

300 E AVE

GRANGER, WA 98932

16.9 ACRES

\$4,450,000



MIXED-USE DEVELOPMENT SITE IN GRANGER WA
MULTIPLE PARCELS WITH FLEXIBLE ZONING

CBRE

STRICKER
CRE.

EXECUTIVE SUMMARY

The Offering

This exceptional 16.93-acre property is strategically positioned for a wide range of development opportunities. Comprising five distinct parcels, each with unique zoning and development potential, this site offers a compelling investment for qualified buyers. The current owner has obtained the "Sport Entertainment Facility" liquor license, which is possible in the state of WA and has hosted various large-scale concerts, rodeos, private parties, and events.



Investment Highlights

EXISTING IMPROVEMENTS

- > Total of 113,000 sq. ft. of existing buildings
- > 1,200 sq. ft. office facility
- > 400 amp, 3-phase electrical service
- > Comprehensive utilities including water, sewer, and irrigation

SITE CONDITIONS

- > Fully graveled and fenced
- > Include image: 2023 Irrigation and Fresh Water Lines.pdf
- > Describe how there is access to water throughout the property

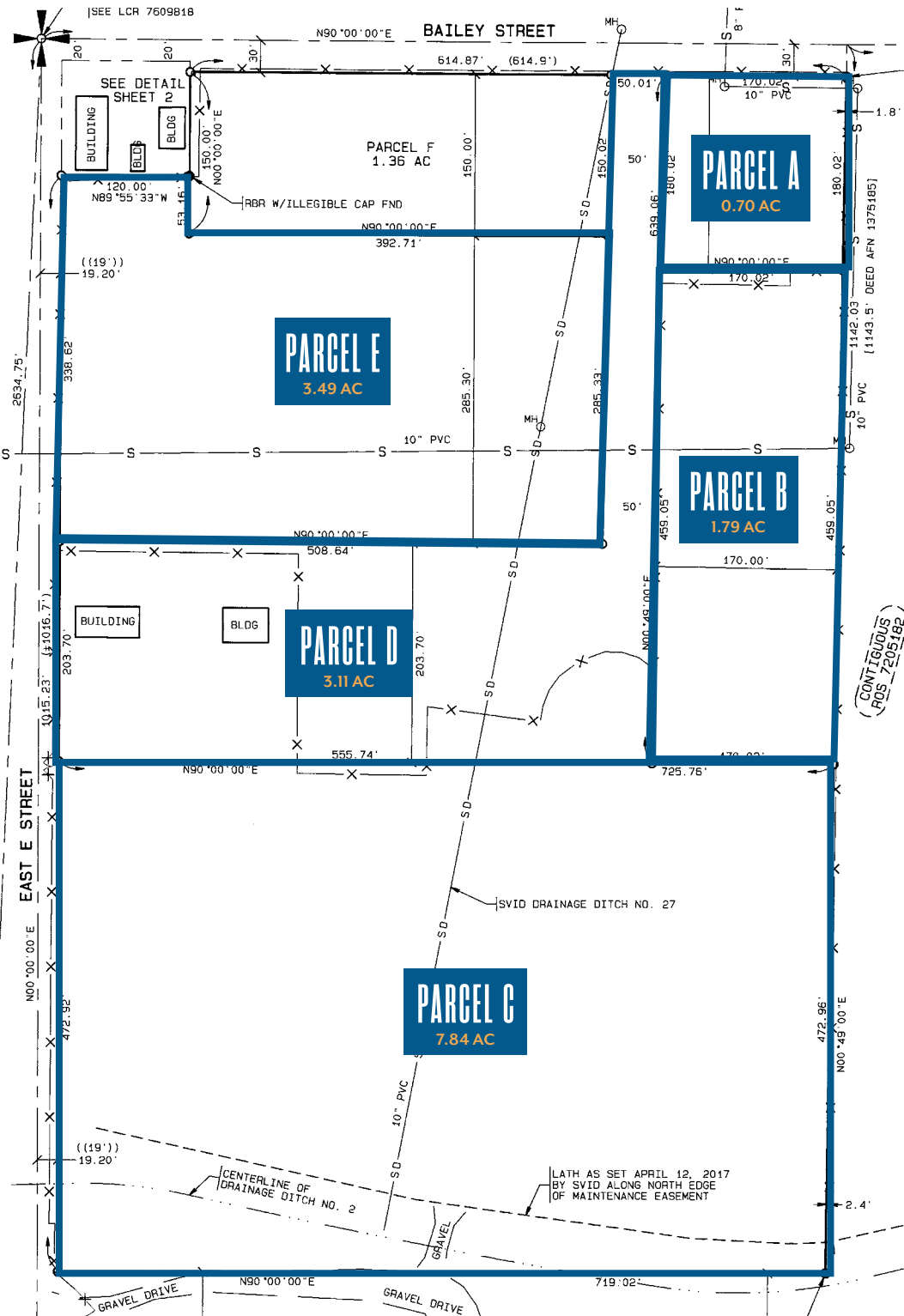
EVENT CENTER LICENSING

- > "Sport Entertainment Facility" liquor license

PROPERTY DESCRIPTION

Parcel Details

Parcel	Size	Zoning
A	0.70 AC	MI, CI
B	1.79 AC	MI, CI
C	7.84 AC	MI, CI
D	3.11 AC	MI, CI with R2 option
E	3.49 AC	R2, MI, CI



PROPERTY DESCRIPTION

Parcel Details

LOT A

70 ACRES OF COMMERCIAL, INDUSTRIAL/MANUFACTURING, SPORTING EVENT CONDITIONAL USE

- > **ZONING:** MI, CI
- > **CONNECTIVITY:** City water stub-out, sewer, electrical, and irrigation on-site
- > **DEVELOPMENT POTENTIAL:** Dividable into four 7,220 sq. ft. commercial lots or one 0.70-acre parcel
- > **IDEAL USES:** Satellite branch for banks, restaurants, food pods, etc.



LOT B

1.79 ACRES COMMERCIAL, INDUSTRIAL/MANUFACTURING, SPORTING EVENT CONDITIONAL USE

- > **ZONING:** MI, CI
- > **FEATURES:** Large parcel (170'W x 384'L)
- > **IDEAL USES:** Hotel, large grocery store, or strip mall
- > **UTILITIES:** Water, sewer, electrical, and irrigation available

LOT C

COMMERCIAL, INDUSTRIAL/MANUFACTURING, SPORTING EVENT CONDITIONAL USE, STORAGE

- > **ZONING:** MI, CI
- > **CURRENT USE:** Storage for agricultural equipment, vehicles, etc. generating \$1,200/month
- > **BUILDINGS:**
 - + Three 33,000 sq. ft. mini-storage buildings
 - + 6,700 sq. ft. building
 - + 8,400 sq. ft. building (constructed from old-growth Redwood)
 - + 1,200 sq. ft. office with utilities
- > **UTILITIES:** Water, septic, and irrigation on-site



LOT D RESIDENTIAL AND PARKING

ZONING: M1, C1 with R2 option

RESIDENTIAL IMPROVEMENTS:

Remodeled 2-bedroom, 1-bath (1,127 sq. ft.)

Remodeled 6-bedroom, 1-bath (2,850 sq. ft.)

PARKING FACILITIES:

3 acres accommodating up to 385 vehicles

Revenue potential from event parking (\$5-10/car)

UTILITIES: Water, sewer, electrical, and irrigation on-site



LOT E MULTI-FAMILY DEVELOPMENT OR SOCCER FIELDS

> **ZONING:** R2, M1, C1

> **DEVELOPMENT POTENTIAL:**

+ 18 buildable multi-family lots or 36 air condo lots (3,200 sq. ft. each)

> **UTILITIES:** Water, sewer, electrical, and irrigation available

CONCLUSION

This multi-parcel site in Granger offers a unique investment opportunity with diverse development options and substantial cash flow potential. Its strategic location and favorable zoning make it an ideal choice for investors looking to capitalize on the growing demand for mixed-use developments.



MARKET OVERVIEW

Key Location Benefit

OVERVIEW: Granger, located in Yakima County, is an emerging market with a growing population and strategic advantages for development. The town's proximity to major highways and neighboring cities enhances its appeal for investors and developers.

POPULATION GROWTH: Granger has experienced steady population growth, with current estimates around 4,000 residents. The population has increased by over 10% in the last decade, driven by a blend of affordable housing and economic opportunities.

PROXIMITY TO MAJOR HIGHWAYS:

I-82: Just 4 blocks away, providing easy access to Yakima (20 miles) and Tri-Cities (35 miles).

Highway 97: Located 5 miles away, connecting Granger to larger regional markets.

NEW DEVELOPMENTS: Recent investments in infrastructure and community amenities have bolstered Granger's development landscape. The local government is supportive of mixed-use projects, particularly in light of the increasing demand for retail, residential, and recreational spaces.



REGIONAL MAP

Wenatchee

Soap Lake

Spokane

192 miles

Quincy

Moses Lake

Ritzville

Seattle

168 miles

Kittitas

Yakima

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Sunnyside

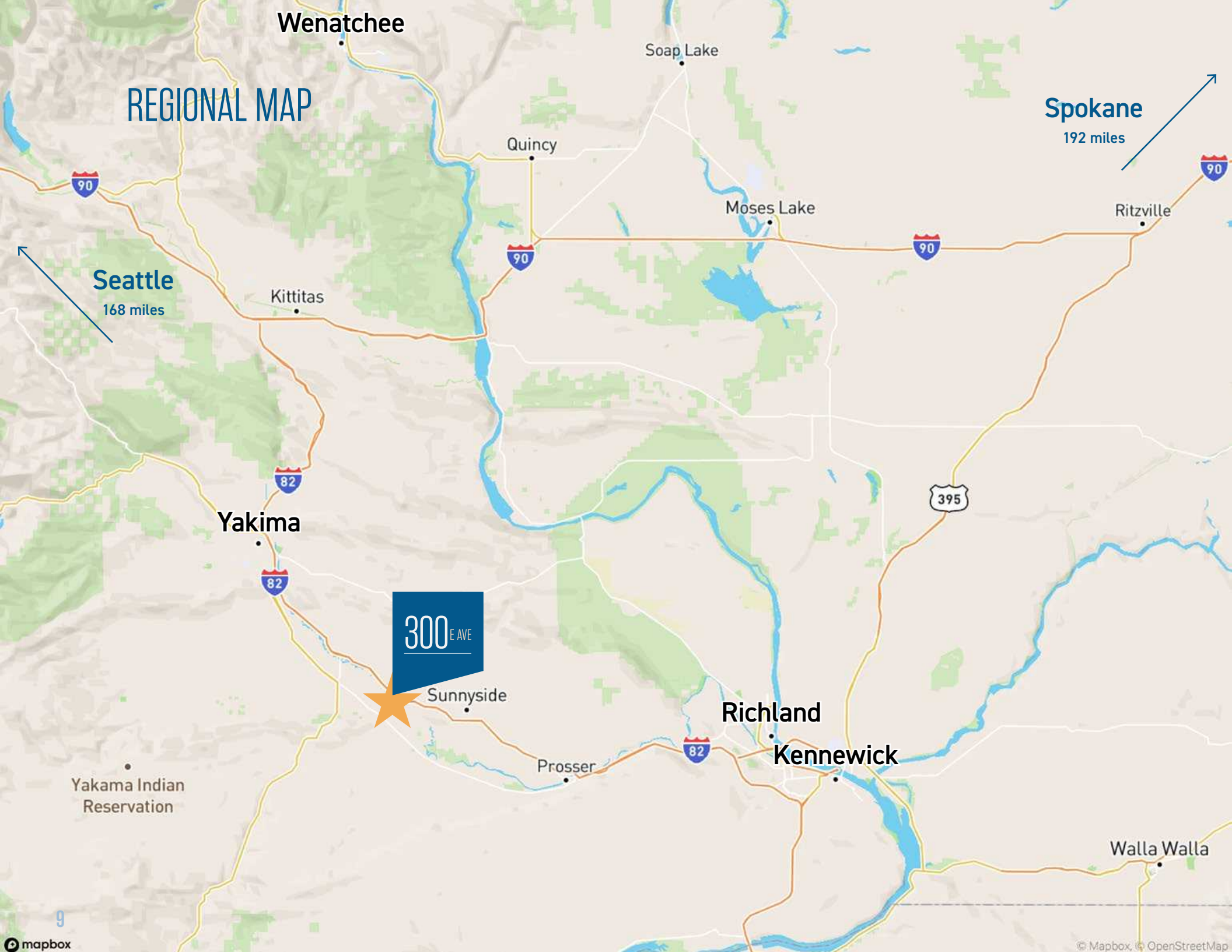
Richland

Kennewick

Prosser

Yakama Indian Reservation

Walla Walla



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JASON ROSAUER

Executive Vice President
T: +1 206 292 6169
WA Cell: +1 206 409 2199
MT Cell: +1 406 314 8861
jason.rosauer@cbre.com

PATRICIA LOVEALL, SIOR

Executive Vice President
T: +1 206 292 6139
WA Cell: +1 206 817 5551
MT Cell: +1 406 833 0956
patricia.loveall@cbre.com

DERRICK STRICKER, CCIM/SIOR

Designated Broker StrickerCRE
T: +1 509 430 8533
derrick@strickerCRE.com

NICK MACPHEE

Associate
T: +1 360 739 6656
nick.macphee@cbre.com

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