



Parcel #438633

CANALS OF ELLENSBURG, WA: Expansive Development Opportunity in a Growing Market

This **18.65–180-acre property** in the heart of Ellensburg presents an exceptional opportunity for large-scale residential or mixed-use development. With its generous size, level terrain, and central location near schools, shopping, and major routes, the site allows for the potential for up to **1,100 homes, commercial buildings, and potential industrial uses**. The parcel provides developers with the flexibility to create a signature project in one of Central Washington’s most desirable and fast-growing regions. Please **call for more information**.

AGENT CONTACT:



CHRIS ERDMANN
LISTING BROKER
(360) 739-4236
christopher@blu.ink

PRICE: CALL FOR OFFERS EXECUTIVE SUMMARY:

Total Acreage	18.65–180+ Acres
Zoning (Buyer to verify)	Residential, Multifamily, Commercial, Industrial
Highest & Best Offers	Residential and some commercial elements
Location:	Ellensburg, WA (Kittitas County)

MORE INFO:



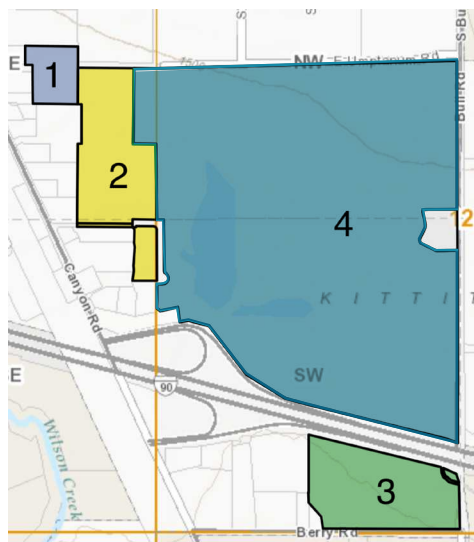


Ellensburg’s thriving economy, supported by **Central Washington University** and a strong local housing market, continues to attract both residents and investors seeking growth outside the Puget Sound area. Convenient access to ensures easy connectivity to Seattle, Yakima, and Spokane, positioning this property as a strategic hub for future development. For builders and investors, this parcel offers the scale, visibility, and location to deliver enduring value in an expanding regional market.



INVESTMENT HIGHLIGHTS
ZONING CODE: C-H (BUYER TO VERIFY)

- **Prime Interstate 90 Exposure & Access** – direct connection to Washington’s primary east–west freight corridor
- **Mixed-Use Zoning Flexibility** – Residential, Multifamily, Commercial, and Industrial
- **Water Rights Included** – Bull Ditch (south parcel) and prorated Ellensburg Water Co. shares (north parcel)
- **Utilities Nearby** – power, water, gas, sewer (varies by area), and fiber availability
- **Strong Local Labor Pool** – supported by Central Washington University’s workforce base
- **Strategic Central Washington Logistics Location** – positioned between Seattle, Spokane, and Tri-Cities
- **Suitable for Multiple Development Types**



Surrounding parcels potentially for sale.

LOCATION OVERVIEW

REGIONAL CONTEXT

The property is centrally located in Ellensburg, Washington, with direct connectivity to the region's major economic hubs:

- **Seattle:** ~107 miles west
- **Spokane:** ~172 miles east
- **Tri-Cities (Kennewick/Pasco/Richland):** ~70 miles southeast

This central placement makes Ellensburg a strategic midpoint for statewide distribution and logistics operations.

LOCAL CONTEXT

The site offers proximity to:

- I-90 interchanges providing immediate east-west freight mobility
- Truck routes serving regional logistics and agricultural transport
- Existing and planned utility corridors, including power, water, gas, and fiber
- Commercial services located within minutes

MARKET DRIVERS

- Ellensburg's economic foundation supports long-term industrial, commercial, and mixed-use development:
- Central Washington University (CWU): Major employer and workforce source
- Agriculture & food processing: Strong presence throughout the Kittitas Valley
- Logistics & distribution: Growing demand due to I-90 corridor positioning
- Regional connectivity: Central location between Western and Eastern Washington markets

TRANSPORTATION & ACCESS

- Immediate access to Interstate 90 for statewide freight distribution
- Proximity to state routes connecting to Yakima, Wenatchee, Moses Lake, and Tri-Cities
- High freight mobility with significant truck volume along I-90
- Excellent visibility and access for industrial, commercial, and logistics-based development

PROPERTY OVERVIEW

- South of I-90: ±18.66 acres
- North of I-90: remainder (subdividable)
- Raw land
- Topography/terrain
- Access points
- Water rights summary
- Utility status
- Soils / environmental (if available)

ZONING & LAND USE (BUYER TO VERIFY)

- **Zoning Description** (Residential, Multifamily, Commercial, Industrial)
- **Permitted Uses:** industrial, warehouse, logistics, commercial, mixed-use, residential, multifamily, hospitality, solar, storage
- **Development Standards:** setbacks, height, coverage, parking, density, subdivision

PARCEL CONFIGURATION OPTIONS

Final boundaries subject to survey & mutual agreement

ELLENSBURG, WA – DEMOGRAPHICS & MARKET DATA

POPULATION GROWTH

- City of Ellensburg (2025 est.): ~21,000
- Growth trend: Up approx. 20% over the past 20 years (slightly fluctuating in recent years).
- Kittitas County population: ~52,800 (steady long-term growth).

MEDIAN HOUSEHOLD INCOME

- Ellensburg: ~\$50,000
- Kittitas County: ~\$70,000
- County incomes are driven by workforce tied to logistics, construction, government, education (CWU), and agriculture.

JOB GROWTH

Kittitas County job categories showing recent expansion:

- Construction
- Industrial/trade logistics
- Local government & education (CWU)
- Leisure & hospitality
- Healthcare
- Recent year-over-year job additions: ~6% growth, adding roughly 900+ jobs countywide.

INDUSTRIAL & COMMERCIAL RENT TRENDS

Industrial rents vary widely by building size and quality:

- Small-bay industrial: ~\$0.80–\$1.10 / SF / month
- Mid-size warehouse (when available): ~\$0.65–\$0.95 / SF / month
- High-visibility commercial/retail: ~\$14–\$20 / SF / year NNN
- Flex/industrial near I-90 corridor: ~\$10–\$15 / SF / year effective
- Demand is driven by:
 - Limited supply
 - Proximity to I-90 distribution routes
 - Spillover from high-cost Western WA markets

MARKET DRIVERS

- Ellensburg's economic foundation supports long-term industrial, commercial, and mixed-use development:
- Central Washington University (CWU): Major employer and workforce source
- Agriculture & food processing: Strong presence throughout the Kittitas Valley
- Logistics & distribution: Growing demand due to I-90
- Demand is driven by:
 - Limited supply
 - Proximity to I-90 distribution routes
 - Spillover from high-cost Western WA markets

TRAFFIC COUNTS – INTERSTATE 90 (I-90)

I-90 is the primary east–west freight artery in Washington.

- Average Daily Traffic (ADT) near Ellensburg: ~27,000–33,000 vehicles/day
- Truck traffic: Significant, with freight representing 20–25% of daily volume depending on segment
- Strong visibility and access make the corridor ideal for industrial, logistics, commercial, and highway-oriented development.

ZONING OVERVIEW (BUYER TO VERIFY)

The 18.65–180+ acre offering includes multiple zoning designations across the Parent Parcel, allowing for a wide range of development outcomes, including:

- Residential (low/medium density)
- Residential Multifamily (townhomes, apartments, cottage housing, higher-density residential)
- Commercial (retail, highway commercial, services)
- Industrial (light industrial, flex, warehousing, logistics, manufacturing)

This mix creates significant flexibility for developers, investors, and end users seeking:

- Master-planned residential communities
- Build-for-rent (BFR) neighborhoods
- Multifamily development
- Highway commercial retail
- Industrial campuses
- Logistics/distribution centers
- Flex industrial parks
- Mixed-use development zones

BUYER ADVANTAGE

- Development paths range from single-use projects to multi-use master plans
- High visibility along I-90
- Ability to phase development or subdivide
- Multiple zoning categories allow buyers to pursue the highest and best use for their strategy
- Ideal for large-scale regional developers as well as industrial/logistics operators

METRIC	VALUE / TREND	NOTES
Population Growth	City of Ellensburg: ~ 20,838 estimated in 2025, down ~ 3.65% from 2020. Over 2000-2023, Ellensburg grew ~ 20% (0.87%/yr average) then peaked around 2019 and has shown some decline.	Shows some stagnation/decline in immediate city; useful to discuss broader county/regional context.
Median Household Income	City of Ellensburg: ~\$49,888 in 2023. Kittitas County: ~\$69,928 in 2023.	Highlights gap between city and county; can show upward mobility if development attracts higher-income users.
Job Growth	Kittitas County non-farm jobs grew ~6.0% in 2022 (+940 jobs) across local government education, construction, leisure & hospitality.	Indicates economic momentum in the county – relevant for industrial/commercial demand.
Rent Trends (Industrial & Commercial)	Industrial/Warehouse statewide WA: market normalization in Q4 2024/early 2025; rent growth slowed after pandemic peak. In Kittitas County: some industrial listings start around ~\$0.85/SF/month (≈ ~\$10.20/SF/yr) for smaller units. Commercial/retail listings: e.g., ~\$14.66/SF/yr industrial rate listed recently in Ellensburg/Kittitas County.	Use conservatively; sample data for smaller spaces, not large acre-scale development yet, but shows baseline.
Traffic Counts (Interstate 90 Key Artery)	WSDOT segment near Ellensburg provides real-time camera and traffic monitoring points.	While exact AADT numbers for exit/interchange not found here, the presence of a major interstate with heavy east-west flow is a strong locational asset to highlight.

INTERPRETIVE POINTS

- While the city of Ellensburg shows slight population decline in the immediate data, the broader county and regional growth (commuters, logistics, relocation from high-cost zones) are factors worth emphasizing.
- Median household income at the county level (~\$69,928) is supportive of a balanced workforce base; you can position the property as capturing both industrial/logistics and residential/mixed-use growth.
- Job growth in sectors like construction, government, education and hospitality suggests that workforce demand (and thus real estate demand) is active.
- Industrial/warehouse rent rates are still elevated and, while growth has slowed, supply constraints and locational advantages (I-90 corridor) mean strong fundamentals.
- Leveraging I-90 access as a key highway corridor will resonate: mention that the site offers direct freeway visibility/access, critical for industrial/logistics, commercial, and mixed-use development.