



# HIGHWAY INTERCHANGE PROPERTY

BENTON COUNTY, WA

MLS# 259296

## SUMMARY

This offering presented by Tippett Company consists of +/- 137.9 acres located at the interchange of Interstate 82, Locust Grove Rd, and Highway 397, approximately 1.5 miles from City of Kennewick limits.

The Tri-Cities is one of the fastest growing communities in the State and recently welcomed two 1 million square foot Amazon distribution centers, Darigold, and Reser's Fine Foods.

The property has ample highway visibility and access from both S. Adair St. and Locust Grove Rd.

## SALES PRICE \$1,750,000

Land (ACRES): 137.90

Land (\$/ACRE): \$12,690

## ADDRESS

TBD Locust Grove Road, Kennewick WA 99338

## CONTACT

Charles Laird (c): 509.521.5168  
charles@tippettcompany.com

Office: 509.545.3355  
2815 St Andrews Loop, Suite F  
Pasco, WA 99301

## ZONING

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Growth Management Act Agricultural District (GMAAD)

## UTILITIES

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No City utilities available at this time.

## TAX PARCEL

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129894000000000

## DEMOGRAPHICS

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Population Tri-Cities, MSA (2010)	253,340
Population Tri-Cities (est. 2019)	296,480

Population Benton Co. (2010)	175,177
Population Benton Co. (est. 2019)	201,800

<https://www.tridec.org/wp-content/uploads/2020-Fact-Sheet-Updated-February.pdf>

## TRAFFIC COUNTS

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<https://bentonco.maps.arcgis.com/apps/webappviewer/index.html?id=2df271be914749ca9d70891dc54a38cc>



## LINKS

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Municipal

<https://www.go2kennewick.com/>  
<https://www.co.benton.wa.us/>

Economic Development

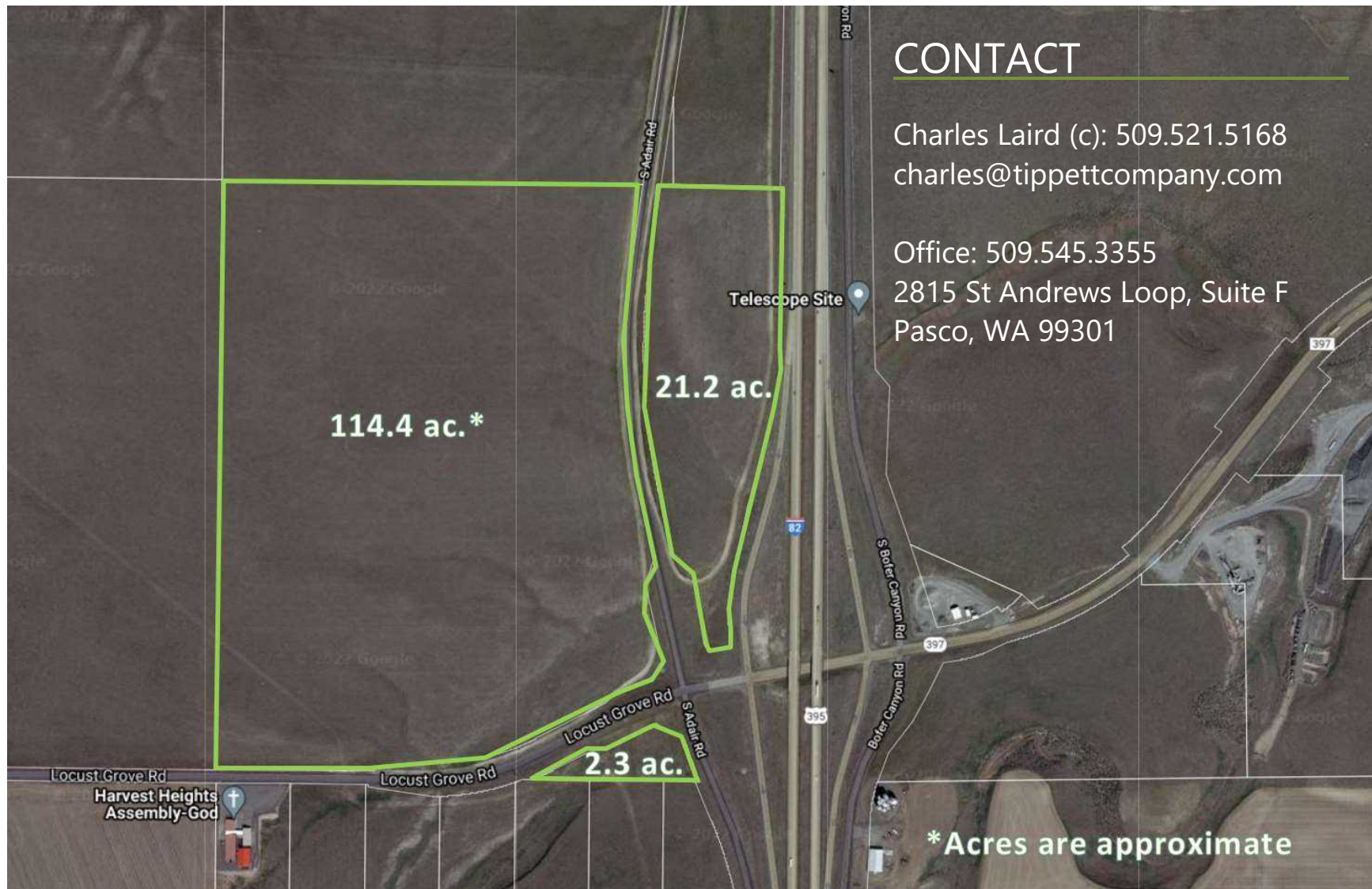
<https://portofbenton.com/>  
<https://www.tridec.org/>

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