

# Development Land - Toppenish, WA

Toppenish, WA



176.44 Acres

Marcus & Millichap

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# DEVELOPMENT LAND - TOPPENISH, WA

700 S Division St., Toppenish, WA 98948 - 2 parcels 72.07 acres of M1 (light industrial)

341 Ward Rd., Toppenish, WA - 3 parcels 104.37 acres of R1 (single family residential)

Land: 1 - 176 acres available

Price: Upon Request

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## INVESTMENT OVERVIEW

Welcome to an exceptional investment opportunity at 700 S Division St, and 341 Ward Rd. Toppenish, WA. This expansive property comprises five parcels of land, totaling 176.44 acres, strategically located within Yakima County jurisdiction. This unique offering provides a diverse mix of zoning classifications, making it ideal for a wide range of development projects. The land is set to be annexed into the City of Toppenish, ensuring all necessary utilities are available, thus streamlining the development process. Whether you're looking to create a retail hub, an industrial park, or a new residential community, this property offers the flexibility and potential to meet various investment goals.

## INVESTMENT HIGHLIGHTS

- Rare Opportunity: Retail and residential development land in Yakima County, bordering Toppenish City. Land can be annexed with all utilities.
- Prime Retail/Industrial Development: 40+ Acres: Hwy 22 frontage and access on Division St. Ideal for retail and industrial use.
- Ideal Residential Development: 80+ Acres: Located on Ward Rd next to Toppenish High School. Perfect for single-family homes.
- Strategic Location: Excellent accessibility to major transportation routes, including highways and railroads.
- Economic Growth: Part of the thriving Yakima Valley, with steady growth driven by agriculture, manufacturing, and tourism.
- Community Amenities: Close to schools, healthcare, shopping centers, and recreational areas.
- Development Potential: Flexible zoning for industrial facilities, residential communities, or mixed-use projects.
- Supportive Local Government: Pro-business local government facilitating smooth planning and approval processes.



SECTION 1

# Executive Summary

RETAILER MAP

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REGIONAL MAP

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AERIAL - LOT A

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AERIAL - LOT B

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AERIAL SPREAD - LOT B

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AERIAL - LOT C

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AERIAL SPREAD - LOT C

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PROPOSED HOUSING - LOT C

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AERIAL - LOT D

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AERIAL - LOT E

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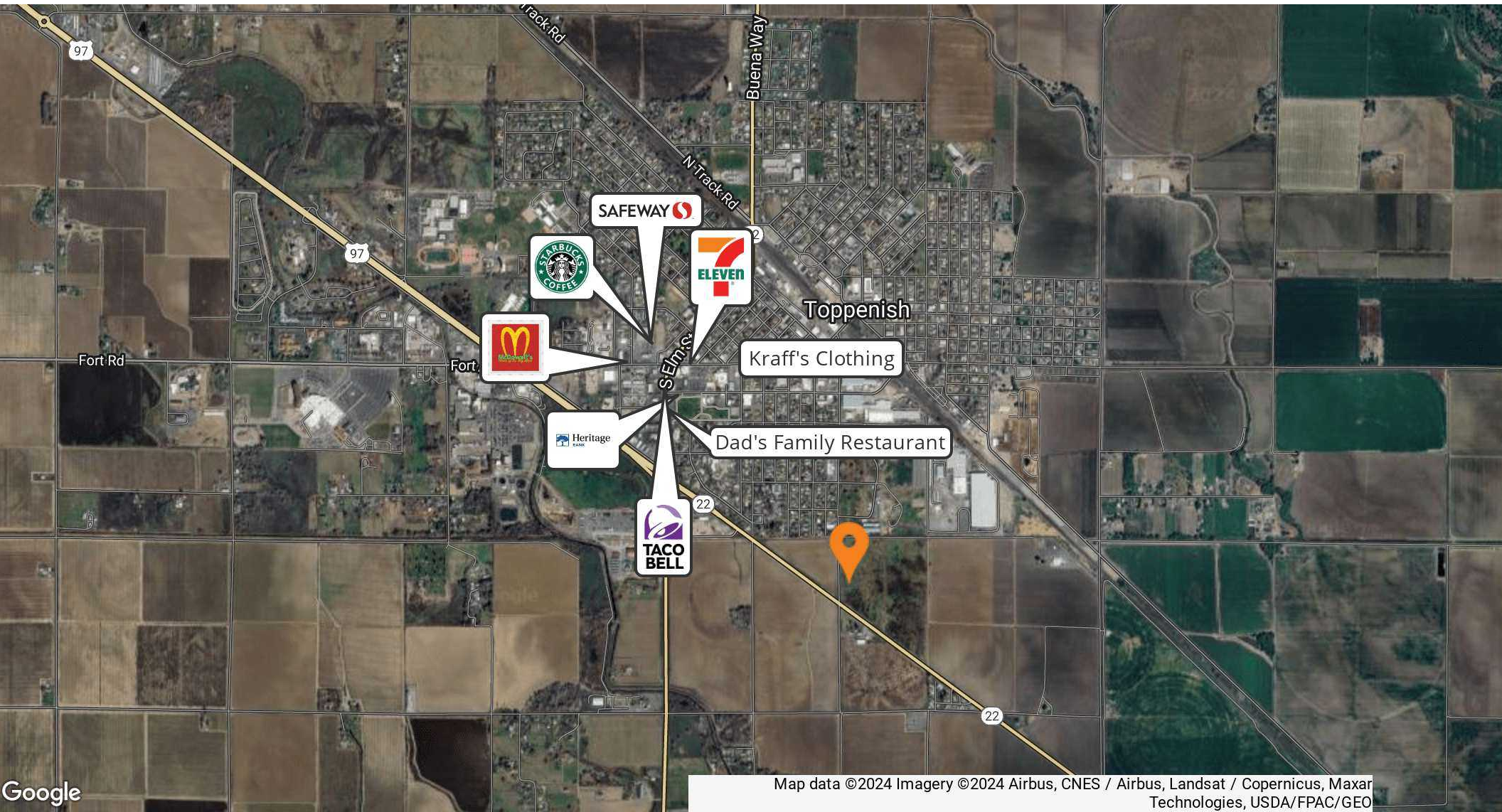
AERIAL SPREAD - LOT E

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# TRAFFIC GENERATOR MAP // Development Land - Toppenish, WA



Development Land - Toppenish, WA // REGIONAL MAP



Google

Map data ©2024 Imagery ©2024 TerraMetrics

# LOT A

Zoning - M1 - Light Industrial



N

W

Divison Rd

HWY 22

5,672 ADT

A  
201010-34001  
36.35 Acres

Larue Rd

E

S

# LOT B

Zoning - M1 - Light  
Industrial



S

E

W

HWY 22  
5,672 ADT

B  
201010-31001  
37.66 Acres

Divison Rd

N

# LOT B



# LOT C

Zoning - R1 - Single Family Residential

N

W

E

C

201004-23001  
39.6 Acres

Ward Rd

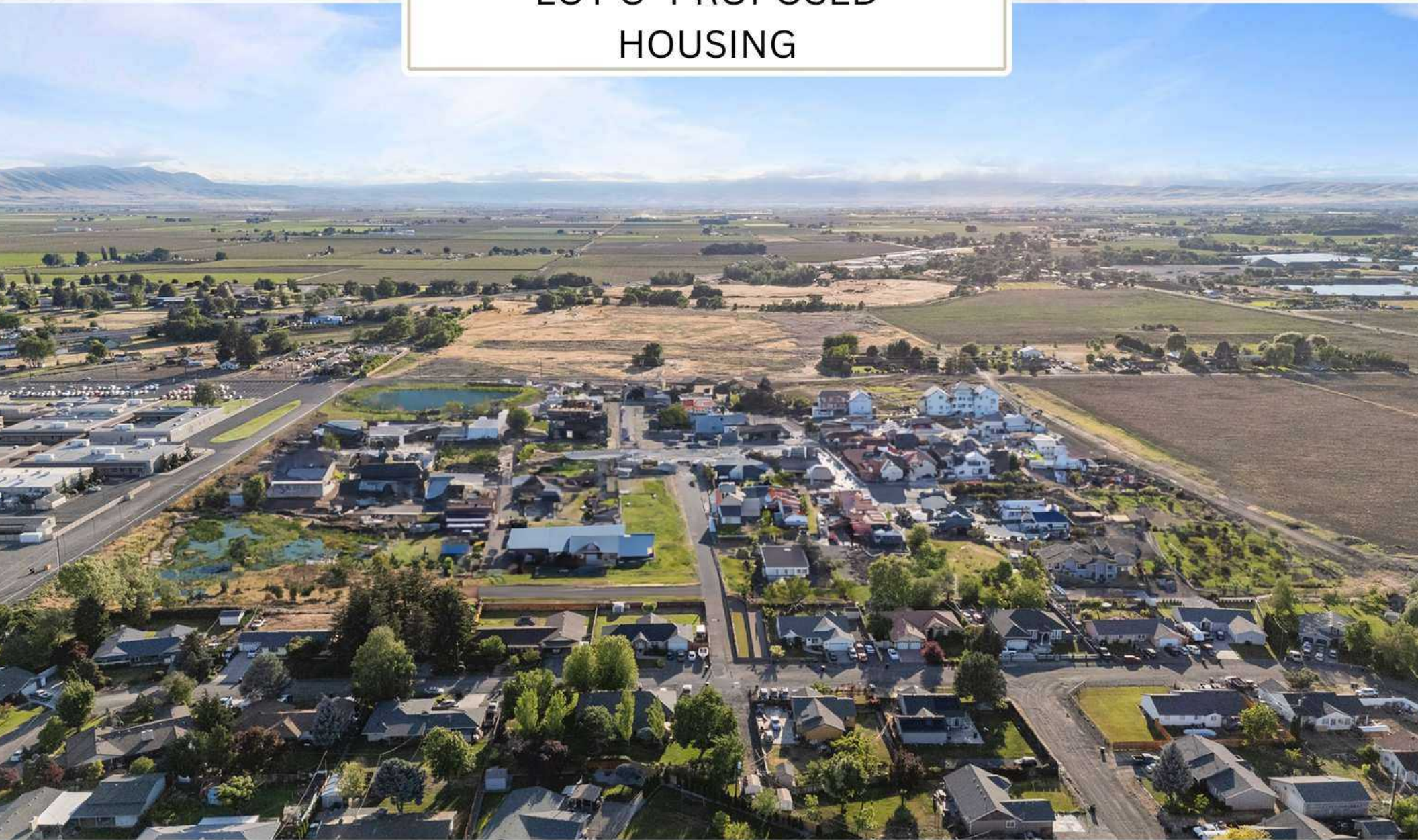
S



# LOT C



# LOT C- PROPOSED HOUSING



# LOT D

Zoning - R1 - Single Family Residential



Washington Rd

McDonald Rd

D  
201004-21002  
26.32 Acres

N

E

S

W

# LOT E

**Zoning - R1 - Single  
Family Residential**

W

Ward Rd

E  
201004-22001  
28.45 Acres

McDonald Rd

N

E

S



# LOT E





SECTION 2

# Market Overview

DEMOGRAPHICS

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## DEMOGRAPHICS // Development Land - Toppenish, WA

POPULATION	1 Mile	5 Miles	10 Miles
<b>2028 Projection</b>			
Total Population	7,286	18,789	38,160
<b>2023 Estimate</b>			
Total Population	7,182	18,534	37,715
<b>2020 Census</b>			
Total Population	7,038	18,618	38,151
<b>2010 Census</b>			
Total Population	7,126	18,252	37,295
<b>Daytime Population</b>			
2023 Estimate	6,730	16,984	35,765
HOUSEHOLDS	1 Mile	5 Miles	10 Miles
<b>2028 Projection</b>			
Total Households	1,928	5,548	10,954
<b>2023 Estimate</b>			
Total Households	1,895	5,450	10,777
Average (Mean) Household Size	3.8	3.4	3.5
<b>2020 Census</b>			
Total Households	1,877	5,396	10,673
<b>2010 Census</b>			
Total Households	1,774	5,125	10,137

HOUSEHOLDS BY INCOME	1 Mile	5 Miles	10 Miles
<b>2023 Estimate</b>			
\$250,000 or More	0.8%	1.0%	1.4%
\$200,000-\$249,999	1.0%	1.1%	1.2%
\$150,000-\$199,999	1.7%	2.6%	3.0%
\$125,000-\$149,999	2.1%	4.2%	4.3%
\$100,000-\$124,999	5.9%	8.3%	8.9%
\$75,000-\$99,999	11.8%	13.6%	13.0%
\$50,000-\$74,999	17.8%	21.4%	21.4%
\$35,000-\$49,999	18.8%	16.9%	16.6%
\$25,000-\$34,999	15.8%	11.9%	11.1%
\$15,000-\$24,999	13.8%	9.7%	9.3%
Under \$15,000	10.4%	9.3%	9.6%
Average Household Income	\$57,338	\$66,500	\$69,543
Median Household Income	\$44,228	\$52,227	\$53,587
Per Capita Income	\$15,207	\$19,767	\$20,119

## Development Land - Toppenish, WA // DEMOGRAPHICS

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
<b>Population By Age</b>			
2023 Estimate	7,182	18,534	37,715
0 to 4 Years	8.8%	8.0%	8.2%
5 to 14 Years	21.6%	19.9%	19.9%
15 to 17 Years	6.2%	5.8%	5.9%
18 to 19 Years	3.4%	3.2%	3.3%
20 to 24 Years	8.4%	7.6%	7.6%
25 to 29 Years	8.3%	7.4%	7.3%
30 to 34 Years	6.9%	6.6%	6.6%
35 to 39 Years	6.0%	6.1%	6.2%
40 to 49 Years	10.3%	10.8%	11.1%
50 to 59 Years	8.5%	9.7%	9.8%
60 to 64 Years	3.8%	4.4%	4.3%
65 to 69 Years	2.7%	3.6%	3.4%
70 to 74 Years	2.2%	2.9%	2.8%
75 to 79 Years	1.4%	1.8%	1.8%
80 to 84 Years	0.8%	1.1%	1.1%
Age 85+	0.7%	0.9%	0.8%
Median Age	25.9	28.6	28.5

POPULATION PROFILE	1 Mile	5 Miles	10 Miles
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+	3,705	10,257	20,807
Elementary (0-8)	37.2%	25.8%	24.9%
Some High School (9-11)	14.5%	12.1%	12.6%
High School Graduate (12)	23.8%	27.2%	27.9%
Some College (13-15)	11.8%	17.6%	18.3%
Associate Degree Only	5.3%	6.7%	6.1%
Bachelor's Degree Only	4.5%	6.7%	6.8%
Graduate Degree	2.9%	3.8%	3.5%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2028 Projection	1,979	5,755	11,447
2023 Estimate	1,950	5,669	11,283
Owner Occupied	1,063	3,266	6,505
Renter Occupied	832	2,184	4,272
Vacant	55	219	506
<b>Persons in Units</b>			
2023 Estimate Total Occupied Units	1,895	5,450	10,777
1 Person Units	13.0%	17.5%	15.8%
2 Person Units	18.8%	23.7%	23.7%
3 Person Units	17.0%	15.6%	16.1%
4 Person Units	15.4%	14.4%	14.3%
5 Person Units	16.4%	13.8%	14.2%
6+ Person Units	19.4%	14.9%	15.8%

## DEMOGRAPHICS // Development Land - Toppenish, WA



### POPULATION

In 2023, the population in your selected geography is 37,715. The population has changed by 1.13 since 2010. It is estimated that the population in your area will be 38,160 five years from now, which represents a change of 1.2 percent from the current year. The current population is 51.0 percent male and 49.0 percent female. The median age of the population in your area is 28.5, compared with the U.S. average, which is 38.7. The population density in your area is 120 people per square mile.



### HOUSEHOLDS

There are currently 10,777 households in your selected geography. The number of households has changed by 6.31 since 2010. It is estimated that the number of households in your area will be 10,954 five years from now, which represents a change of 1.6 percent from the current year. The average household size in your area is 3.5 people.



### INCOME

In 2023, the median household income for your selected geography is \$53,587, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 44.40 since 2010. It is estimated that the median household income in your area will be \$66,822 five years from now, which represents a change of 24.7 percent from the current year.

The current year per capita income in your area is \$20,119, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$69,543, compared with the U.S. average, which is \$100,106.



### EMPLOYMENT

In 2023, 17,300 people in your selected area were employed. The 2010 Census revealed that 43.4 percent of employees are in white-collar occupations in this geography, and 24.5 percent are in blue-collar occupations. In 2023, unemployment in this area was 8.0 percent. In 2010, the average time traveled to work was 22.00 minutes.



### HOUSING

The median housing value in your area was \$217,064 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 6,272.00 owner-occupied housing units and 3,865.00 renter-occupied housing units in your area.



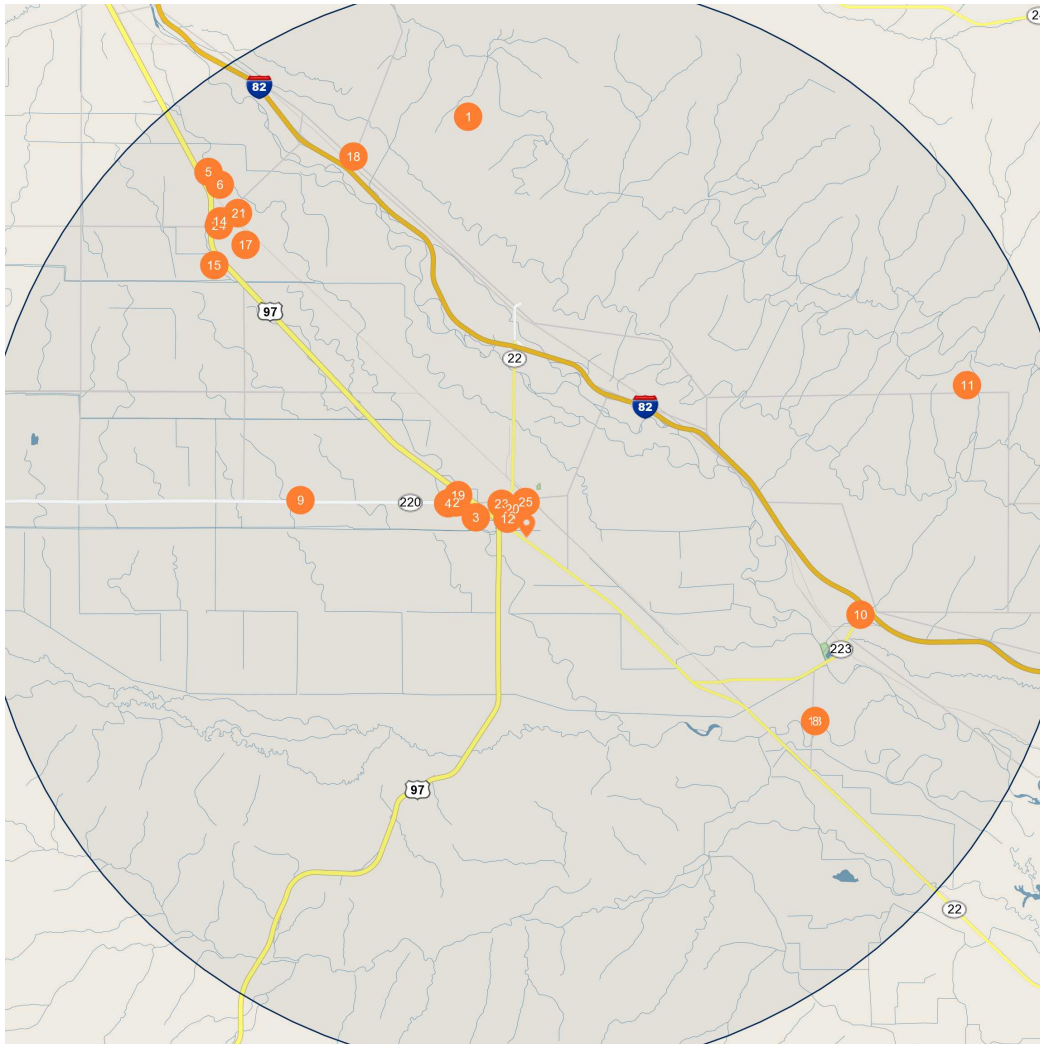
### EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 3.5 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 6.8 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 6.1 percent vs. 8.5 percent, respectively.

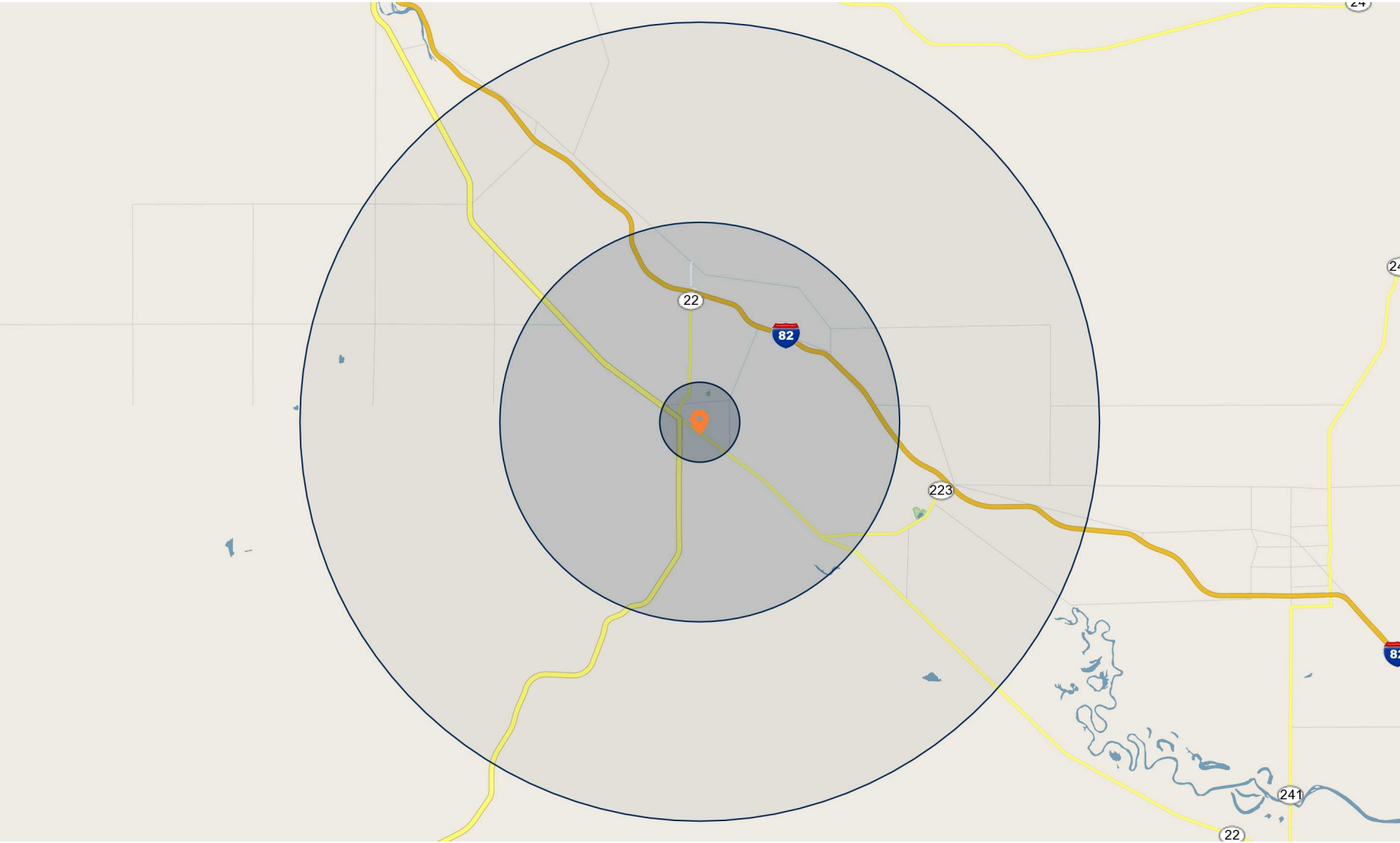
The area had more high-school graduates, 27.9 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 18.3 percent in the selected area compared with the 20.1 percent in the U.S.

## Development Land - Toppenish, WA // DEMOGRAPHICS



Major Employers		Employees
1	Valley Roz Orchards Inc	1,902
2	Confederated Tribes and Bands-Confederated Tribes and Bands	1,700
3	Washington Beef LLC	670
4	Yakama Nation Legends Casino-Legends Casino	643
5	McClarín Plastics LLC-Amtech	330
6	Naumes Concentrates Inc	319
7	Yakama Nation-Tribal Government	315
8	Rtk Farms LLC	250
9	Heritage University	245
10	Yakima Bait Co-Wordens Lures	175
11	Cow Palace LLC	133
12	Shc Medical Center - Toppenish-ASTRIA TOPPENISH HOSPITAL	101
13	Tributary Hop Farms LLC	99
14	Emerald Care	94
15	Washington Orchard MGT LLC	90
16	Yakima Hma LLC-Central Wash Surgical Assoc	81
17	Yakama Nation Housing Auth	80
18	Enterprise For Prgress In Cmnt	74
19	Nello Pistoressi & Son Inc	72
20	Toppenish School District	72
21	Washington State Dept Scial HI	72
22	Washington State Dept Scial HI-Vocational Rehabilitation	72
23	Yakima Valley Farm Wkrs Clinic-YVFWC	70
24	Yakima Valley Farm Wkrs Clinic-Wic Outreach	62
25	City of Toppenish	60

DEMOGRAPHICS // **Development Land - Toppenish, WA**





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