

# LAND FOR SALE



## 12 Acres off HWY 395

5810 N Capitol Avenue  
Pasco, WA 99301

**OFFERING PRICE** \$2,900,000

<b>PROPERTY TYPE</b>	Land
<b>LOT SIZE</b>	±12.02 Acres
<b>PARCEL NO</b>	113130453
<b>ZONING</b>	Light Industrial

**KIEMLE  
HAGOOD**

**LANCE BACON**

509.430.6547

[lance.bacon@kiemlehagood.com](mailto:lance.bacon@kiemlehagood.com)

**CBRE**

**JON SMITH**

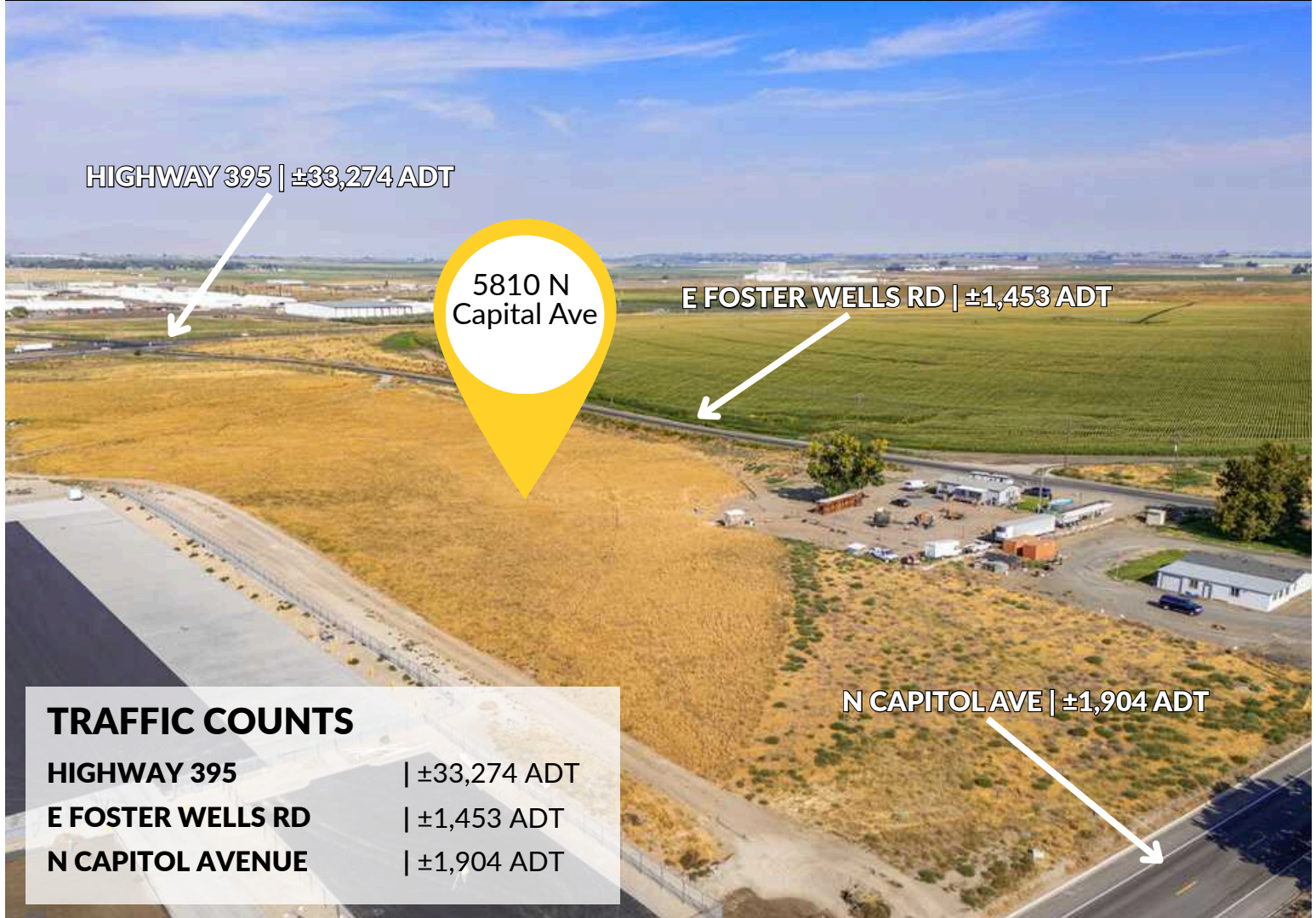
713.577.1599

[jon.smith@cbre.com](mailto:jon.smith@cbre.com)



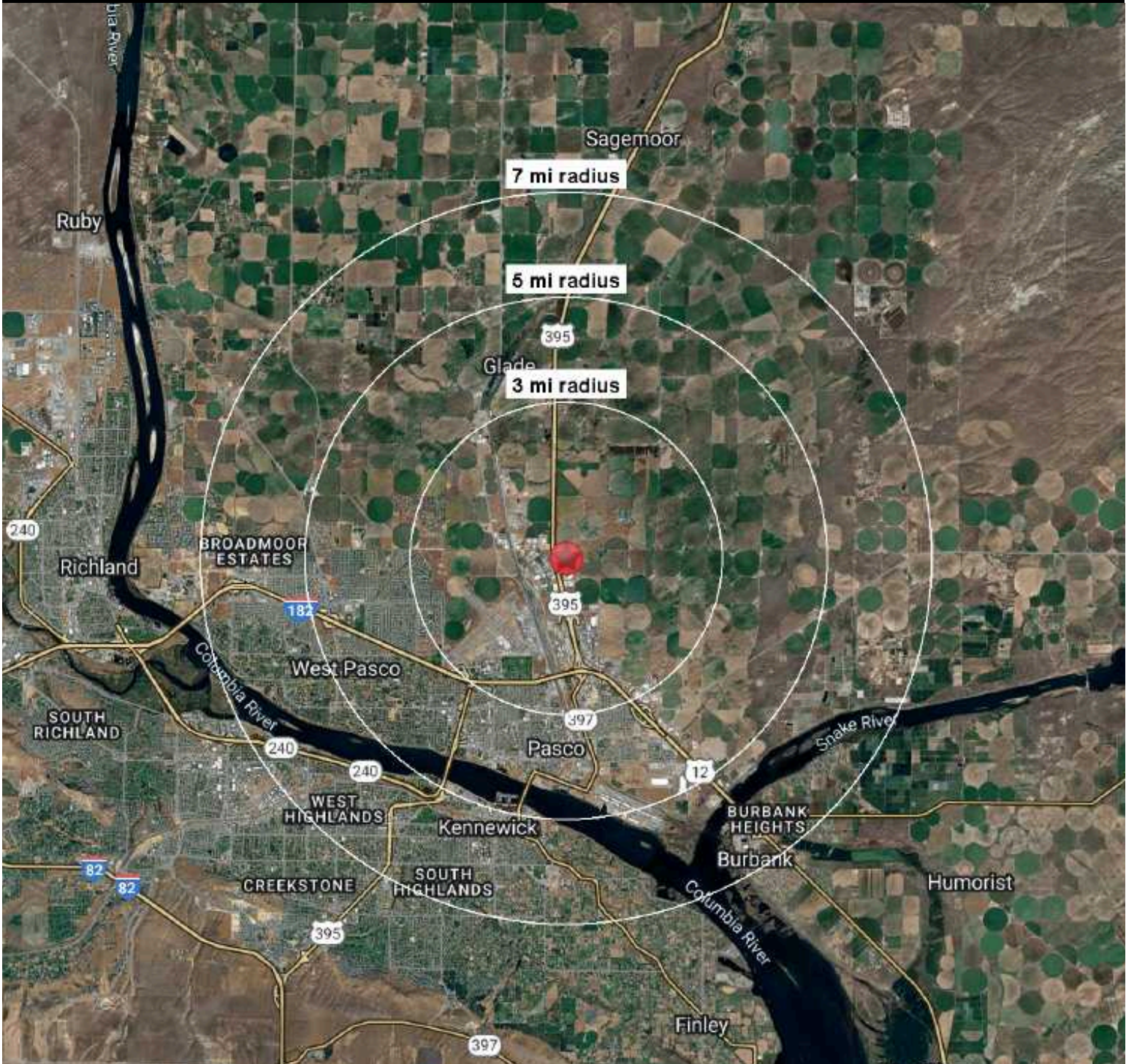
## DESCRIPTION | PHOTOS

12 Acres of Light Industrial Land with easy access to the HWY 395. Adjacent to brand new Amazon Distribution Center and Reser's Fine Food. Across the Street from Pasco Food Processing Complex.





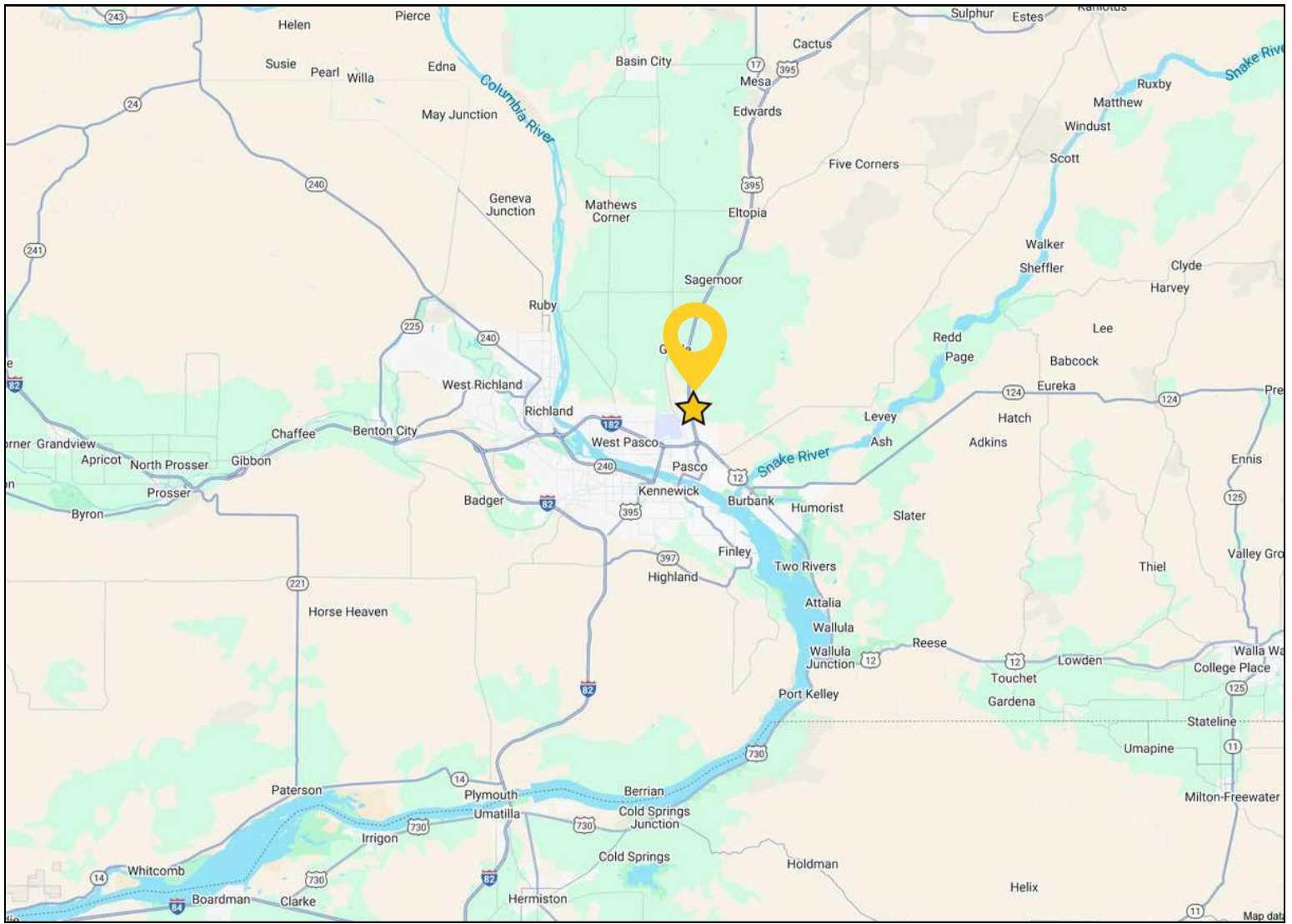
DEMOGRAPHICS



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	3 MI	5 MI	7 MI
EST POP ULATION 2025	11,480	65,977	130,973
PROJ. POPULATION 2030	11,535	67,680	133,325
ADJ. DAYTIME POPULATION	10,012	38,632	74,008
2025 AVERAGE HHI	\$97,469	\$107,816	\$101,845
2025 MEDIAN HHI	\$72,885	\$81,429	\$79,638




[VIEW LOCATION](#)

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7025 W GRANDRIDGE BLVD, SUITE B-2  
KENNEWICK WA 99336