



LAST REMAINING  
AVAILABLE LOT

# Commercial Land for Sale

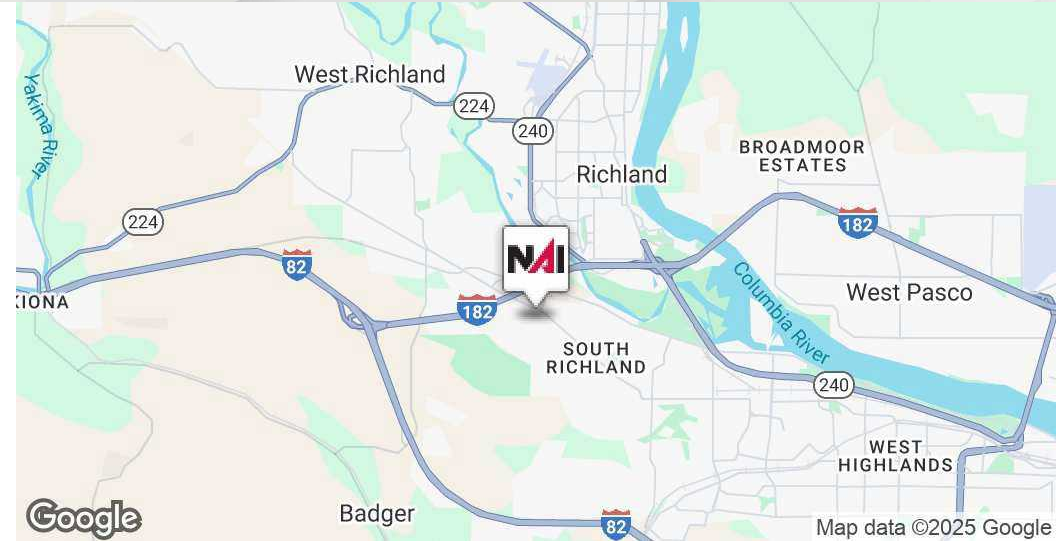
±0.94 Acres | \$1,023,650

3680 Keene Rd - Lot 3 | MLS 282980



# 3680 Keene Rd - Lot 3

±0.94 Acres | \$1,023,650  
Commercial Land For Sale



## Property Description

Shovel-ready commercial development land in Richland's growing Queensgate South area! This high-visibility site at Queensgate Drive and Keene Road is near the bustling Queensgate retail corridor with national retailers and businesses. Lot 3 is the last available site, with public utilities, power, sewer, and water ready to go. Positioned at the edge of a future 50-acre mixed-use development, the property offers direct access to Queensgate Drive and a planned roundabout connecting to Badger Mountain South. Ideal for developers, builders, and owner-operators, with motivated and flexible ownership.

## Property Highlights

- Shovel ready land for retail, office, mixed use
- New Keene & Queensgate development in Richland
- Excellent visibility with high traffic counts and highway proximity
- Prime location in emerging market location

## Offering Summary

<a href="#">Lots</a> 1, 2 & 3	MLS 282976	±3.04 Acres	\$3,442,972
<a href="#">Lot</a> 1 Under Contract	MLS 282978	±1.07 Acres	\$1,165,225
<a href="#">Lot</a> 2 Under Contract	MLS 282979	±1.03 Acres	\$1,346,010
<a href="#">Lot</a> 3	MLS 282980	±0.94 Acres	\$1,023,650





Western View towards Kennewick



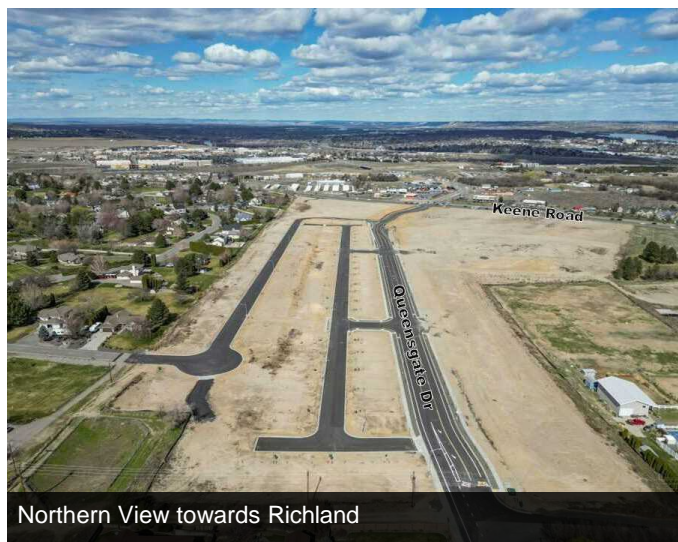
Southeastern View towards Badger Mountain/Queensgate



Eastern View towards Vintners Square



Southern View towards Badger Mountain

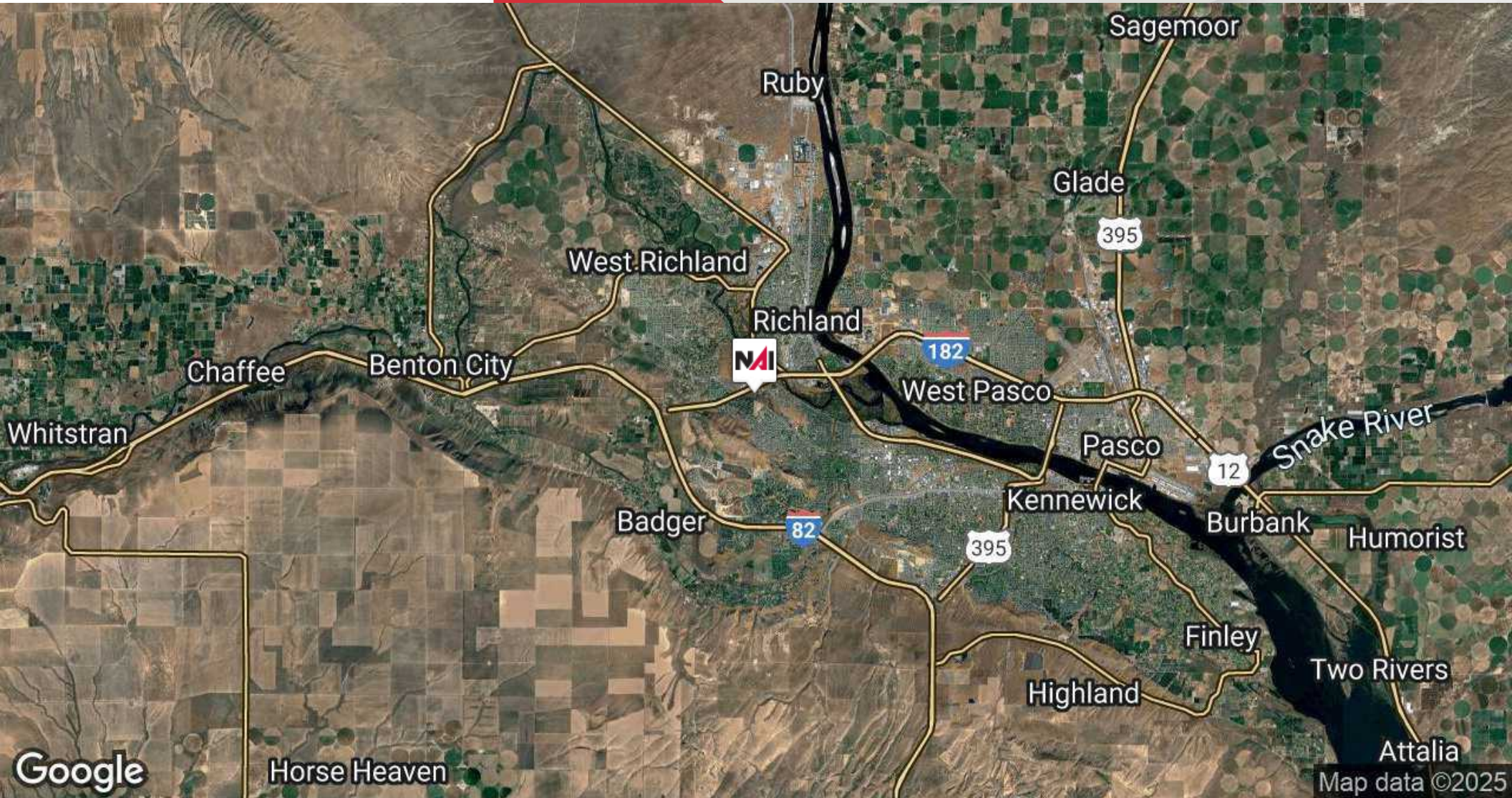


Northern View towards Richland



Southern View - New Queensgate Drive

**FLYER** | 3680 Keene Rd - Lots 1, 2, 3 Richland, WA 99352

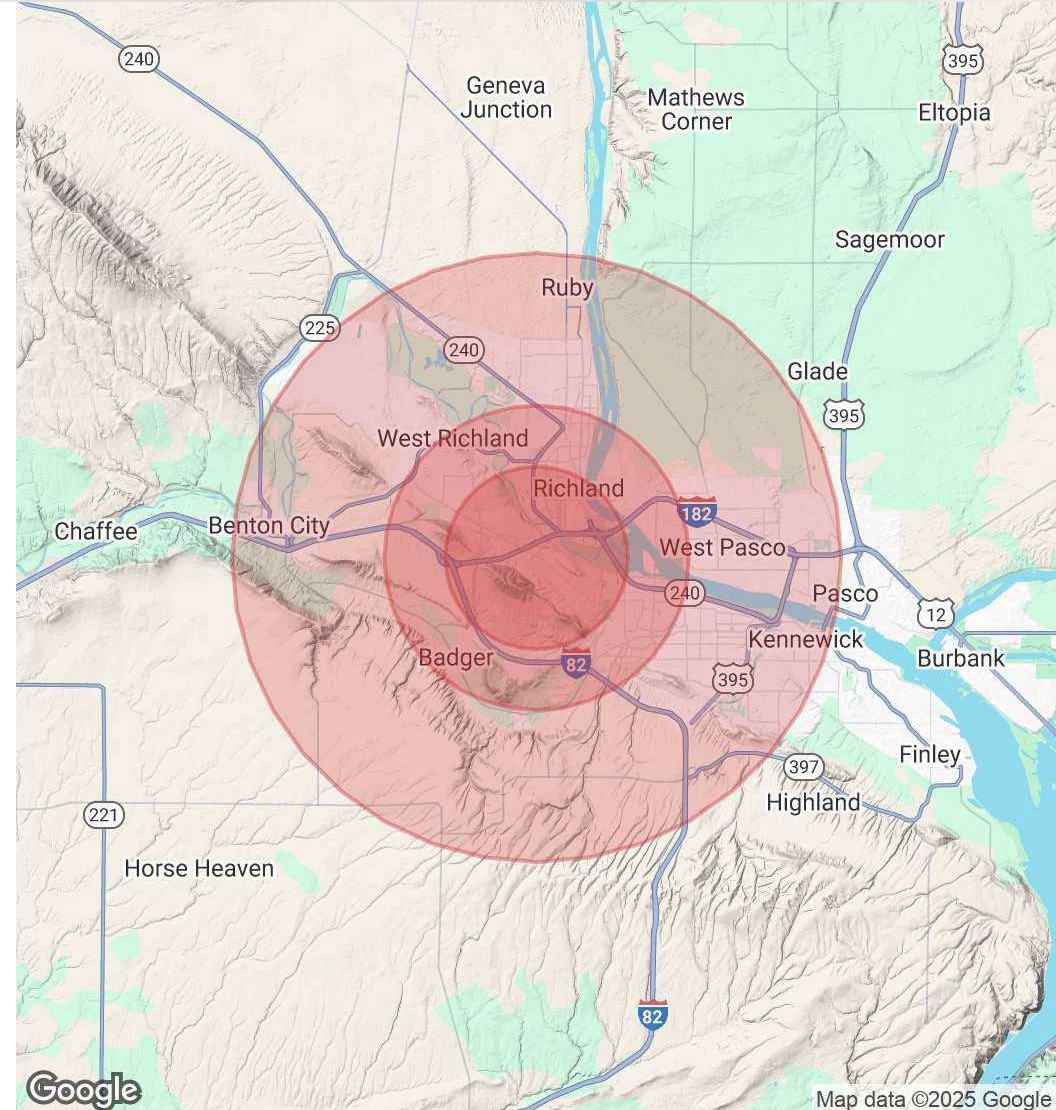


**FLYER** | 3680 Keene Rd - Lots 1, 2, 3 Richland, WA 99352

Population	3 Miles	5 Miles	10 Miles
Total Population	44,222	104,650	231,096
Average Age	39	39	38
Average Age (Male)	38	38	37
Average Age (Female)	40	40	38

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	16,836	39,468	83,560
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$145,444	\$138,095	\$123,490
Average House Value	\$489,721	\$473,145	\$432,689

Demographics data derived from [AlphaMap](#)



## Business & Workforce Insights:



Richland Labor Force: 40,000+



Employment Rate: 95%



Key Industries:  
Research, Technology,  
Energy, & Manufacturing



## Discover the Opportunities in Richland, WA

Where Innovation, Community, and Growth Thrive!

Three Rivers. One Vibrant City. Endless Potential.

Located in the heart of the Pacific Northwest, Richland offers a dynamic blend of business-friendly opportunities, world-class research institutions, and a thriving community. Positioned along the Columbia River, Richland is a cornerstone of the Tri-Cities, providing an exceptional environment for both businesses and families.

With a highly skilled workforce, top-tier education, and cutting-edge research facilities, Richland stands out as a hub for technology, energy, and advanced manufacturing.



Home to the Pacific Northwest National Laboratory (PNNL)



200+ Restaurants & Cafés



30+ Public Parks & 200 Miles of Trails



8 Golf Courses



6 Public Libraries & 10 Museums



100+ Wineries & Breweries



**Vicki Monteagudo**

Designated Broker/Principal

**Cell:** 509.405.7044

[vicki@naitcc.com](mailto:vicki@naitcc.com)



**Bryce Logan**

Commercial Broker

**Cell:** 509.521.5396

[bryce@naitcc.com](mailto:bryce@naitcc.com)