

An aerial photograph showing a large body of water (Lake Wenatchee) in the foreground, with a residential area and a large green field to the left. In the background, there are snow-capped mountains under a blue sky with some clouds. A white outline with a blue border marks a specific area of land in the green field. The Colliers logo is in the top right corner.

Colliers

# East Wenatchee Development Site 7.92 Acres

Offering  
Memorandum

**Jeff Kaiser**

Senior Vice President  
+1 425 453 3145  
[jeff.kaiser@colliers.com](mailto:jeff.kaiser@colliers.com)

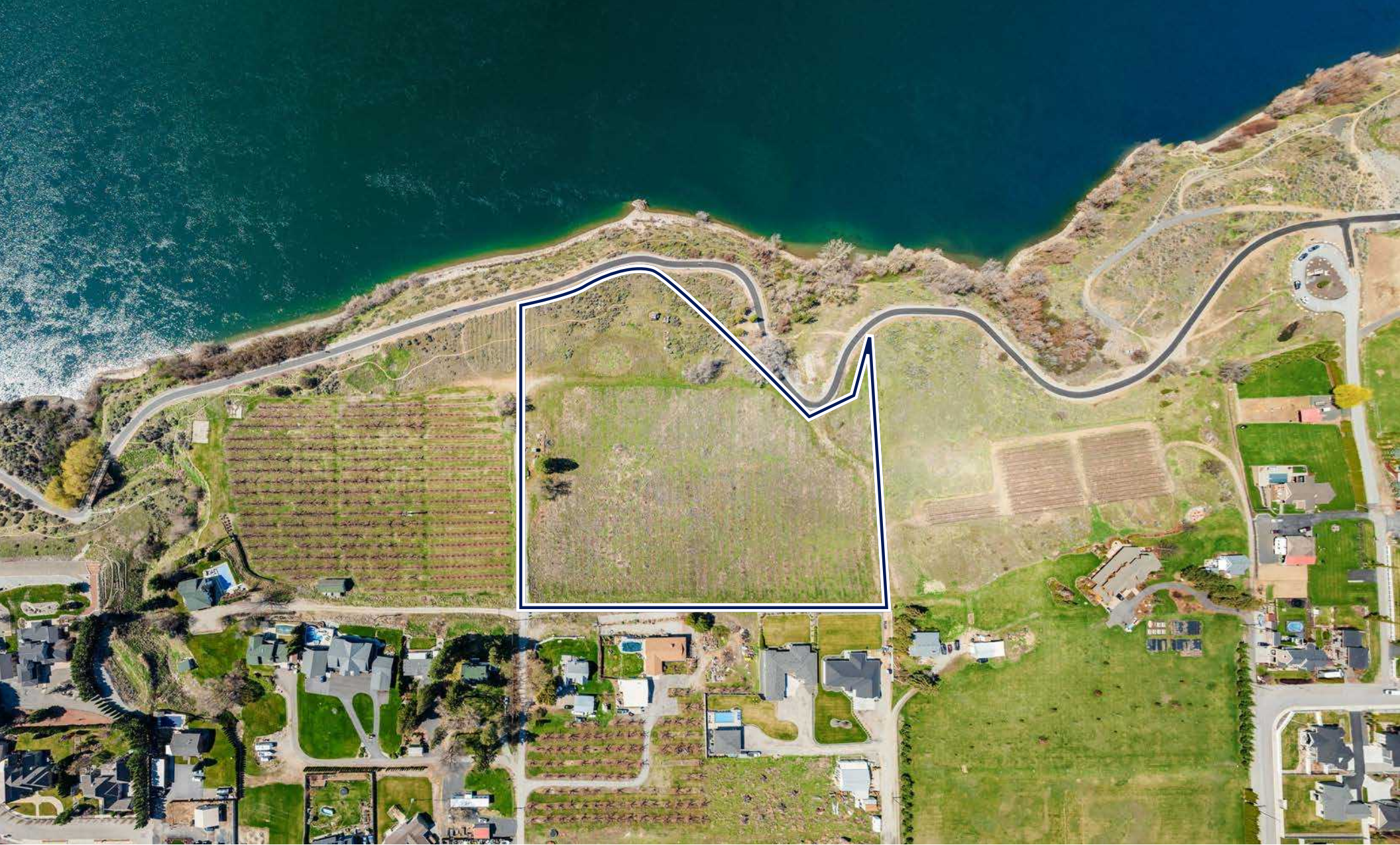
**Ryan Olson**

Senior Vice President  
+1 425 468 0704  
[ryan.olson@colliers.com](mailto:ryan.olson@colliers.com)

**Nico deVita**

Associate  
+1 206 219 2363  
[nico.devita@colliers.com](mailto:nico.devita@colliers.com)





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# Executive Summary



# Executive Summary

*Colliers is pleased to exclusively market this 7.92-acre development site located in East Wenatchee, WA.*

This site is comprised of 7.92 acres of rectangular, developable land in Douglas County, Washington. Gently sloping to the Columbia River, it is adjacent to the Apple Loop Trail and provides beautiful sunset views of the Enchantment Mountains. Potential subdivision options could range from 18 to 46 lots. Options include minimum 5,000 SF lot density with new lift station or less density with septic.

**Prime Location**—The proximity to the Apple Loop Trail and the Columbia River provides easy access to recreational activities such as walking, biking, and water sports, making it an attractive location for potential homeowners.

The sunset views over the Columbia River along with views of the inspiring Enchantment Mountains significantly enhance the appeal and the combination of natural beauty, outdoor activities, and serene environment attract residents looking for a high-quality active lifestyle.

Parcel Numbers	40700003601 & 40700003606
County	Douglas
Parcel Sizes	3.78 & 4.14 acres (7.92 total acres)
Zoning	R-L (Low Residential)
Reduced Price	<b>\$2,950,000</b>

## Allowable Uses

R-L zoned land in East Wenatchee allows for single-family dwellings constructed in accordance with the design requirements set forth in Chapter 15.16A DCC, but not to exceed one dwelling on any one lot unless otherwise permitted by this title.



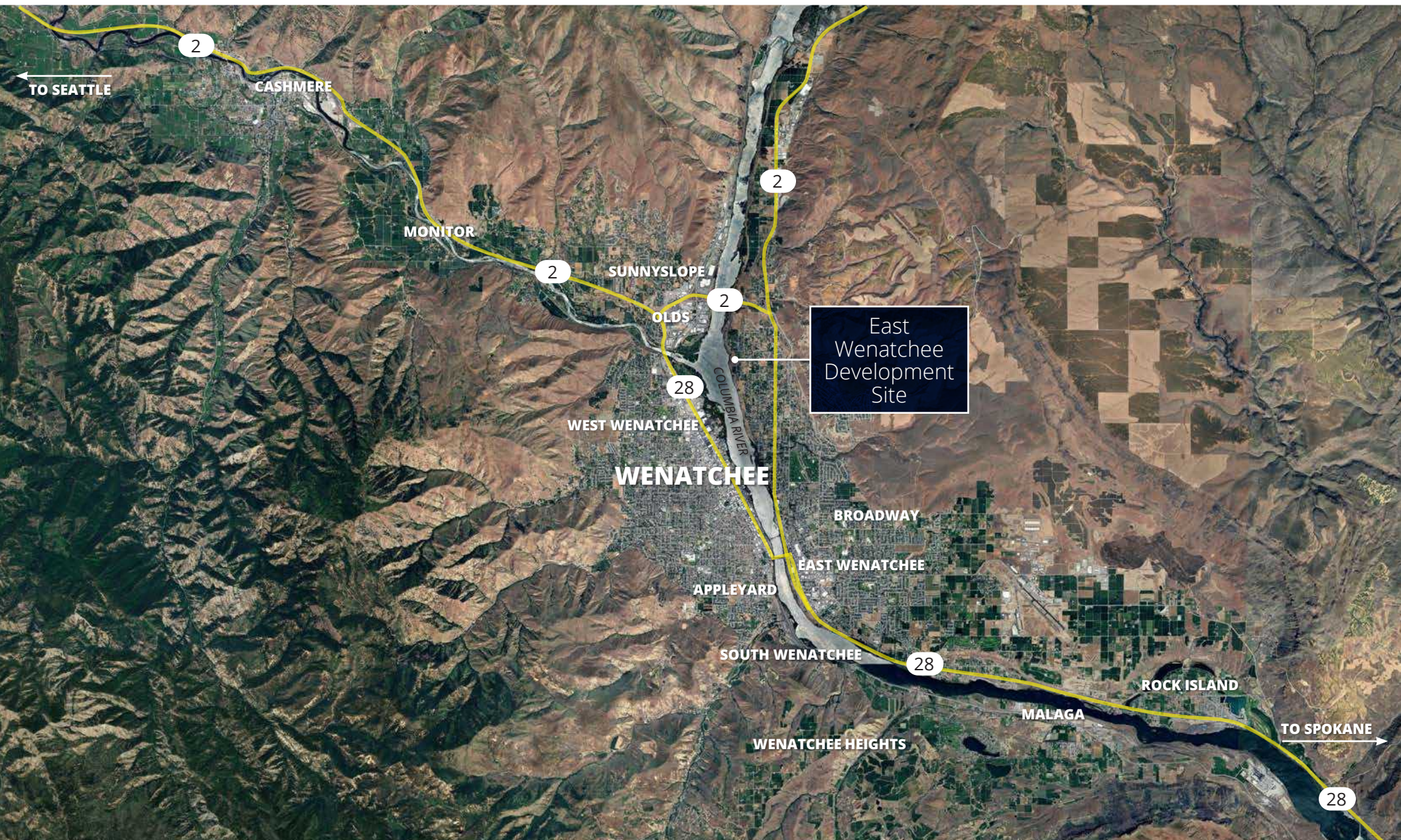




The  
Site

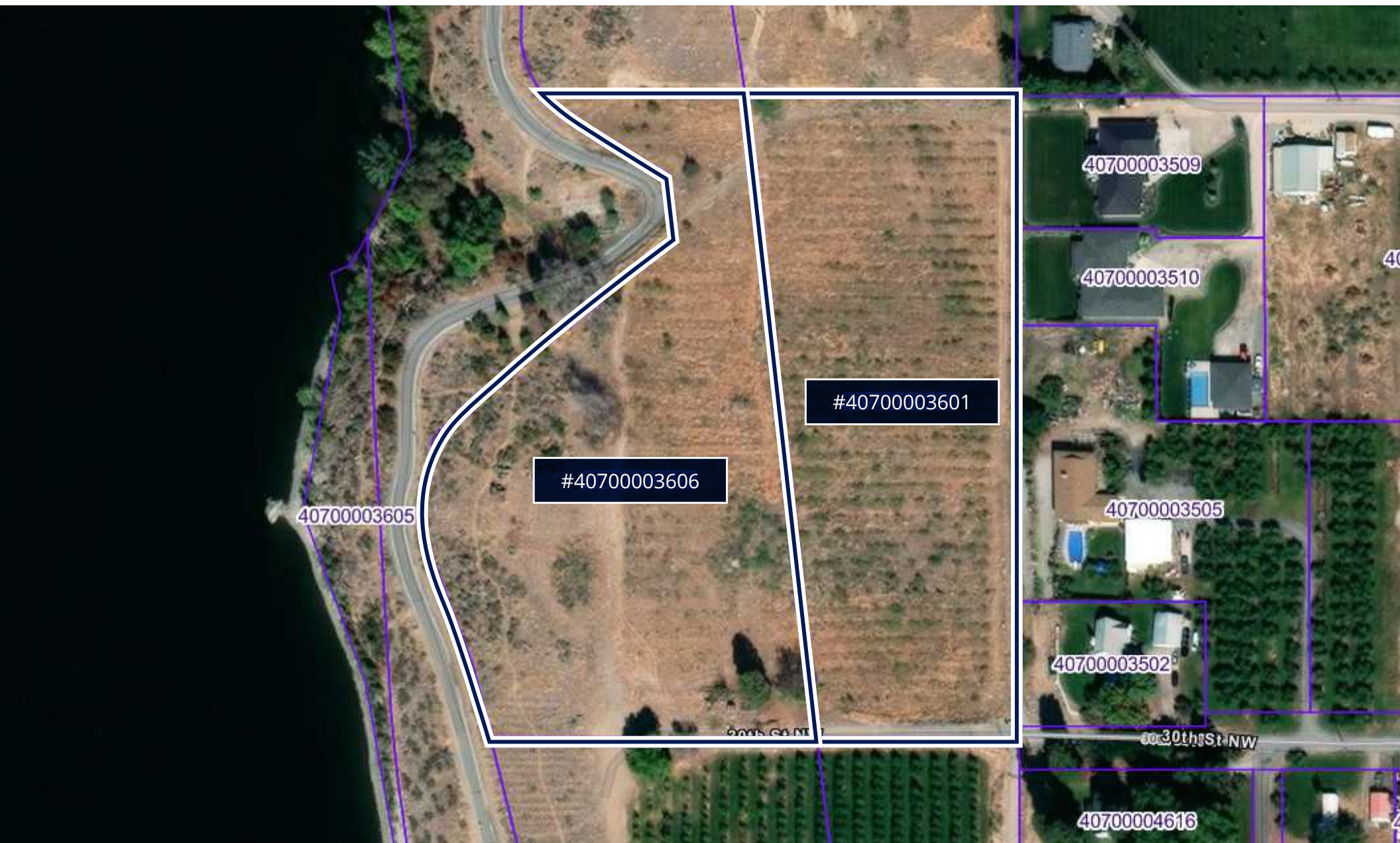


# Location





# Parcel Map






WEBSITE: [www.softwarearchitects.com](http://www.softwarearchitects.com)

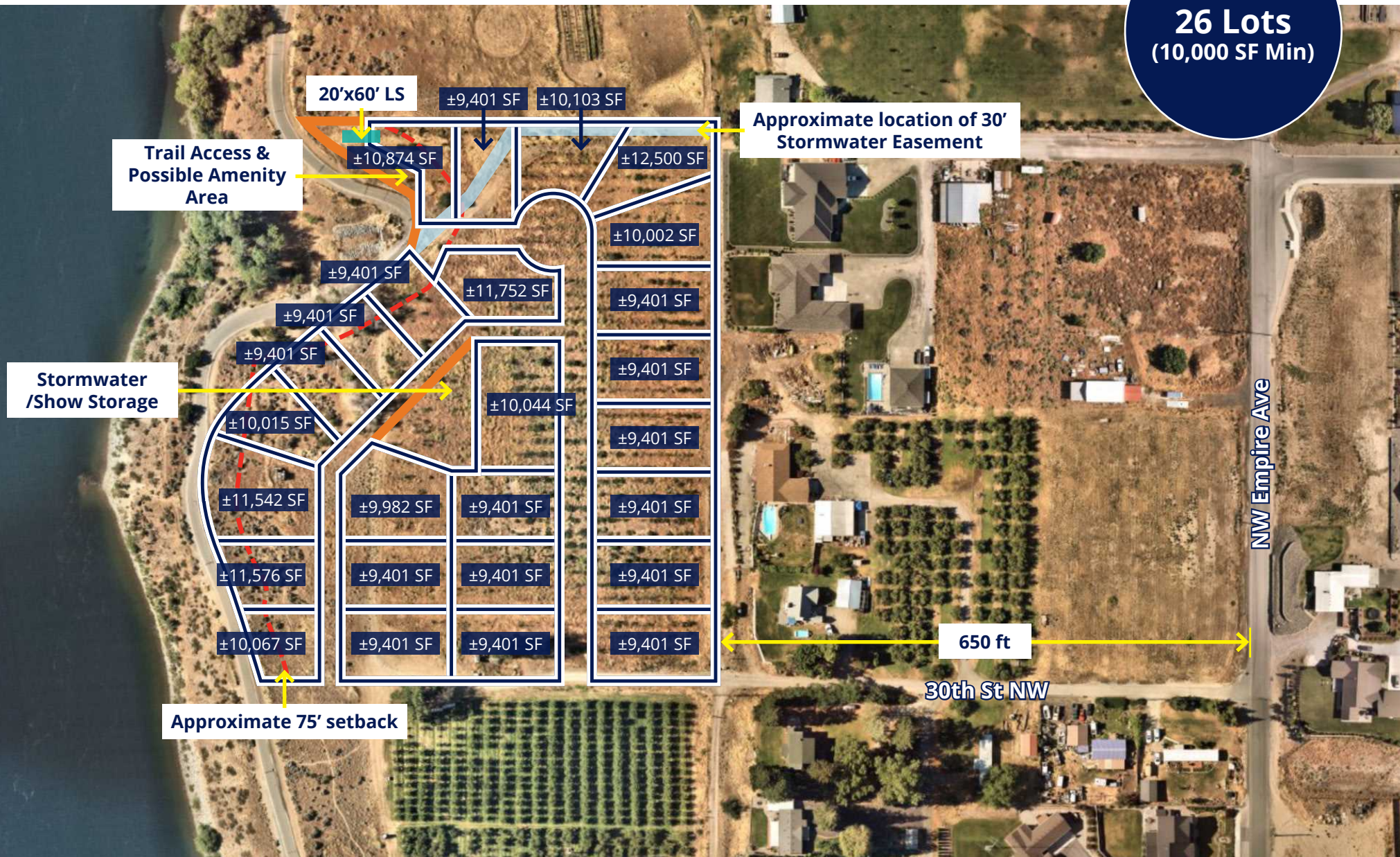
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## Potential Lot Subdivision **Option B**

7.95 Acres • East Wenatchee 10,000 SF Or Larger Lots

**26 Lots**  
**(10,000 SF Min)**





# Potential Lot Subdivision **Option C**

7.95 Acres • East Wenatchee 18,000 SF Or Larger Lots • Septic System Option

**16 Lots**  
**(18,000 SF Min)**  
Lots should be large enough to contain stormwater























Sunset views from the property





Location  
Overview



# Wenatchee, WA

**Wenatchee, WA**, is a hidden gem nestled in the heart of Washington, offering a prime opportunity for investors eyeing undeveloped land. Known as the “Apple Capital of the World,” this vibrant city boasts a strong economy driven by agriculture, technology, and tourism. With panoramic views of the Wenatchee River and easy access to the North Cascades, Wenatchee provides a stunning backdrop for multifamily residential, retail, or light industrial development.

The city's strategic location, coupled with a growing population and business-friendly environment, makes it an ideal hub for new developments. Proximity to recreational hotspots and a thriving downtown scene further enhances its appeal, making Wenatchee a promising choice for investors seeking high returns in a flourishing market. Now is the time to capitalize on Wenatchee's potential and contribute to its continued growth as a dynamic and desirable destination in the Pacific Northwest.







Wenatchee Ave

APPLE BLOSSOM FESTIVAL

APPLE BLOSSOM FESTIVAL

Library  
Courthouse  
P  
Ski Area

Palouse Street  
OPEN

iwa  
GUEST & GRILL

iwa  
GUEST & GRILL

CHOCOLATES

JEWELRY & ACCESSORIES

SPECIALTY FOODS

HOME FURNISHINGS

BABY CLOTHING & GIFTS

COL



# Wenatchee, WA



**Pybus Market** is a year-round marketplace for restaurants, wine and food vendors and local craftsmen, and serves as the permanent home for the Wenatchee Valley Farmer's Market. Pybus Market also features a reconstructed flatbed rail car used as a stage for speakers and events, including concerts and musical performances. The rail car sits on rail tracks that allow it to roll inside or outside Pybus Market, based on weather conditions.



## **Mission Ridge Ski Area**

offers the finest snow surfaces in the Pacific Northwest. Positioned on the east side of the Cascade Crest, the area receives 200 inches of snowfall annually, producing dry, fluffy powder, which provides an unparalleled snow quality that keeps enthusiasts returning season after season.



**Town Toyota Center** is a multi-purpose arena owned, and managed by the Wenatchee Public Facilities District. The venue hosts big name concerts, trade shows, sporting events, and is home to the Wenatchee Wild hockey team. The complex can accommodate 4,300 attendees for ice hockey, 5,000 for basketball, and up to 5,800 for concerts.



**The Apple Capital Loop Trail** has become a major transportation corridor that serves thousands of commuter and recreational trail users each year. The trail can at times be busy with cyclists, walkers, joggers, and skaters. In the winter months, cross-country skiers and snowshoers also share the trail.



Greetings from...



WENATCHEE

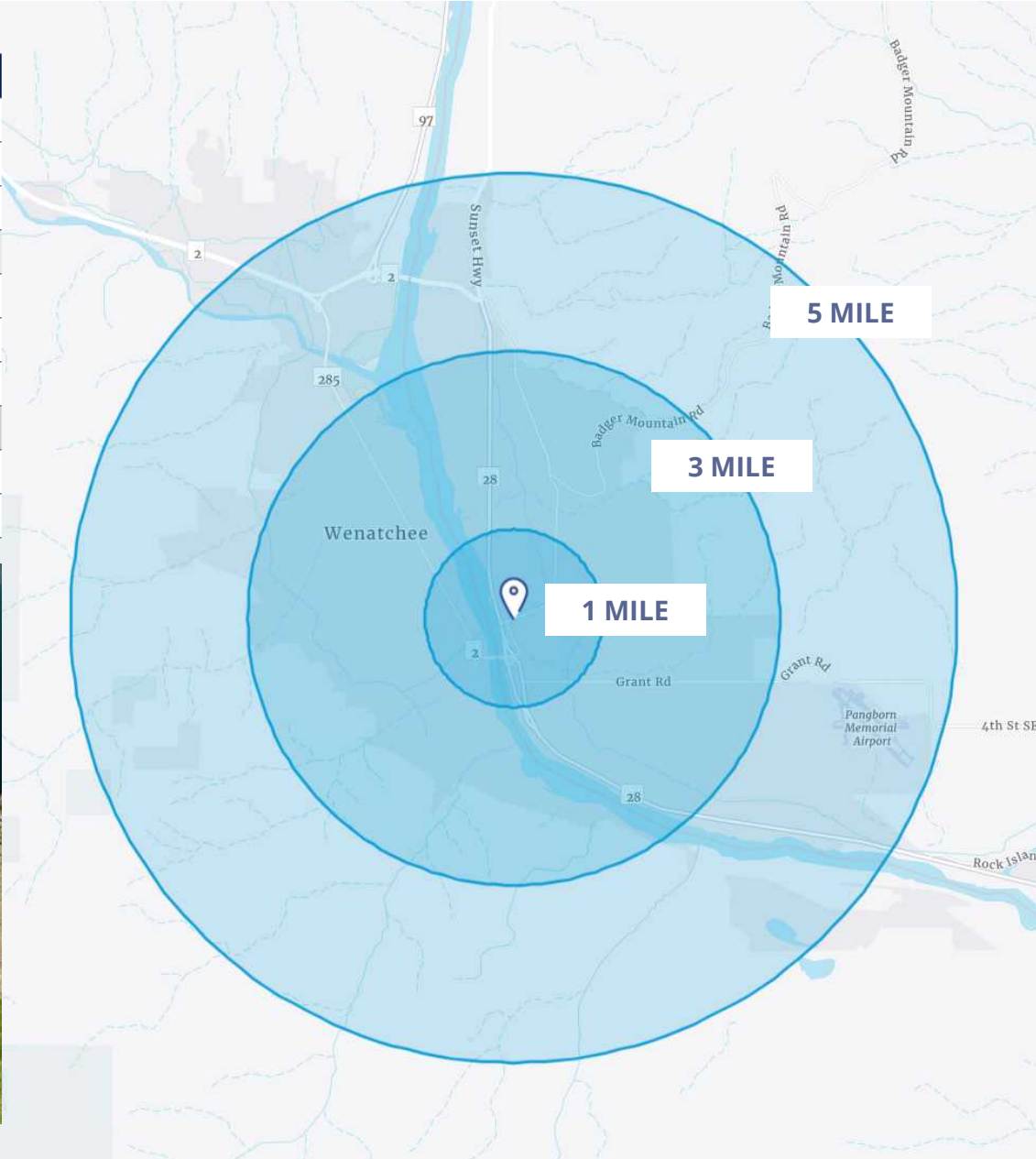
PUBLIC MARKET





# Demographics











	1 Mile	3 Mile	5 Miles
2024 Population	2,821	43,248	74,735
2029 Population	3,013	44,665	77,432
2024-2029 Annual Rate	1.33%	0.65%	0.71%
2024 Total Households	1,129	17,088	28,112
2029 Total Households	1,212	17,833	28,112
2024-2029 Annual Rate	1.43%	0.86%	0.91%
2024 Median Household Income	\$115,340	\$82,131	\$82,161
2024 Average Household Income	\$176,259	\$111,320	\$110,291















# Demographics











## 1 MILE

Population Trend				Median Household Income		Average Household Income		Per Capita Income	
									
1,643	1,922	2,821	3,013	\$115,340	\$166,436	176,259	215,912	\$69,816	\$85,927
2000 Total Population	2010 Total Population	Current Total Population	5 Yr Projected Total Population	Current Median HH Income	5 Yr Projected Median HH Income	Current Average HH Income	5 Yr Projected Avg HH Income	Current Per Capita Income	5 Year Projected Per Capita Income

## 3 MILE

Population Trend				Median Household Income		Average Household Income		Per Capita Income	
									
32,289	37,862	43,248	44,665	\$82,131	\$93,472	111,320	131,084	\$44,090	\$52,452
2000 Total Population	2010 Total Population	Current Total Population	5 Yr Projected Total Population	Current Median HH Income	5 Yr Projected Median HH Income	Current Average HH Income	5 Yr Projected Avg HH Income	Current Per Capita Income	5 Year Projected Per Capita Income

## 5 MILE

Population Trend				Median Household Income		Average Household Income		Per Capita Income	
									
55,656	64,807	74,735	77,432	\$82,161	\$93,842	110,291	130,137	\$41,561	\$49,512
2000 Total Population	2010 Total Population	Current Total Population	5 Yr Projected Total Population	Current Median HH Income	5 Yr Projected Median HH Income	Current Average HH Income	5 Yr Projected Avg HH Income	Current Per Capita Income	5 Year Projected Per Capita Income



# Washington State Overview

## Washington State Ranked as the 8th Best State Overall for 2024.

U.S. News & World Report

### WASHINGTON STATE

- 8,000 lakes
- 3,200 miles of coastline
- 287 golf courses and 382 pickleball courts
- 50,000 miles of rivers & streams
- 12,000 miles of hiking trails
- 1,050 wineries, 375 breweries and 113 craft distilleries



### BUSINESS FRIENDLY

- More than 250,000 companies operate in the state
- No personal or corporate income tax



### A CENTER FOR INTERNATIONAL TRADE

With its centralized access to Asia-Pacific, 75 ports and 139 airports, the State of Washington shipped \$70.7 billion worth of goods around the globe in 2023.

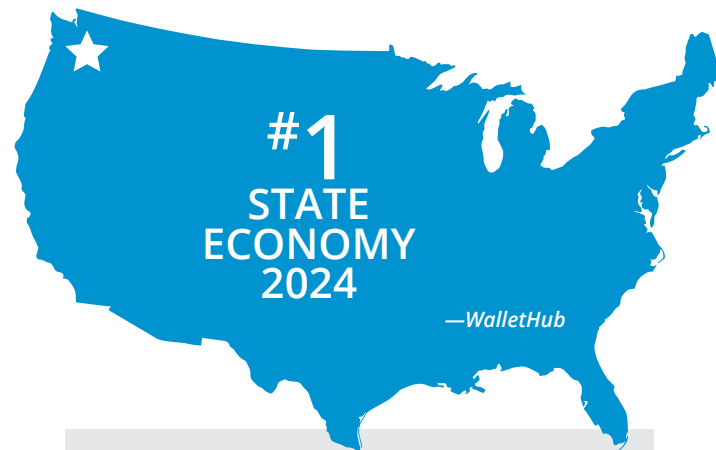
- \$16.3 billion in imports from China / \$4.0 billion in exports to China.
- \$57.4 billion imports in 2023 / \$13.3 billion in exports.



**\$57.4 BILLION**

### EDUCATION

- 91.7% of residents are high school graduates (U.S. Census Bureau)
- 36.7% have an advanced degree
- 65: number of two- and four-year public and private institutions



### NATIONAL RANKINGS

- #3 Most Innovative State (WalletHub 2023 & 2024)
- #8 Best State Overall (U.S. News & World Report)
- #7 For infrastructure (U.S. News & World Report)
- #10 Top States for Business (CNBC)

### SKILLED WORKFORCE

The Washington State workforce is experienced, diverse, and innovative: Google, Facebook, Twitter, and eBay were all drawn to the region by the deep pool of technology talent.

- STEM education growth = nearly 20% since 2001, with 80% of graduates remaining in the state
- 220,000 employed in tech-related jobs, including game developers, programmers and software engineers
- 136,100 aerospace workers, many second and third generation
- 36,000 in life sciences, including researchers
- 3.9% labor growth per year over last three years, 1.9% above the national average



### LOW-COST, RENEWABLE ENERGY

- Largest producer of hydroelectric power in the U.S.
- Washington's Grand Coulee Dam is the ninth-largest hydroelectric power plant in the world.
- Hydroelectric power accounted for 60% of the state's total electricity net generation
- 9th lowest average electricity prices in U.S.





Development Opportunity | Offering Memorandum

# East Wenatchee Development Site

**Jeff Kaiser** | Senior Vice President | +1 425 453 3145 | [jeff.kaiser@colliers.com](mailto:jeff.kaiser@colliers.com)

**Ryan Olson** | Senior Vice President | +1 425 468 0704 | [ryan.olson@colliers.com](mailto:ryan.olson@colliers.com)

**Nic DeVita** | Associate | +1 206 219 2363 | [nico.devita@colliers.com](mailto:nico.devita@colliers.com)



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