



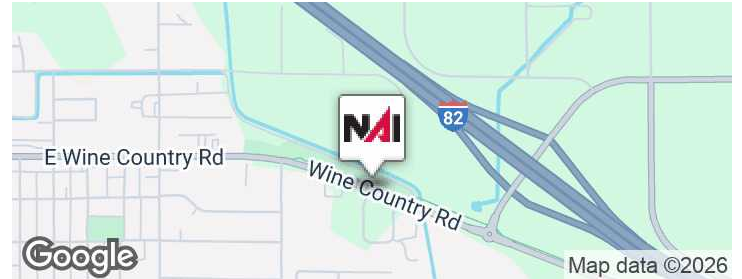
Lot 1 Vista Grande Way

Grandview, Washington 98930

Property Overview

Strategically positioned just under a mile from I-82 on E Wine Country Rd, this lot is on a busy arterial road in the heart of Grandview, seeing over 8K cars per day. Adjacent to a newly developed McDonald's, this site is part of a well-planned retail/office loop, offering easy ingress and egress.

MLS 278051 Fully prepped for development, this flat lot features completed streets and installed utilities making it ready for immediate construction. A prime location, C2 zoning, and potential for growth make this property ideal for a wide range of business ventures!



Property Highlights

- Flat Lot
- Corner Location
- Arterial Frontage
- ±8K Average Daily Traffic
- \$299,900

For More Information

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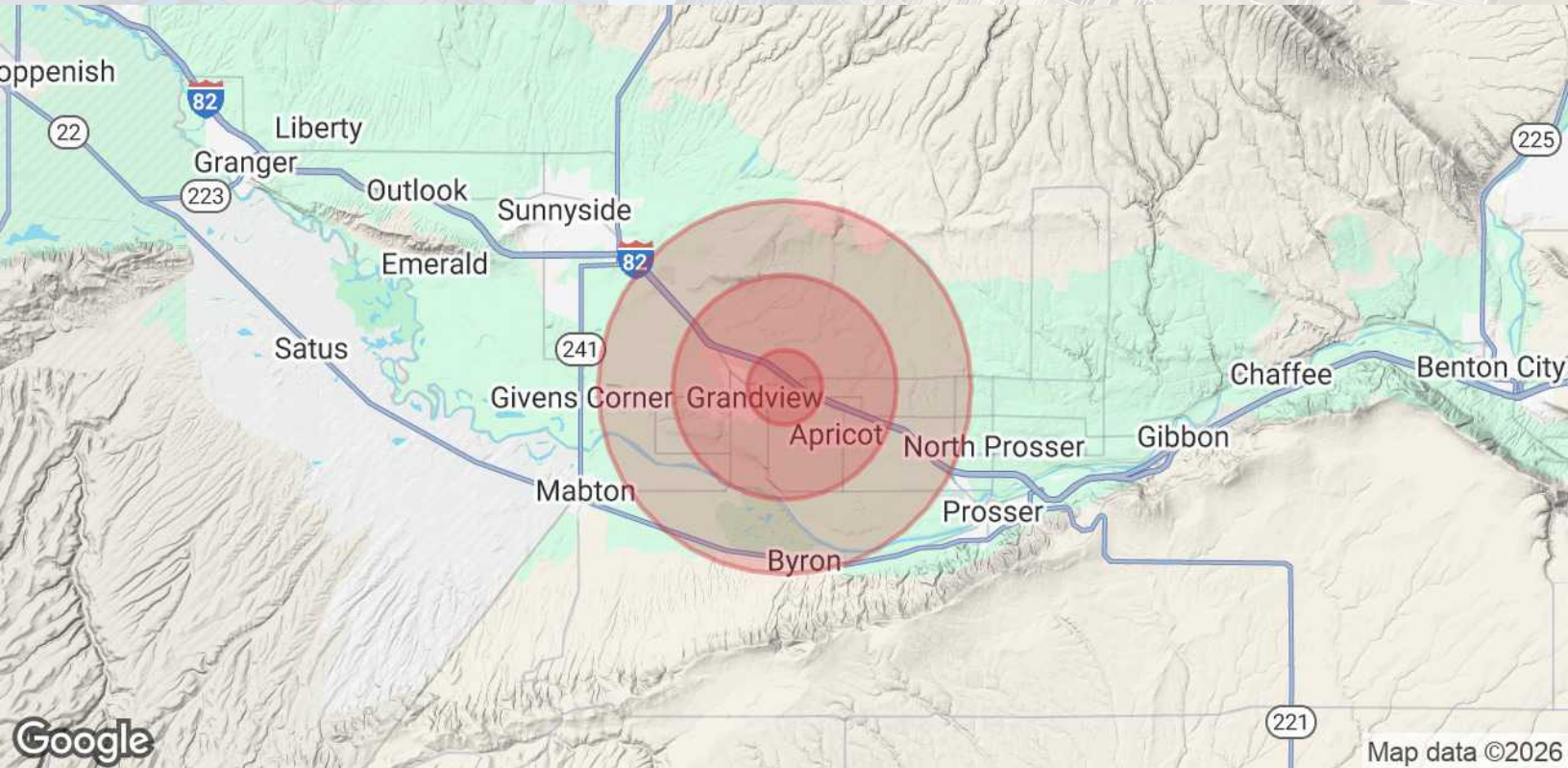
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Population

	1 Mile	3 Miles	5 Miles
Total Population	3,640	14,344	18,735
Average Age	32	34	35
Average Age (Male)	31	33	34
Average Age (Female)	33	34	35

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,050	4,158	5,547
# of Persons per HH	3.5	3.4	3.4
Average HH Income	\$70,126	\$72,316	\$74,467
Average House Value	\$232,976	\$282,409	\$309,851

Demographics data derived from AlphaMap

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