

FOR SALE - ELLENSBURG Land

4-10 ACRE PADS AVAILABLE



EXCLUSIVELY MARKETING BY:



PROPERTY OVERVIEW

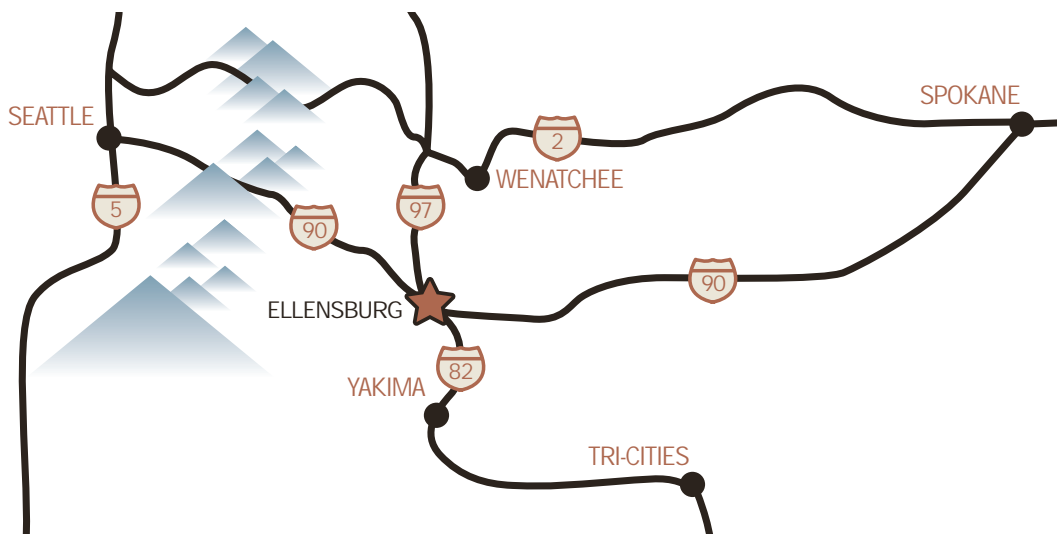


Address:	HWY 97 Ellensburg
Parcel Number:	529333
Property Type:	Vacant Land
Sale Price:	\$7.00 PSF
Lots Available:	4-10 Acres
Lot Size:	980,971 SF
Zoning:	C-T (Commercial Tourist)

HIGHLIGHTS:

- » Fully improved pads ranging from 4 acres – 10 acres.
- » Significant tax benefits from Opportunity Zone designation.
- » Great visibility and access of I-90 (80,000+ VPD).
- » Fastest growing county in the state of Washington.
- » Minutes from Central Washington University campus.
- » Improved frontage with utilities.

ELLENSBURG, WA



Ellensburg is located in the heart of the Kittitas Valley Market Area which stretches from Snoqualmie Pass atop the Cascade Mountain Range, east to the Columbia River. It includes the towns of Cle Elum, Roslyn, Ronald, Thorp, Kittitas and Vantage as well as the spectacular Suncadia Four Season Resort! This rural market area is known for its agriculture, ranching, recreational opportunities and affordable housing. Located 100 miles east from downtown Seattle, it is a fun and growing community!

Ellensburg is the economic, governmental, educational, medical and social hub of the County. It boasts a lovely Historic Downtown, 12,000 Central Washington University students and faculty, and is well known for its many social events including the Ellensburg Rodeo, Jazz in the Valley Festival, Spirit of the West Cowboy Gathering and Western Art Show.



TRADE AREA DEMOGRAPHICS

- » **Market Population:**
47,364
- » **Households:**
17,648
- » **Median Household Income:**
\$53,163
- » **Estimated Retail Sale Leakage out of the County:**
350,000,000



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