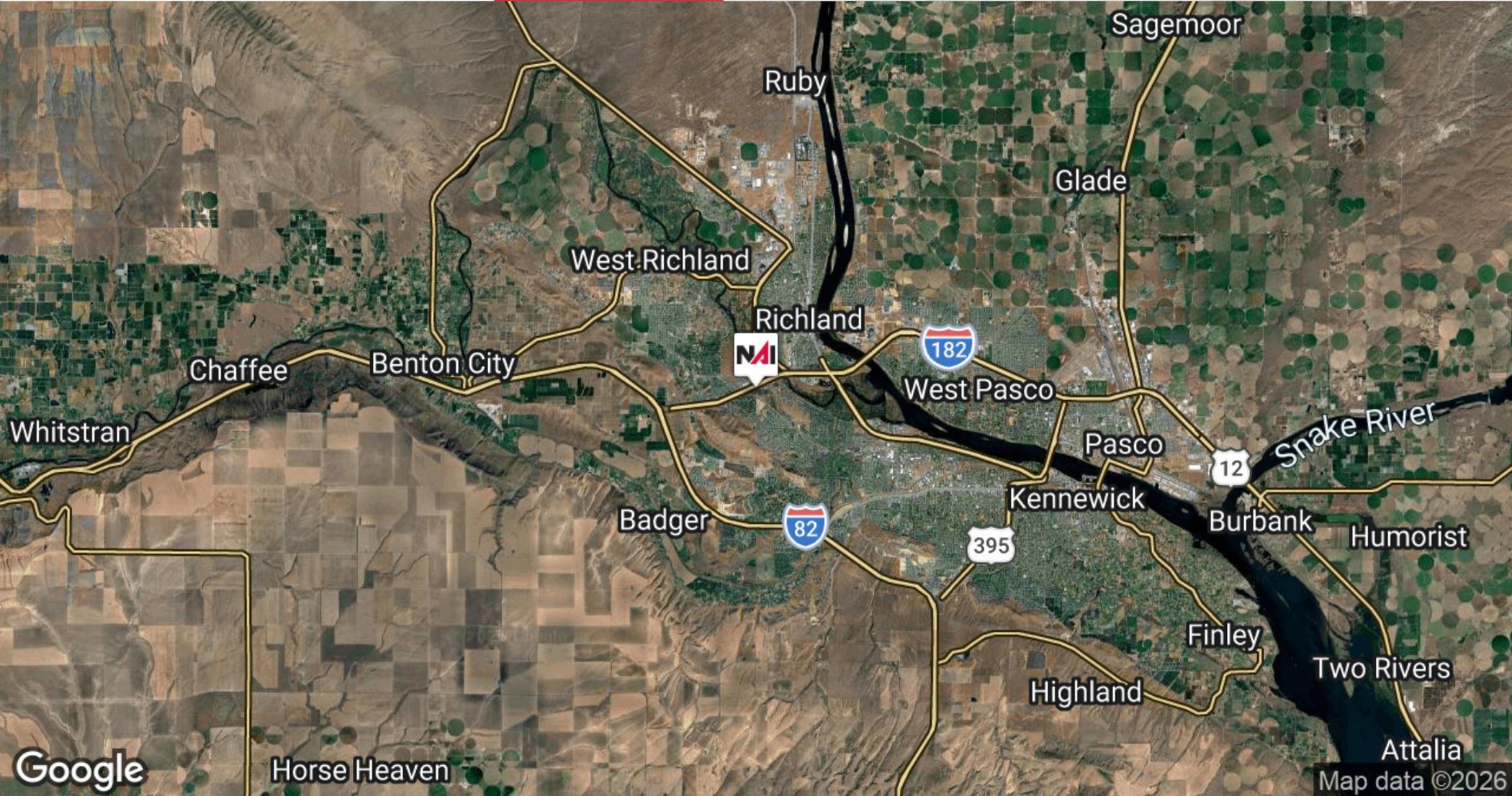


Northern View towards Richland



Southern View - New Queensgate Drive

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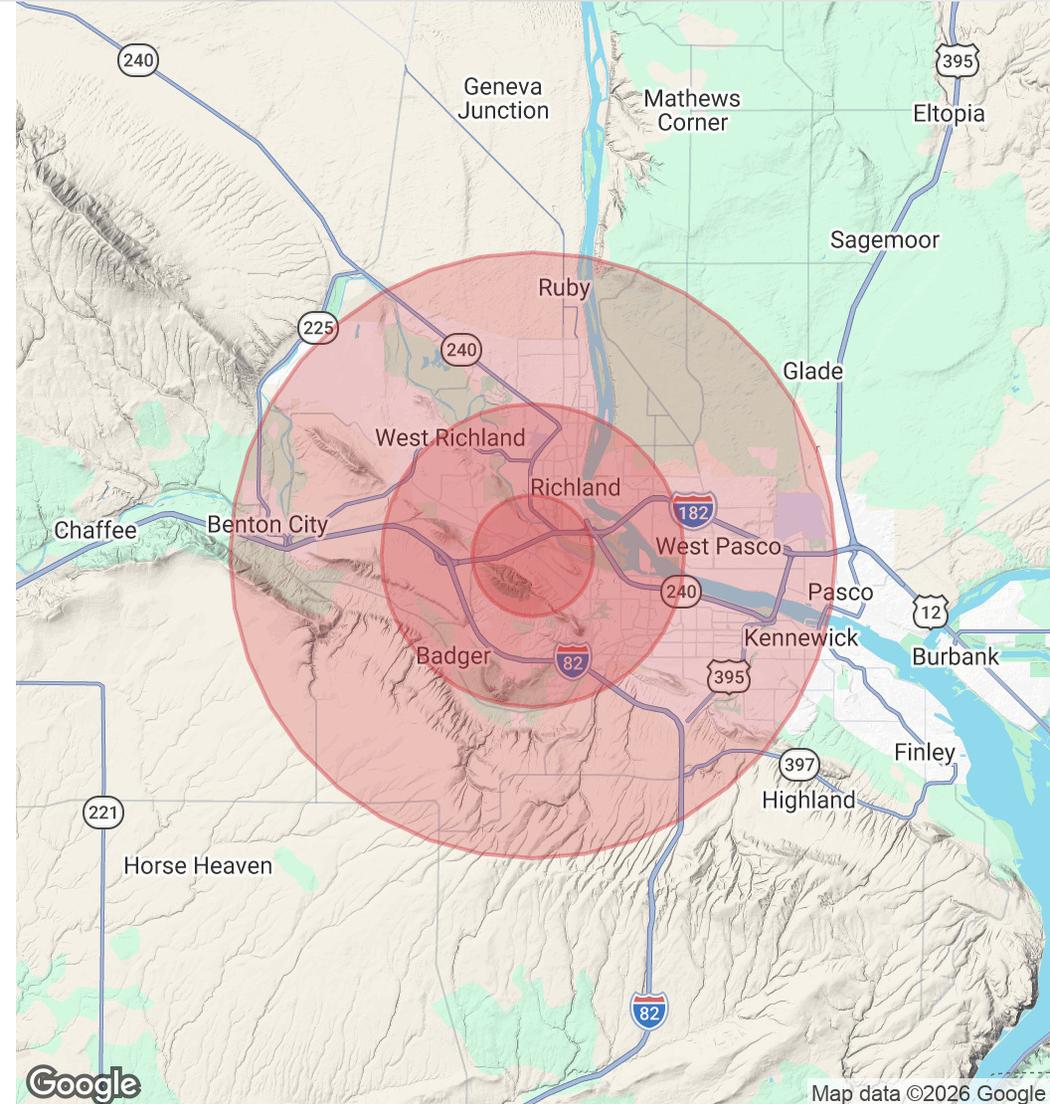


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Population	2 Miles	5 Miles	10 Miles
Total Population	6,415	42,283	151,462
Average Age	42	39	38
Average Age (Male)	42	38	37
Average Age (Female)	42	40	38

Households & Income	2 Miles	5 Miles	10 Miles
Total Households	2,761	16,604	54,172
# of Persons per HH	2.3	2.5	2.8
Average HH Income	\$120,029	\$117,400	\$132,922
Average House Value	\$400,567	\$403,671	\$444,881

Demographics data derived from AlphaMap



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