

# COMMERCIAL LAND

# FOR SALE



**LAND READY FOR DEVELOPMENT!**

±13.56 ACRES TOTAL

US 12 & EAST A STREET - PASCO, WA 99301

**DAVID FRITCH**

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**KIEMLEHAGOOD**

# LOT 1: ±6.0 ACRES

TBD US 12 & EAST A STREET  
PASCO, WA 99301

Sale Price: \$1,568,160

Price per SF: \$6.00 PSF

Lot Size: ±6.0 Acres (±261,360 SF)

Zoning: C-3 Commercial General

Parcel Number: 113740198

VIEW SITE  
TOUR HERE



# LOT 2: ±7.56 ACRES

TBD US 12 & EAST A STREET  
PASCO, WA 99301

Sale Price: \$1,975,880

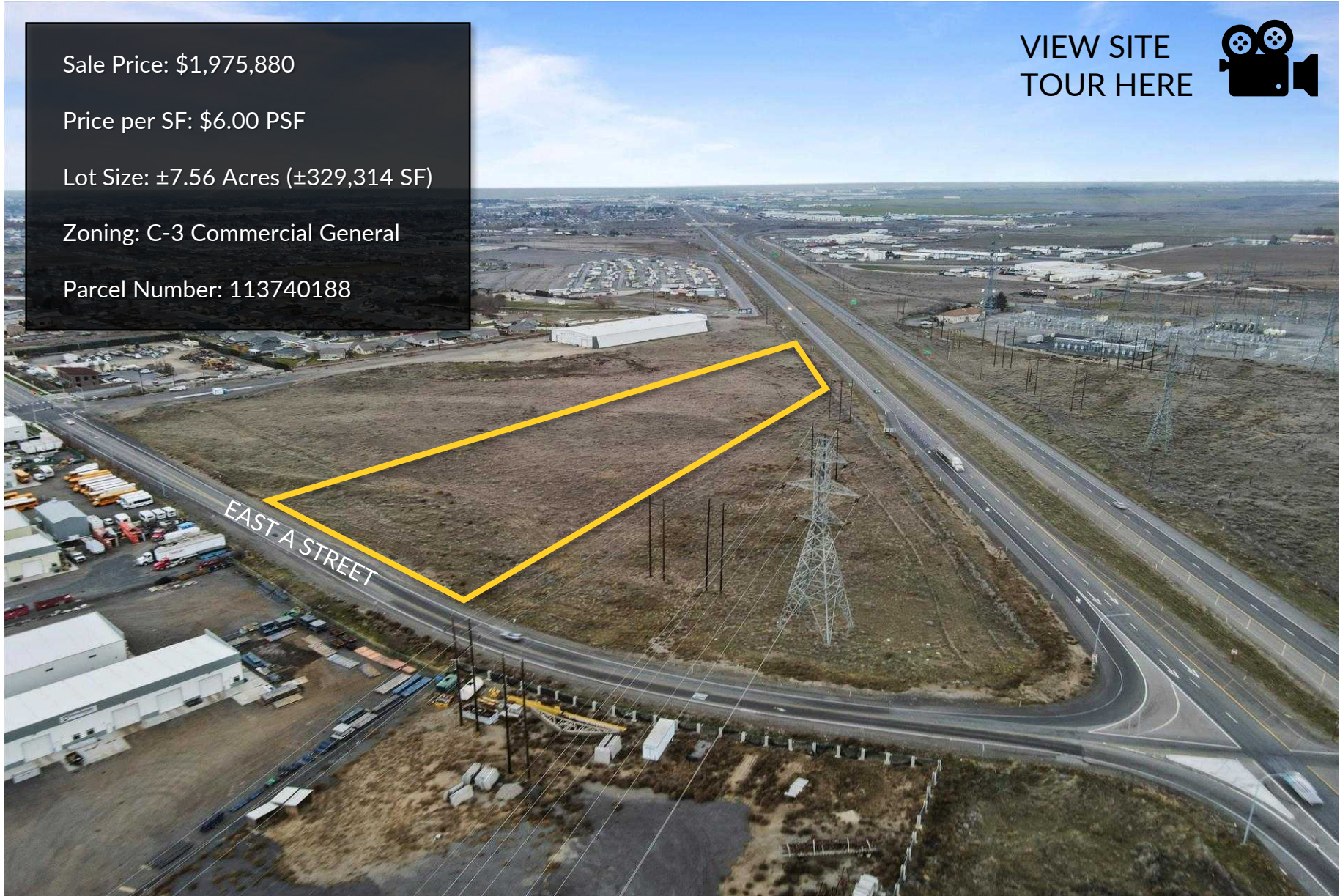
Price per SF: \$6.00 PSF

Lot Size: ±7.56 Acres (±329,314 SF)

Zoning: C-3 Commercial General

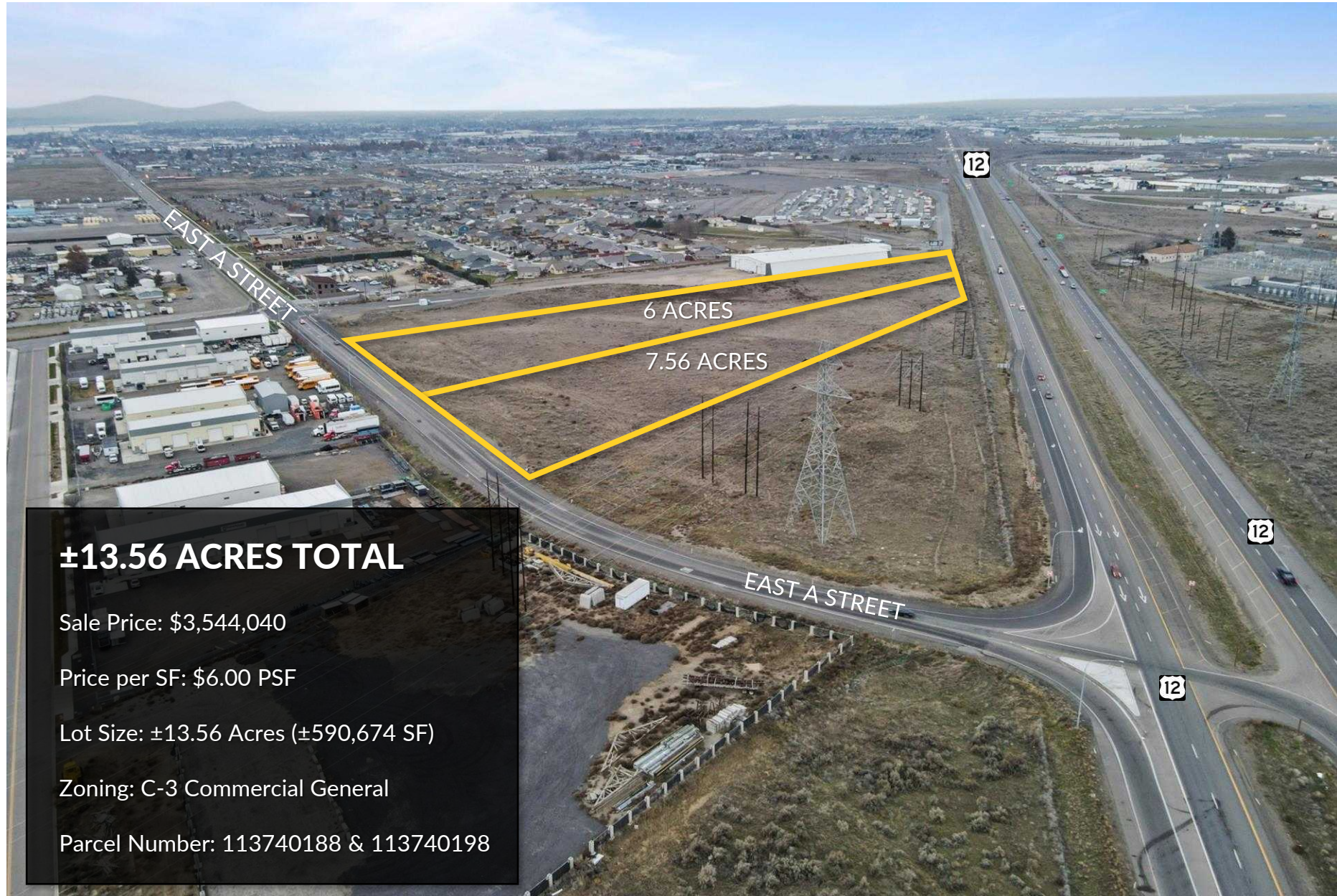
Parcel Number: 113740188

VIEW SITE  
TOUR HERE



# LOT 1 & 2: ±13.56 ACRES

TBD US 12 & EAST A STREET  
PASCO, WA 99301



**±13.56 ACRES TOTAL**

Sale Price: \$3,544,040

Price per SF: \$6.00 PSF

Lot Size: ±13.56 Acres (±590,674 SF)

Zoning: C-3 Commercial General

Parcel Number: 113740188 & 113740198

# SURROUNDING AREA

TBD US 12 & EAST A STREET  
PASCO, WA 99301

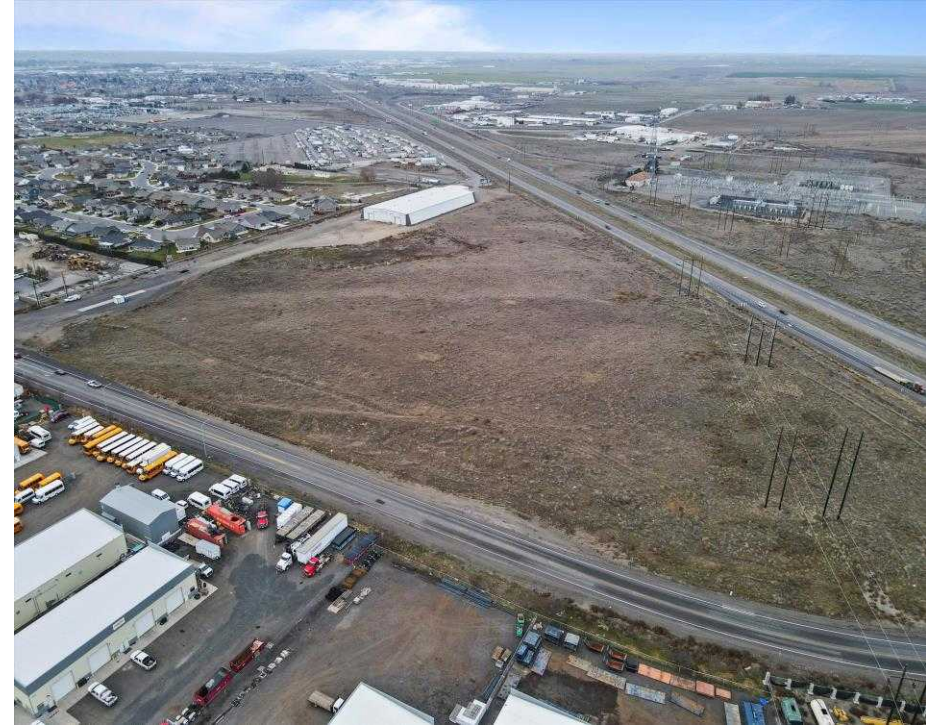
PRIME LOCATION READY TO BE BUILT ON OR DEVELOPED! LOCATED NEXT TO NEW AMAZON BUILDINGS. PROPERTY IS ZONE C-3 COMMERCIAL GENERAL & CAN BE USED FOR A VAST NUMBER OF COMMERCIAL BUSINESS PURPOSES!



DEMOGRAPHICS	1MI	3MI	5MI
Population	2,378	19,735	61,356
Projected Population	2,252	20,586	61,089
Average HHI	\$83,750	\$90,356	\$84,458
Median HHI	\$65,154	\$61,279	\$61,790
Estimated Households	553	5,438	18,563
Daytime Demos	874	12,148	39,613

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For more information on this opportunity:

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CREATING REAL ESTATE SOLUTIONS