

FOR SALE \$4,888,512

Queensgate
south

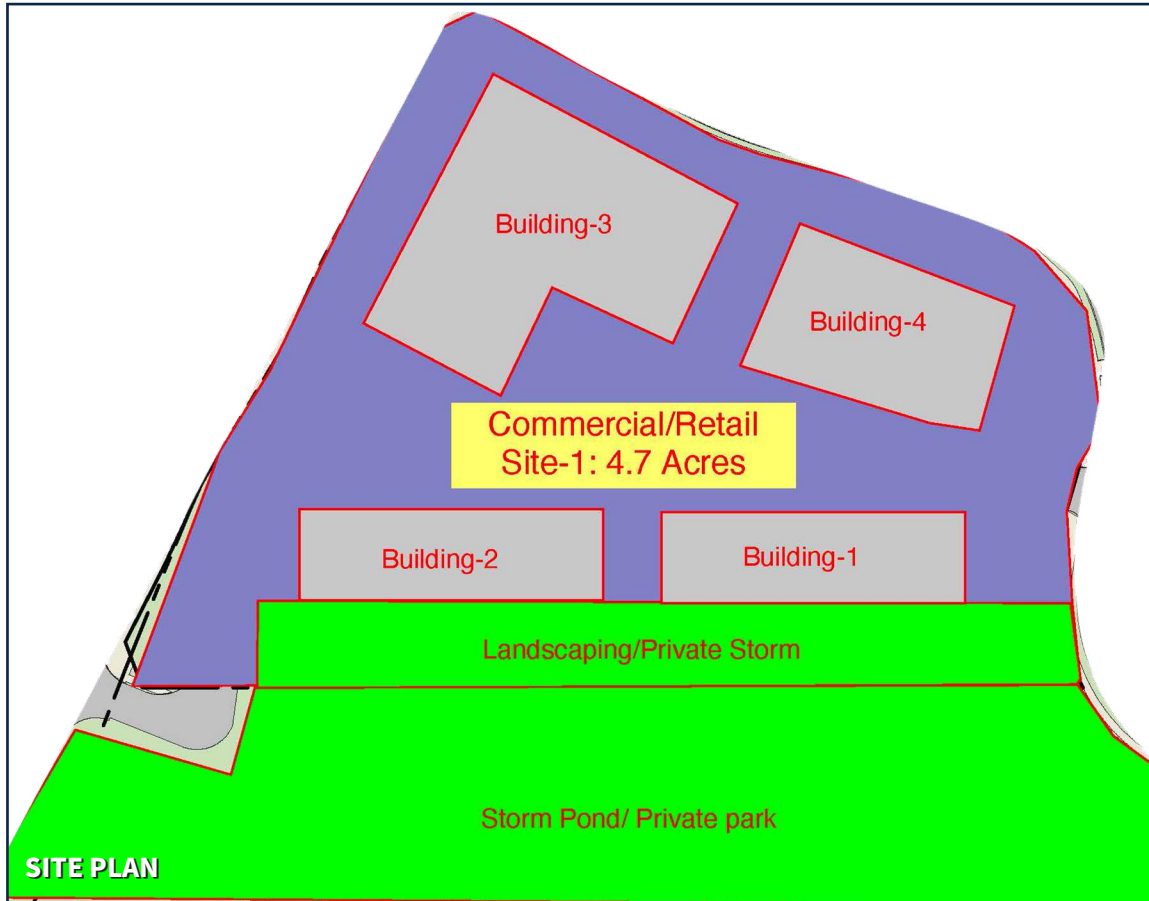


PHASE-1 READY FOR COMMERCIAL/RETAIL USE!

An expansive future ecosystem, combining residential, multi-family, retail, and lodging, offers a lucrative investment opportunity. With ambitious plans awaiting implementation, this plan is going to bring many assets to the community, along with bringing current community members together in the ever expanding Tri-Cities area . This is a great opportunity for an owner/investor to participate in. *MLS#267759*

- 4.7 acres
- All utilities to site
- Finishing access included
- Limitless Potential

WHAT TO EXPECT



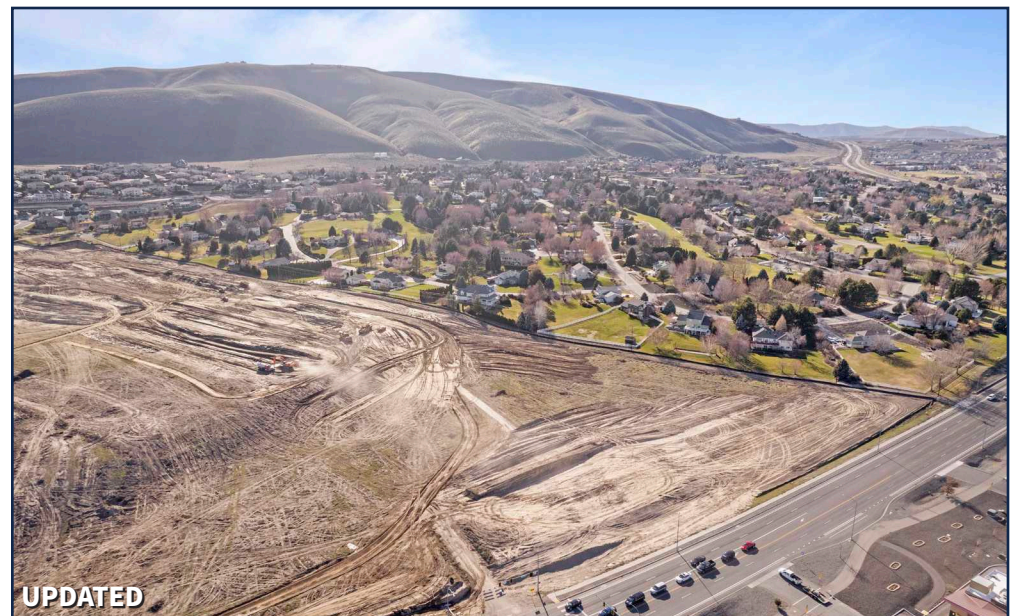
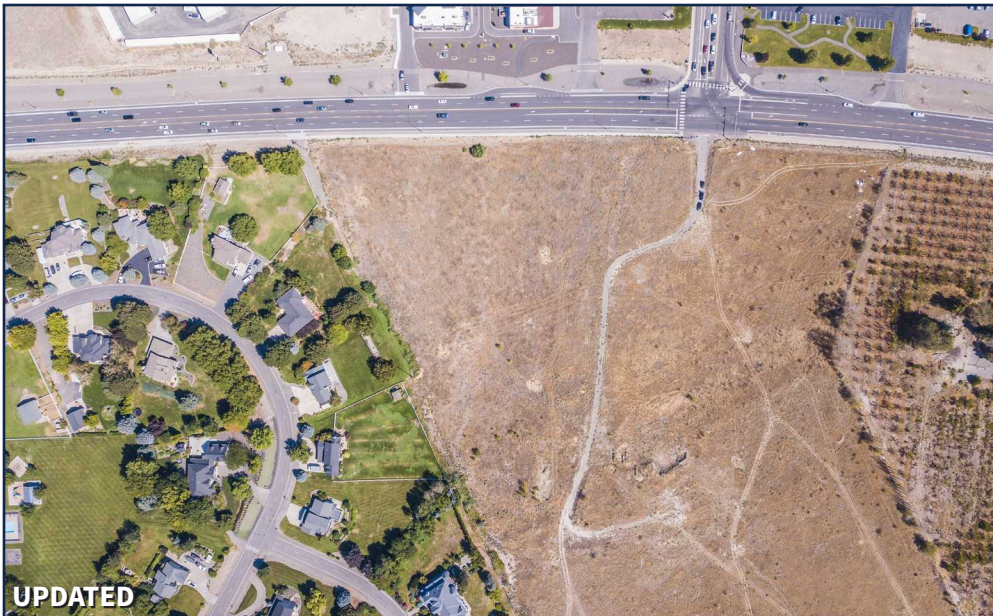
ABOUT:

- Multi-phase development
- First commercial/retail opportunity
- Thru traffic access
- Great future for tenant/owner
- Connectivity to I-182



Developing 89
Townhomes, and 19
Single-Family homes

THE SITE



THE AREA/ DEMOGRAPHICS

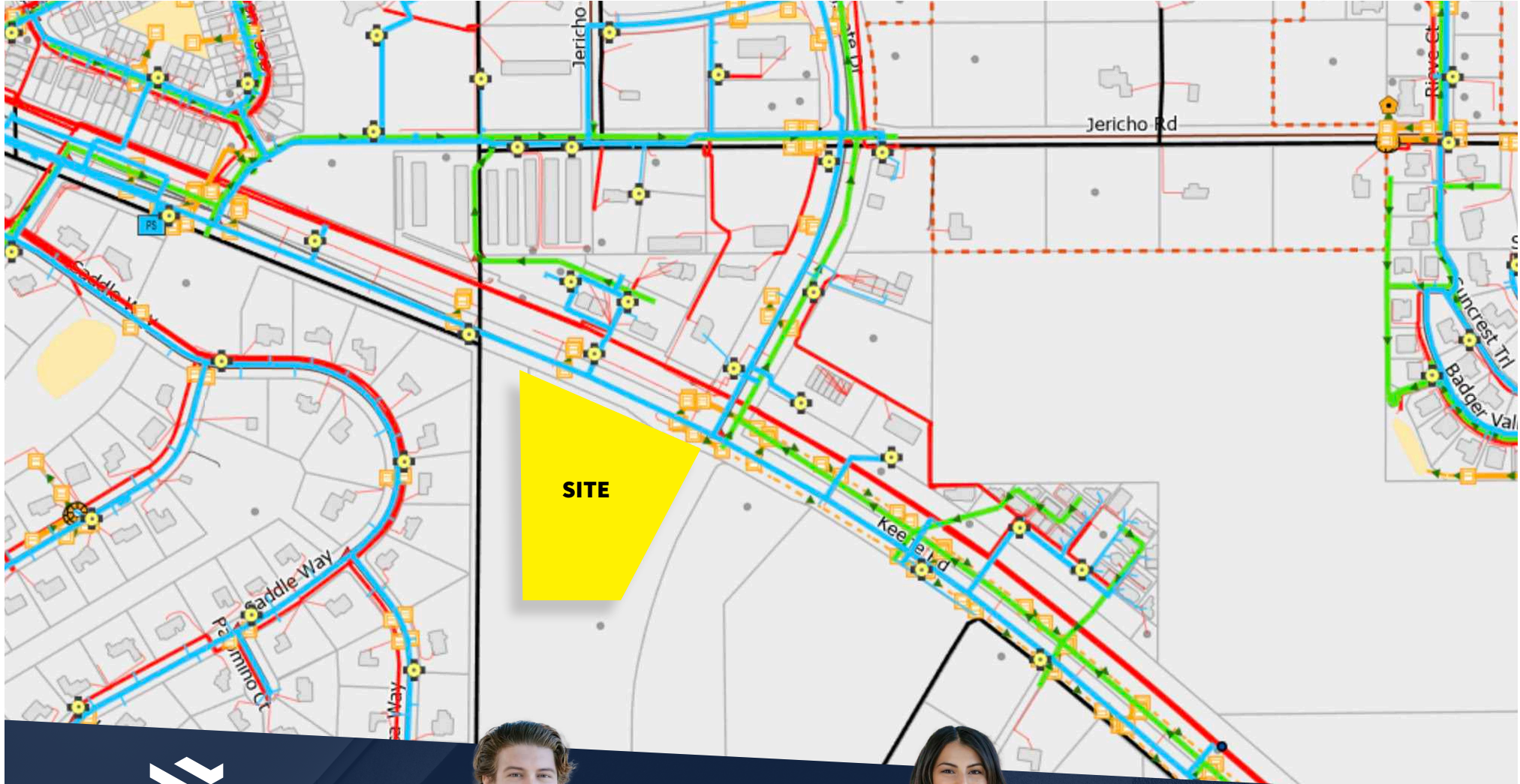
MAP AREA



TRAFFIC COUNTS	
AVERAGE DAILY TRAFFIC W QUEENSGATE	17,501
AVERAGE DAILY TRAFFIC E QUEENSGATE	24,447

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,592	44,641	101,424
AVG. HOUSEHOLD INCOME	\$186,467	\$138,000	\$133,008





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