

ZILLAH LAKES DEVELOPMENT

NEC State Route 22 & Interstate 82, Zillah, Washington

INVESTMENT SUMMARY

Zillah Lakes Development
 NEC SR 22 & I- 82, Zillah, WA

FIRST WESTERN PROPERTIES, INC & CENTRAL WASHINGTON PROPERTIES ARE PLEASED TO PRESENT

an incredible development opportunity located immediately off I-82, in Zillah, WA. The 195.79 acre subject property is anchored by freeway commercial/retail and growing single family neighborhood. 8 commercial are being offered for sale of varying sizes and configurations. Zoned Commercial Tourist which allows for many uses and is designed to provide a setting for uses that are typically located on major thoroughfares for the traveling public. The remaining lot sizes can be adjusted and subdivided. The commercial tracts are part of a larger development plan that includes a large sporting complex, hotel, and Urban Village. This is a tremendous development opportunity in heart of the Yakima Valley wine and agricultural area which sees over \$414M in tourism dollars annually.

Tract Highlights

Commercial |
 Retail for
 Sale, Land
 Lease, or
 Build-to-Suit
 1-8
 \$5-\$12 PSF

The 8 commercial tracts are a variety of sizes. Each individual tract can be adjusted for size via boundary line adjustment and are available to be subdivided if necessary. The underlying Commercial Tourism zoning is very flexible and allows many different land uses. More information is available to verified and interested parties.

SUMMARY

PROPERTY NAME	Zillah Lakes
OPPORTUNITY TYPE	Development
TOTAL LAND AREA	195.79 Acres
PARCEL NUMBER	Portions Thereof: 20112232407
ZONING	Commercial Tourist PUD Overlay
JURISDICTION	City of Zillah, WA



CURRENT TRACT PLAN

COMMERCIAL

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Tract #	Proposed Use
1	QSR with Drive Thru: 2,500 SF
2	Retail Building(s): 6,000 SF & 7,000 SF Gas Pad with Mini Mart: 4,200 SF
3	Daycare: 11,000 SF with Play Yard Assisted Licing Community: 114 Units

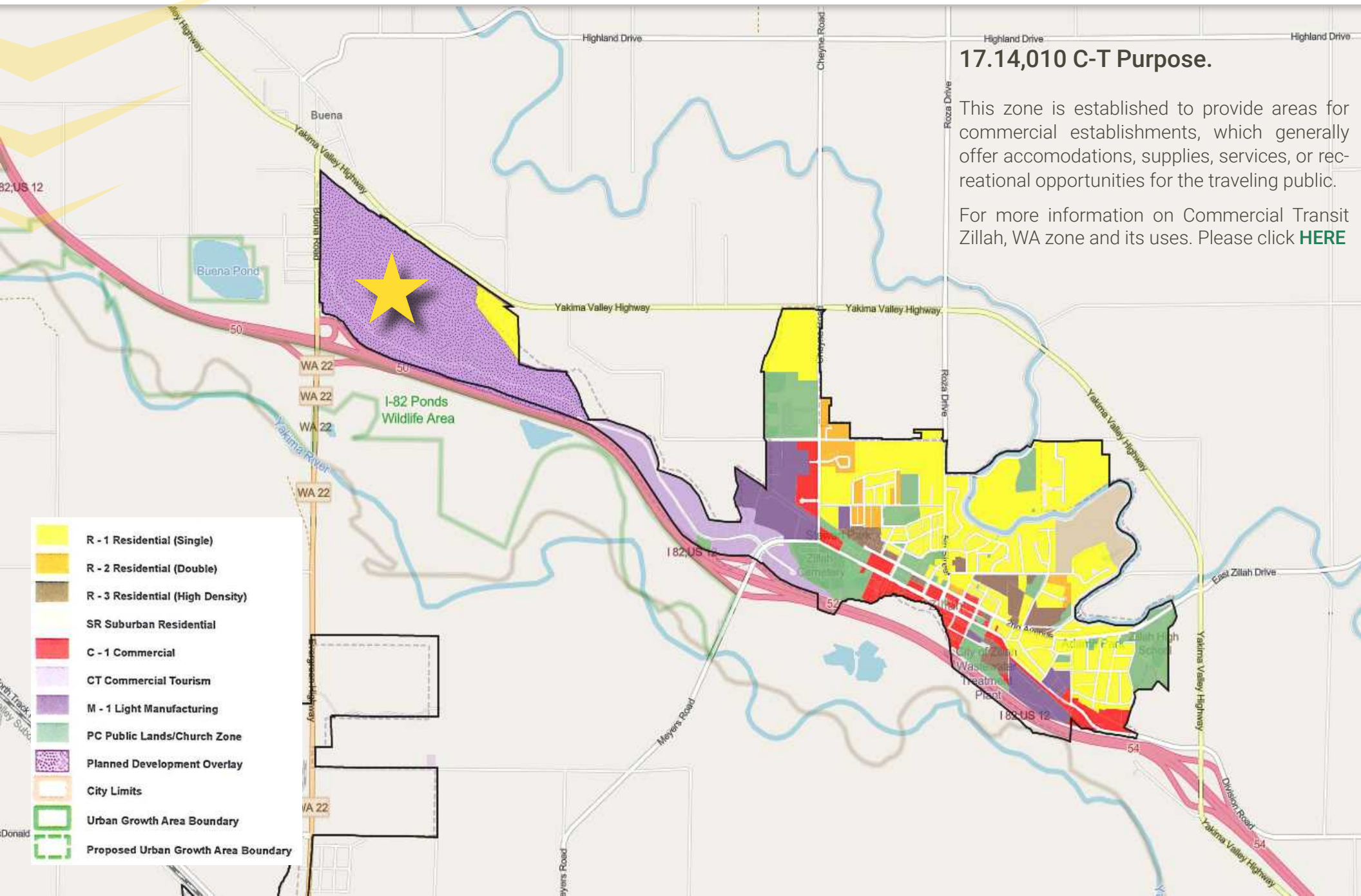
Tract #	Proposed Use
4	Dental: 3,200 SF Retail: 8,400 SF Building QSR with Drive Thru: 4,990 SF Bank with Drive Thru: 3,300 SF Hotel: 90 Room shared with Tract 7
5	Medical Clinic: 20,000 SF Retail Building(s): 6,000 SF & 8,400 SF

Tract #	Proposed Use
6	Commercial Village: 30,600 SF
7	Hotel: 90 Room shared with Tract 4 & 90 Room Restaurant (s): 5,000 SF & 4,000 SF Car Wash: 5,680 SF
8	QSR with Drive Thru: 4,990 SF

TO BE FINALIZED AFTER LAND USE | SIZES & BOUNDARIES CAN BE ADJUSTED OR SUBDIVIDED

ZONING INFORMATION

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- R - 1 Residential (Single)
- R - 2 Residential (Double)
- R - 3 Residential (High Density)
- SR Suburban Residential
- C - 1 Commercial
- CT Commercial Tourism
- M - 1 Light Manufacturing
- PC Public Lands/Church Zone
- Planned Development Overlay
- City Limits
- Urban Growth Area Boundary
- Proposed Urban Growth Area Boundary

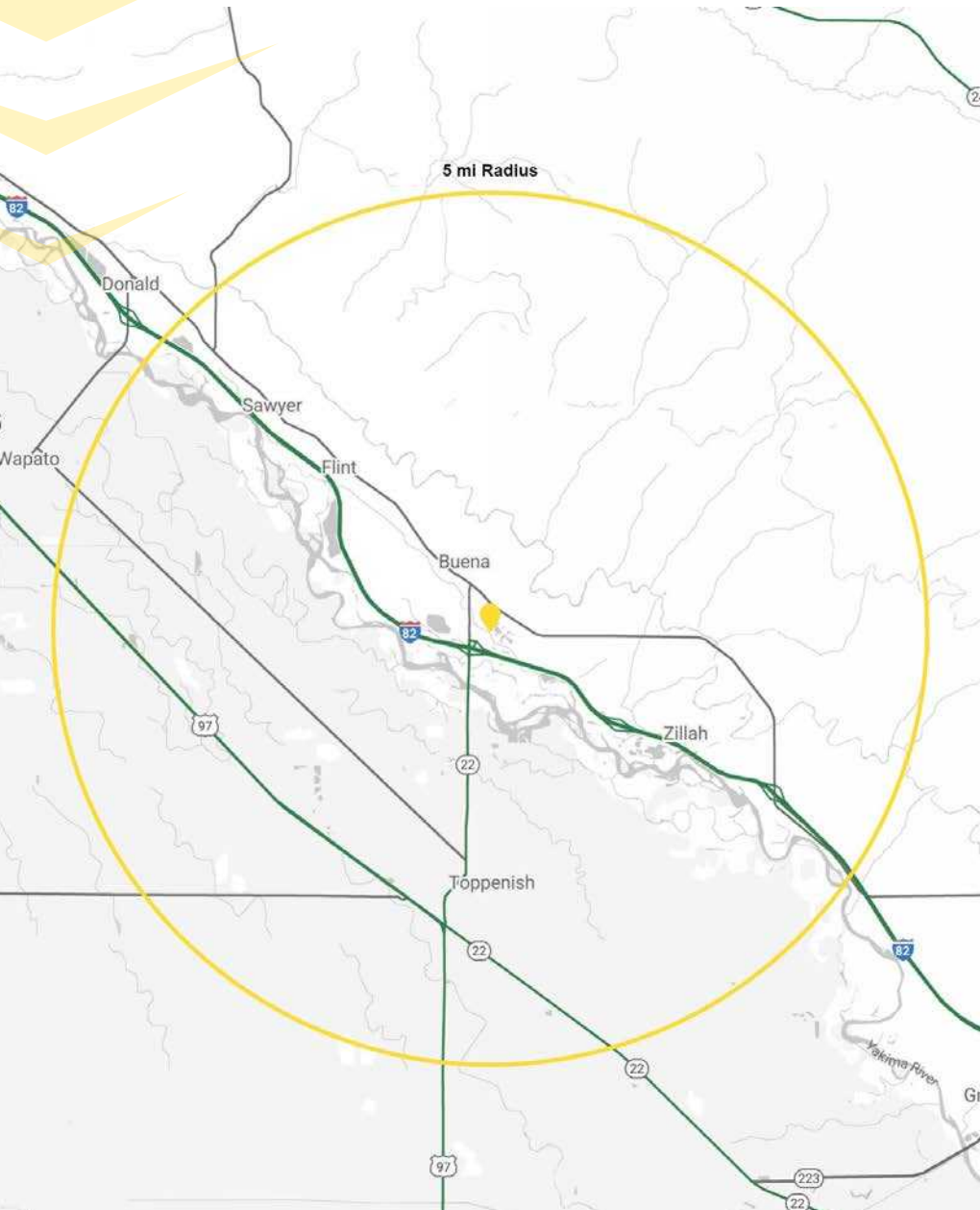
17.14,010 C-T Purpose.

This zone is established to provide areas for commercial establishments, which generally offer accommodations, supplies, services, or recreational opportunities for the traveling public.

For more information on Commercial Transit Zillah, WA zone and its uses. Please click [HERE](#)

DEMOGRAPHICS

Zillah Lakes Development
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5 Mile Radius



POPULATION
18,660



DAYTIME POPULATION
7,457



HOUSEHOLDS
5,568



TOTAL NON-RETAIL ANNUAL
CONSUMER EXPENDITURE
\$193.01M



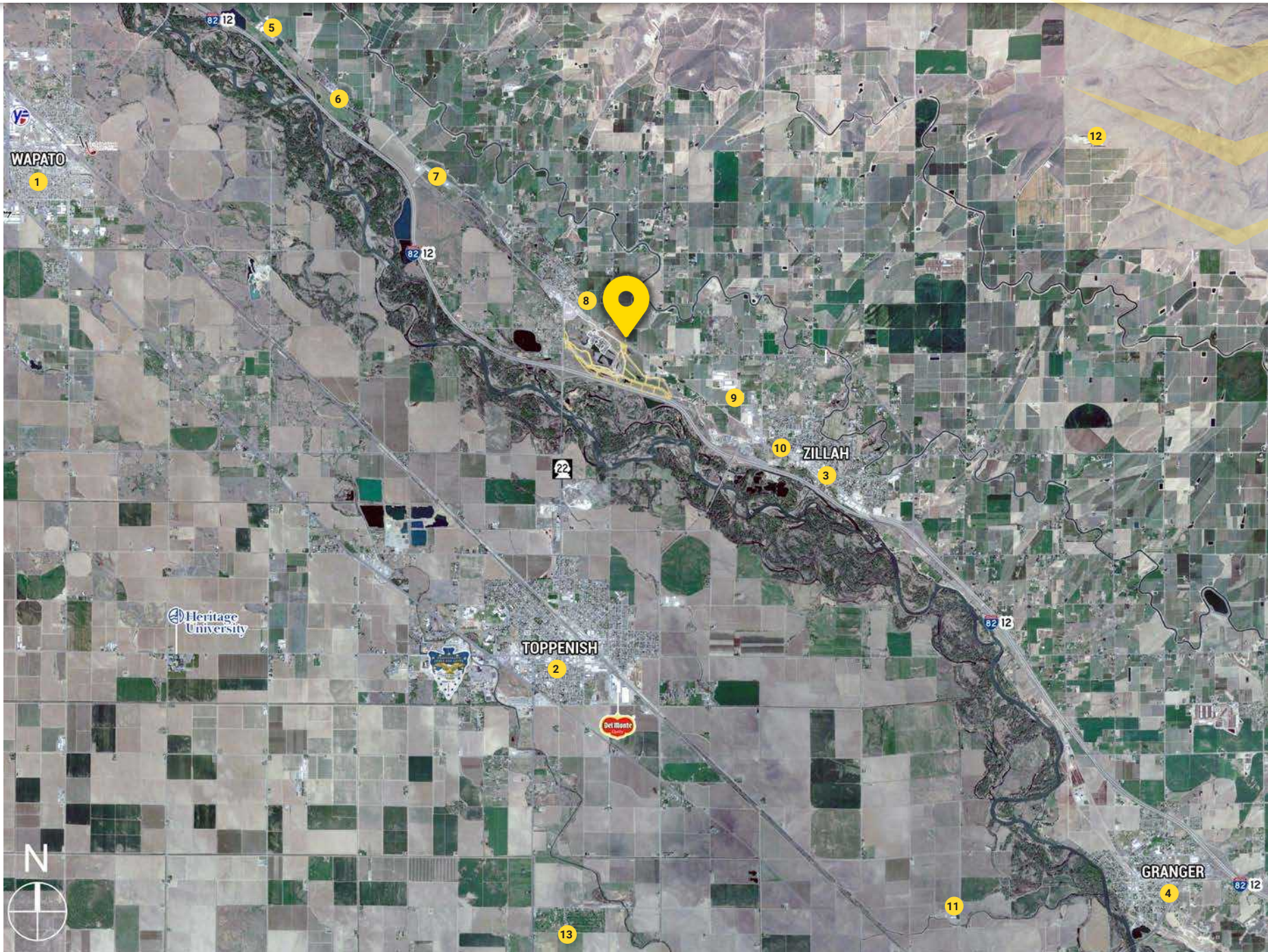
AVERAGE
HOUSEHOLD INCOME
\$90,446

MARKET AERIAL

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National Retail | Local Favorites

- 1 WAPATO: Dollar Tree, Anytime Fitness, DQ
- 2 TOPPENISH: Safeway, Dollar Tree, O'Reill's, Dollar Tree, Anytime Fitness, Ace, Starbucks, DQ, Papa Murphys, AutoZone, Subway, Anytime Fitness, KFC, Taco Bell, Les Schwab, Culture: American Hop Museum, Yakama Nation Cultural Center, Northern Pacific Railway Museum Events: Toppenish Rodeo, Wild West Parade
- 3 ZILLAH: True Value, Dollar General, Subway, Pizza Hut, Taqueria La Placita, The Family Company House Coffee, Squeeze Inn, Lep-Re-Kon Harvest Foods, Culture: Veterns Memorial, Legends Casino
- 4 GRANGER: Anyime Fitness, Dollar General, Events: Cherry Festival, Menudo Festival
- 5 Wineries: Owen Roe, Treveri Cellars, Freehand Cellars Farms: Turcott Orchard, Bensen Ranches
- 6 Masset Winery, HopTown Wood Fired Pizza
- 7 Wineries: Ruby Magdalena, Fortuity, Mas Chappell, Bonair, J Bell, Tanjuli, Knight Hill, Van Amam, Hyatt Hotel, Best Western Local Favorites: Calico Cat Cafe, Grinder's Espresso
- 8 Wineries: Two Mountains, Dineen, Whitman, Silver Lake, Vitis Spirits, Sheridan, Simcoe, Cultura, Paradisos del Sol, Portteus, LaPierre, Severino, Bosma
- 9 Wineries: Horizon's Edge, Maison de Padgett, Velen Farms: Jones Farms
- 10 Teapot Dome Historical Site
- 11 Schell's Produce
- 12 Rattlesnake Hills
- 13 Toppenish National Wildlife Refuge



CITY SUMMARY

ZILLAH, WA

Zillah Lakes Development
| NEC SR 22 & I- 82. Zillah. WA



ZILLAH, WA Zillah is an agricultural community located in Yakima County, Central WA. The quaint community is experiencing the early stages of urbanization. Zillah has grown into a residential and business center in the heart of one of the richest agricultural regions in Washington State. In recent years, Zillah has become known for its 20+ excellent wineries, and whose tasting rooms in the wineries draw in tens of thousands of visitors throughout the year.

SITE AREA SUMMARY

YAKIMA VALLEY

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YAKIMA AREA



Zillah is located in the Heart of the **YAKIMA VALLEY**. 300 days of sun shines on the birthplace of Washington's wine industry. Producing award winning wines from more than the 17,000 acres of vineyards. The combination of nutrient rich soil and growing conditions allows the production of many varietals. Tastings and vineyard tours drive tourism in the area. The Subject Property sits along the Rattlesnake Hills Wine Trail within the Rattlesnake Hills AVA known for its fine shallow silt loam and the ridge-line that shields the grapevines from freezing polar air, this region's wines are readily distinguished from grapes grown nearby. Not to be outdone, the Yakima Valley craft beverage scene continues to grow and evolve. The rich soil and long days allows for a diverse choice of beers, ciders, and spirits to be produced as well. The agricultural bounty continues to flourish with hop farming established in the 1800's supplying around 75% of the US hop crop and one-third of the world's supply today. The valley also boasts the largest variety of fresh produce in the Pacific Northwest. The region is home to plenty of outdoor adventures from mountain trails and waterways to bike, hike, climb, fish, float and paddle through the day. The region has a thriving year round arts, culture, and entertainment that supplements its natural beauty. It is no wonder travelers spend over \$414M annually in this region.

ZILLAH AREA

This unique wine region, that includes Rattlesnake Hills, boasts ridgetop vineyards at more than 3,000' elevation. All that altitude makes for excellent water drainage, helping growers produce world class grapes. With 1,800 vine acres, and 17 wineries, this region specializes in cabernet sauvignon, malbec, merlot, syrah, chardonnay, & riesling.

ZILLAH AREA

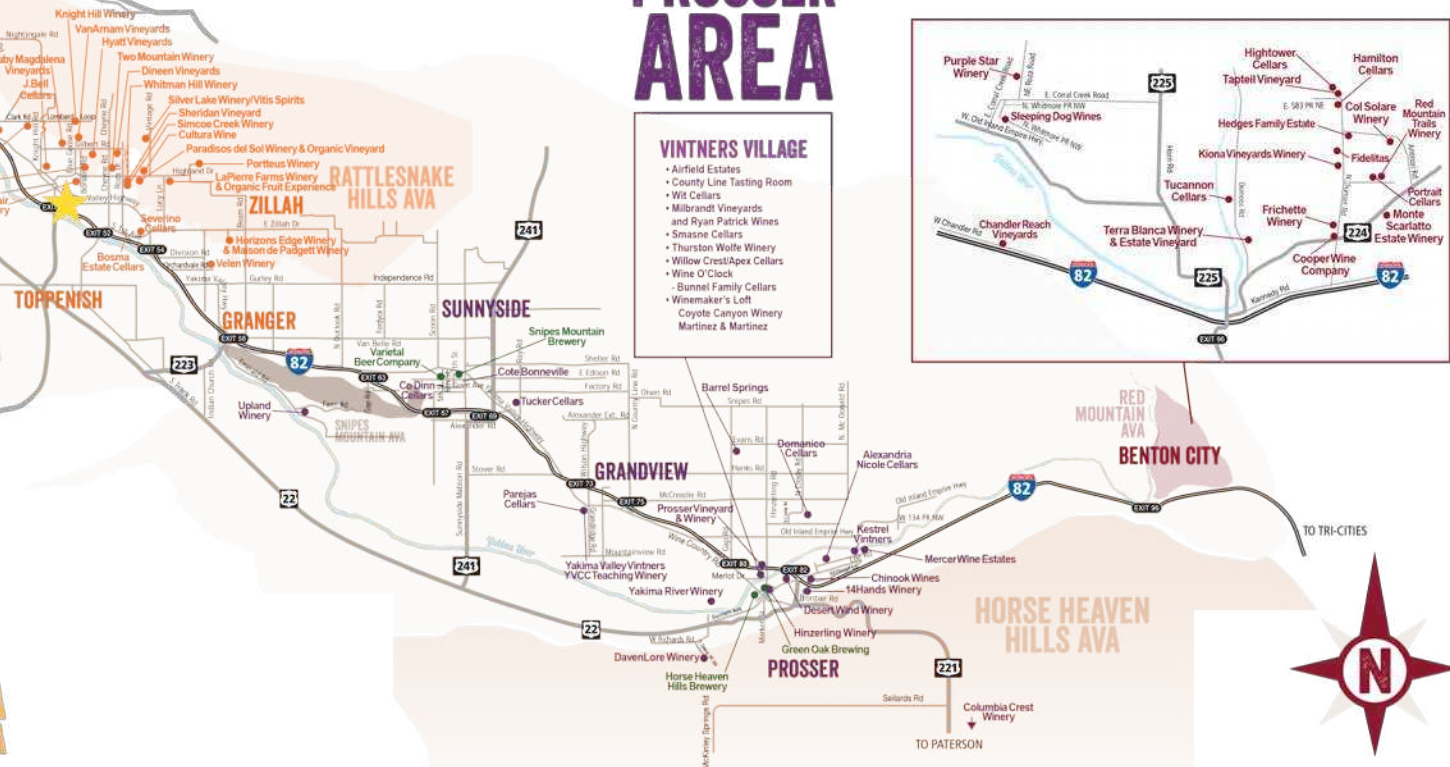
COLUMBIA GORGE AREA

PROSSER AREA

VINTNERS VILLAGE

- Airfield Estates
- County Line Tasting Room
- Wit Cellars
- Milbrandt Vineyards and Ryan Patrick Wines
- Smarose Cellars
- Thurston Wolfe Winery
- Willow Crest/Apex Cellars
- Wine O'Clock
- Bunnel Family Cellars
- Winemaker's Loft
- Coyote Canyon Winery
- Martinez & Martinez

RED MOUNTAIN AREA



STATE SUMMARY

WASHINGTON STATE, BY THE NUMBERS

Seattle Land Offering
1717 NE 145th Street, Seattle, WA 98155



#1 Washington State's ranking Best Overall State 2021, USN

#3 Washington State's ranking on the Best States overall Ranking based on Infrastructure 2021, USN

#3 Washington State's ranking on the Best States overall Ranking based on Business Environment 2021, USN

#4 Washington State's ranking on the Best States overall Ranking based on Economy & Education 2021, USN

#4 Seattle rank in the US for Labor Supply, #6 for Economic Climate, #8 for Regulatory Environment 2021, and #8 Overall Best States for Businesses 2021, Forbes

#5 Washington State's rank in the latest "State New Economy Index" published by the Information Technology and Innovation Foundation, based on Strong aviation and software exports; Puget Sound entrepreneurialism; widespread adoption of digital technologies.

REGIONAL SUMMARY

PACIFIC NORTHWEST

Seattle Land Offering
1717 NE 145th Street, Seattle, WA 98155

THE NORTHWEST REGION IS BUILT ON THE STRENGTH OF INDUSTRIES

Competing in the knowledge-and international-based economy. In fact, foreign investment accounts for 4.1% of the state's private industry employment with foreign-controlled businesses employing over 105,600 Washington workers. Combine that with the superb quality of life in the Pacific Northwest, a world-class arts scene, professional sports teams, and culinary delights from some of the country's top chefs, and you've got a great place to do business where your employees will be happy to call "home."

- » Strategic location w/regard to the Pacific Rim
- » Nonstop international flights
- » Deep-water ports
- » Reliable transportation connection to the rest of the U.S.
- » Well-educated population
- » Strong business climate
- » Vibrant international communities
- » Vast experience in international trade



BROKER CONTACT



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