



90 + ACRES

FOR SALE IN MOSES LAKE, WASHINGTON

CONTACT US FOR DETAILS • NKA RD 3 NE, MOSES LAKE WA



FOR MORE INFORMATION PLEASE CONTACT:

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www.GrantCountyRealEstate.com



CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Windermere Real Estate, K-2 Realty LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Windermere Real Estate, K-2 Realty LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Windermere Real Estate, K-2 Realty LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Windermere Real Estate, K-2 Realty LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

EXECUTIVE Summary



Price

CONTACT US

Buildable Land

90+ Acres

Parcels

5

Zone

UR2/UGA

Introducing an exceptional opportunity to acquire over 90 acres of prime buildable land, distributed across five parcels. Zoned UR2 and located within the Urban Growth Area (UGA), these lots offer extensive possibilities for single-family, two-family, and multifamily residential development, as well as agricultural farming endeavors.

The process to perfect water rights is currently underway, and the property features a well that is 180 feet deep, with a remarkable production capacity of 1,600 gallons per minute. Furthermore, city sewer is located just 3,200 linear feet from the site, enhancing its development potential.

A water tower is tentatively scheduled for construction in Mae Valley in 2026, which will further improve infrastructure in the area. The property lies within the boundaries of the Moses Lake Irrigation Rehabilitation District, affecting its assessment; however, please note that irrigation water is not currently supplied to the site. Comprehensive supplements are available upon request.

The seller is focused on keeping the parcel as a whole, which presents a unique opportunity to invest in a diverse and promising piece of land.—please inquire for more details.



NEARBY Amenities



PROPERTY Photos



AREA Demographics

Population Summary	1-Mile	10 Miles	25 Miles
Total Population	686	46,134	100,478
Average Age	37.0	33.0	32.2
Average Age (Male)	38.0	33.1	32.1
Average Ave (Female)	35.9	32.8	32.4

Households & Income	1-Mile	10 Miles	25 Miles
Total Households	276	19,080	38,993
# of persons per HH	3.4	3.4	3.5
Average HH Income	\$120,928	\$99,678	\$95,978
Average House Value			\$364,990



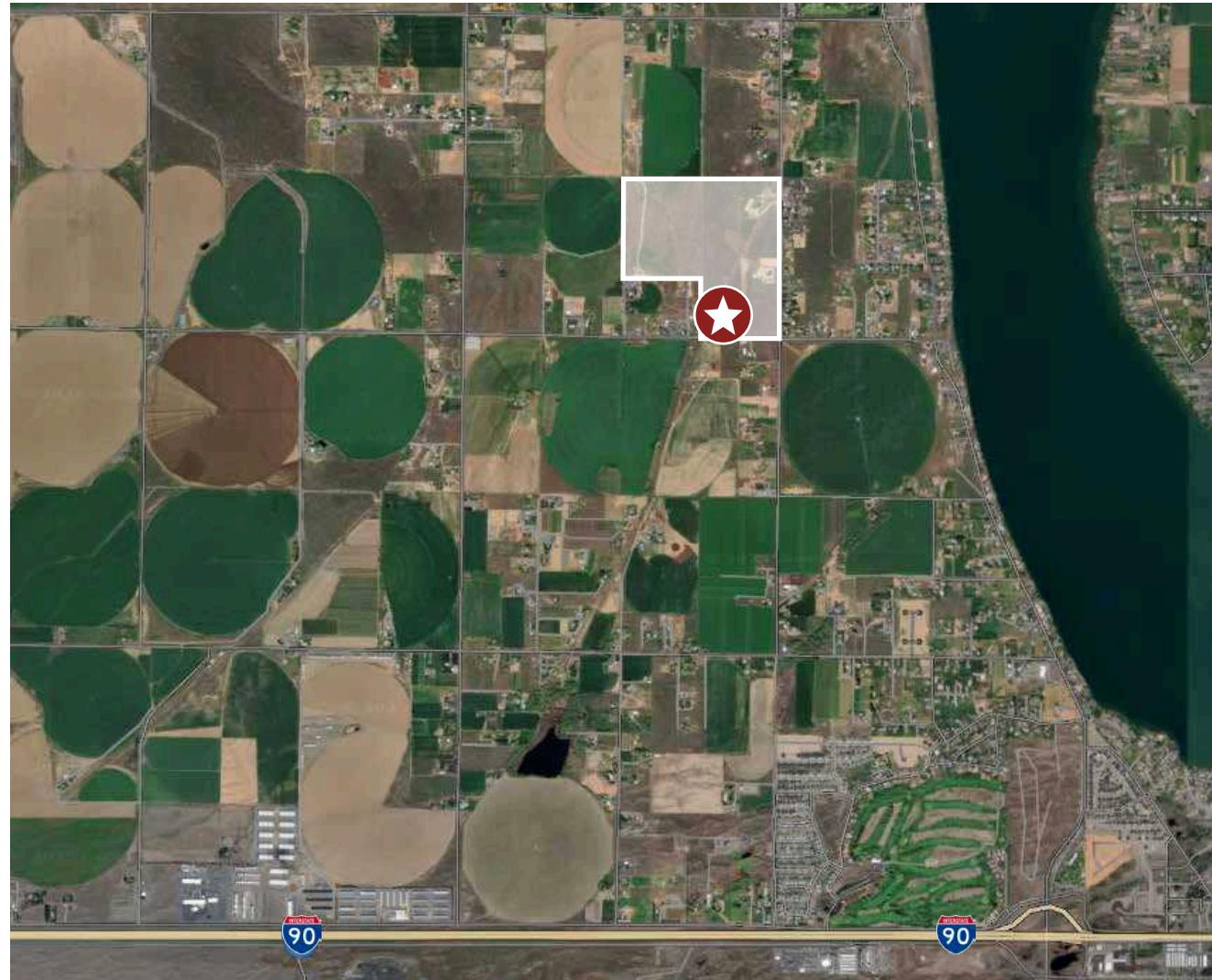
TOTAL POPULATION
100,478 (25 MILES)



AVG. HOUSEHOLD
VALUE
\$364,990 (25 MILES)



TOTAL HOUSEHOLDS
3,213 (25 MILES)



MOSES LAKE, WASHINGTON

In 2022, Moses Lake, WA had a population of 99.1k people with a median age of 33.2 and a median household income of \$66,387. Between 2021 and 2022 the population of Moses Lake, WA grew from 97,874 to 99,145, a 1.3% increase and its median household income grew from \$63,566 to \$66,387, a 4.44% increase.

The 5 largest ethnic groups in Moses Lake, WA are White (Non-Hispanic) (51%), Other (Hispanic) (23.3%), White (Hispanic) (11.1%), Two+ (Hispanic) (7.42%), and Two+ (Non-Hispanic) (3.46%).

None of the households in Moses Lake, WA reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household.

87.8% of the residents in Moses Lake, WA are U.S. citizens.

The largest universities in Moses Lake, WA are Big Bend Community College (630 degrees awarded in 2022).

In 2022, the median property value in Moses Lake, WA was \$244,500, and the homeownership rate was 64.8%.

Most people in Moses Lake, WA drove alone to work, and the average commute time was 20 minutes. The average car ownership in Moses Lake, WA was 2 cars per household.

source: <https://datausa.io/profile/geo/moses-lake-wa-31000US34180>



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