



First Western Properties | 425.822.5522  
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

# MYRA ROAD LAND DEVELOPMENT OPPORTUNITY

3XX NE MYRA ROAD | COLLEGE PLACE, WA



# SITE SUMMARY

Property Name	Myra Road Land
Opportunity Type	General Commercial Land Development
Address	3xx NE Myra Road
Total Land Area	6.43± Acres (280,091 SF)
Zoning	General Commercial (GC)
Jurisdiction	City of College Place, WA
Parcels	360731220044 & 350736110049
Price	\$1,700,000
Permitted Uses	<ul style="list-style-type: none"> <li>• Multifamily</li> <li>• Warehousing</li> <li>• Retail</li> <li>• Mixed-use</li> <li>• Hospitality</li> <li>• Senior Living</li> <li>• Medical</li> </ul>
<a href="#">CLICK FOR GC USE</a>	



# SITE SUMMARY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S64° 22'23" W	127.35'
L2	S29° 31'16" W	77.02'
L3	N26° 49'37" W	93.16'
L4	S08° 29'59" E	87.84'
L5	S19° 04'15" W	123.06'
L6	S60° 33'55" W	133.00'
L7	N89° 56'00" W	126.00'
L8	S88° 19'05" E	96.00'
L9	N72° 29'55" E	116.87'
L10	S25° 37'37" E	30.00'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	322.00'	51.76'	51.70'	S45°47'09"E	9°12'34"
C2	80.00'	63.76'	78.99'	N85°09'23"W	50°59'19"
C3	120.00'	73.90'	50.28'	N42°30'45"E	113°00'28"
C4	80.00'	73.99'	74.59'	N26°02'34"E	60°57'28"
C5	120.00'	153.86'	143.32'	N54°11'44"E	73°19'54"
C6	120.00'	83.32'	81.65'	N77°37'91"E	39°46'53"

2015-00556 B: 12 P: 167 SUR  
01/26/2015 10:41:00 AM Page 1 of 2 Fees .143.00  
Kureh Martin County Auditor, Walla Walla County WA

**LOT SEGREGATION SURVEY  
SEGREGATION LOT 3 OF THAT SURVEY AS  
CORDED IN COUNTY AUDITOR'S VOLUME 10  
OF SURVEYS AT PAGE 56**

LOCATED IN A PORTION OF THE E 1/2 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST & A PORTION OF THE W 1/2 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 36 EAST, WILLAMETTE MERIDIAN, CITY OF COLLEGE PLACE, WALLA WALLA COUNTY, WASHINGTON.  
BEING ASSESSOR'S TAX PARCEL NUMBERS 350736110047 & 360731220044

**NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF PAHLISCH HOMES TO SUBDIVIDE "SEG LOT 3" OF VOLUME 10 OF THE WALLA WALLA COUNTY BOOK OF SURVEYS AT PAGE 56 (A.F.N.O. 2006-11053). THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY, CONTROLLING SAY SURVEY BY THE FOUND PROPERTY PINS AND SURVEY MONUMENTS SHOWN HEREIN, ALL OF WHICH WERE VISITED IN NOVEMBER, 2014. EQUIPMENT USED FOR THIS SURVEY WERE TRIMBLE R-8 GPS RECEIVERS WITH A PRECISION OF ONE CENTIMETER,  $\pm 1$  MM.

NOTES REGARDING SPECIAL EXCEPTIONS TO WALLA WALLA TITLE CO. REPORT, ORDER NO. 63687, DATED 1/13/2015:  
THIS PROPERTY IS SUBJECT TO AN ELECTRIC SERVICE AGREEMENT WITH COLUMBIA REA, RECORDING NO. 9908291  
THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT BENEFITING CASCADIA GAS, RECORDING NO. 106123 AND 9813538.  
THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT BENEFITING PACIFIC POWER, RECORDING NO. 179710.  
OTHER EASEMENTS, OF SPECIFIC LOCATION, ARE SHOWN HEREOFUPON.

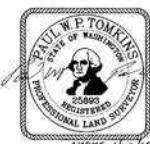
THESE LANDS ARE SUBJECT TO THE  
PLACE RESOLUTIONS 534 AND 538.

## **SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AND AT THE REQUEST OF PAHLISCH HOMES.

REQUEST OF PARISH FONDS  
Paul W.P. Tomk  
PAUL W.P. TOMKINS, P.L.S. No. 25893

1/23/15  
DATE



### **AUDITOR'S CERTIFICATE**

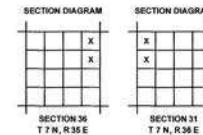
26  
FILED FOR RECORD WITH THE WALLA WALLA COUNTY AUDITOR'S OFFICE THIS 26 DAY  
OF January, 2015 AT 10:41 A.M. IN VOLUME 12 OF SURVEYS AT PAGE 167 A  
THE REQUEST OF HDJ DESIGN GROUP, PLLC.

Paulina Coronado, Clerk

BY DEPUTY WALLA WALLA COUNTY  
AUDITOR

COUNTY, WASHINGTON

N01°26'52" W ALONG THE CENTERLINE OF LARCH STREET AS SHOWN  
ON THE BOTIMER LARGE LOT SEGREGATION SURVEY, RECORDED IN  
COUNTY AUDITOR'S VOLUME 10 OF SURVEYS AT PAGE 56, WALLA  
WALLA COUNTY, WASHINGTON.



#### LEGEND

FOUND SURVEY MONUMENT AS DESCRIBED  
 SET 56" x 30" IRON REBAR WITH YELLOW  
 PLASTIC CAP STAMPED: "HJD-TLS - LS 2589  
 IN THIS SURVEY  
 FOUND LOT CORNER FROM PRIOR SURVEY  
 (56" REBAR WITH YELLOW CAP- TOMKINS  
 CALCULATED POINT, NOT FOUND OR SET  
 RECORD DIMENSION PER SURVEY (VOL. 10  
 PG. 56, BUTLER)  
 SQUARE FEET  
 ACRES  
 VOLUME, PAGE  
 DENOTES CURVE / LINE DATA, SEE CURVE  
 LINE TABLE  
 PUBLIC UTILITY EASEMENT  
 TRUE POINT OF BEGINNING  
 \_ EXISTING RIGHT-OF-WAY  
 \_ EXISTING RIGHT-OF-WAY CENTERLINE  
 \_ EXISTING PROPERTY LINE  
 \_ EXISTING EASEMENT  
 \_ EXISTING PUD PROPERTY LINE / EDGE OF  
 ROADWAY  
 \_ BOUNDARY OF PARCEL TO DIVIDE  
 \_ NEW PARCEL LINE



Scale 1" = 100'

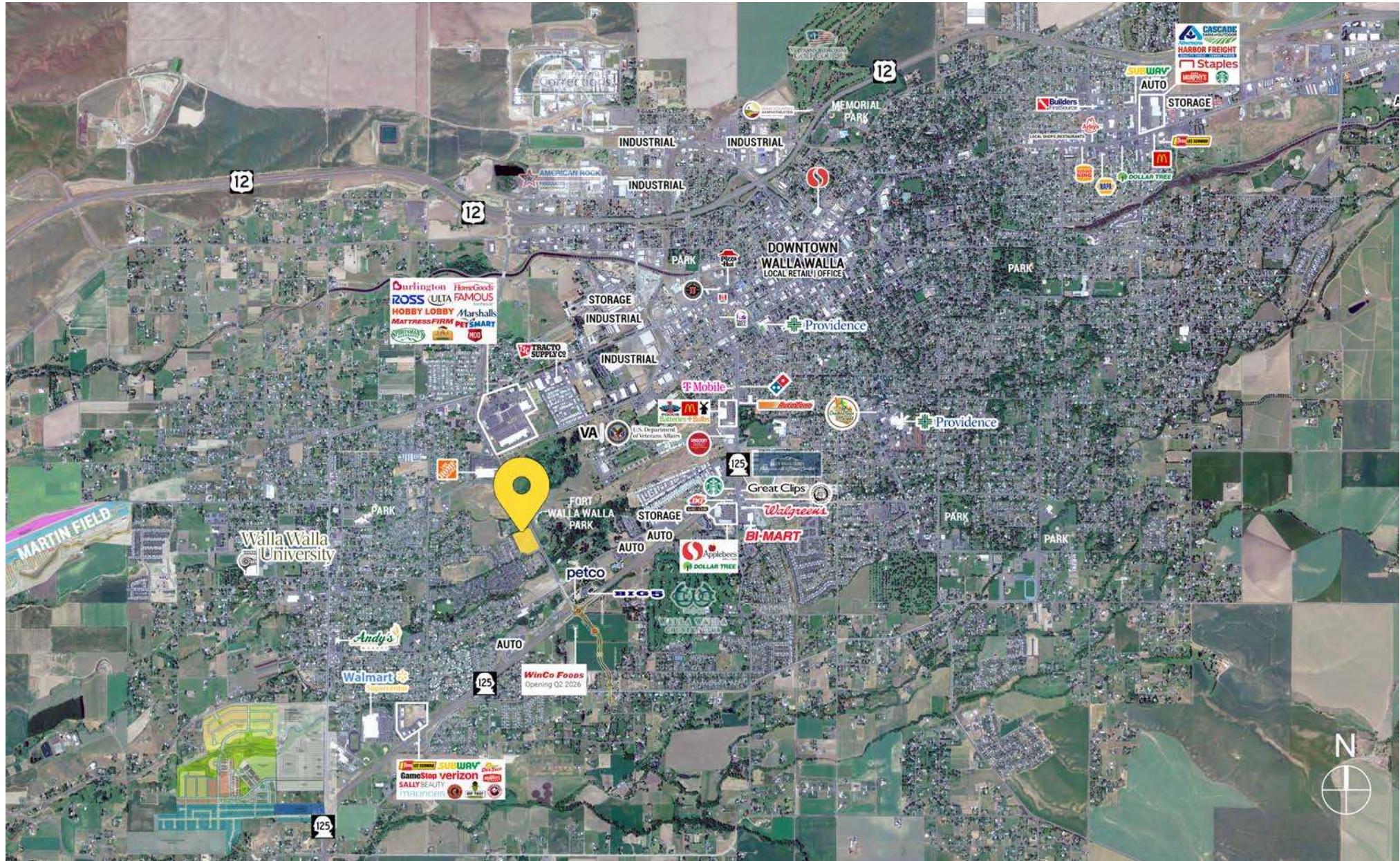
0 50 100 200

The logo for First Western Properties. It features a large, stylized number '1' in a dark teal color on the left. To the right of the '1', the words 'FIRST', 'WESTERN', and 'PROPERTIES' are stacked vertically in a bold, black, sans-serif font.

# SITE SUMMARY

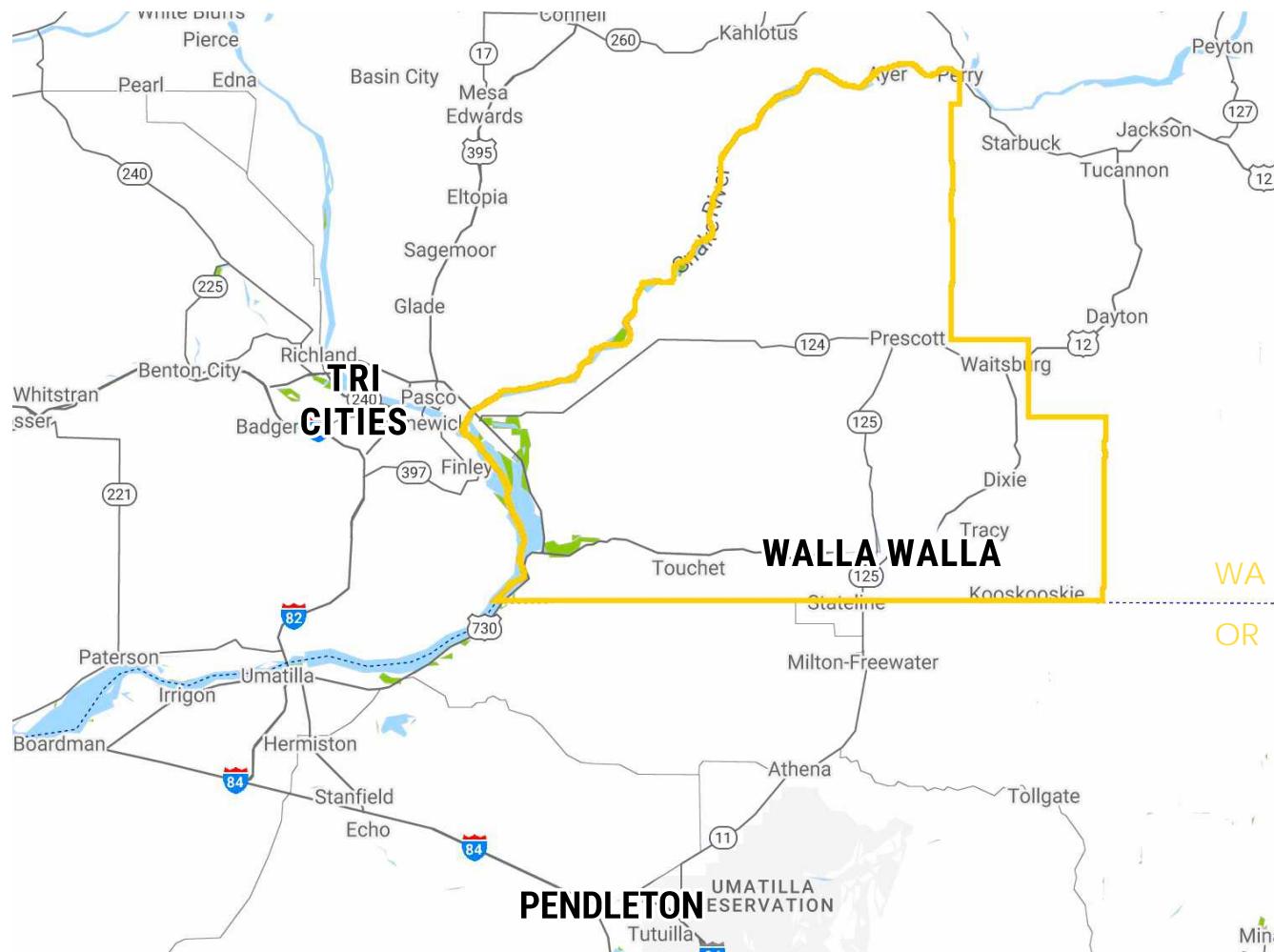


# LOCATION AERIAL



# TRADE AREA

The Walla Walla County trade area is a vibrant and growing region known for its strong agricultural roots, renowned wineries, and thriving local economy. Anchored by Walla Walla University and a historic downtown, the area attracts a mix of students, professionals, and tourists. With a blend of national retailers, local businesses, and a steady residential base, the market benefits from consistent consumer demand. Proximity to Highway 125 ensures accessibility, while the area's reputation as a premier wine destination continues to drive tourism and economic growth.





RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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