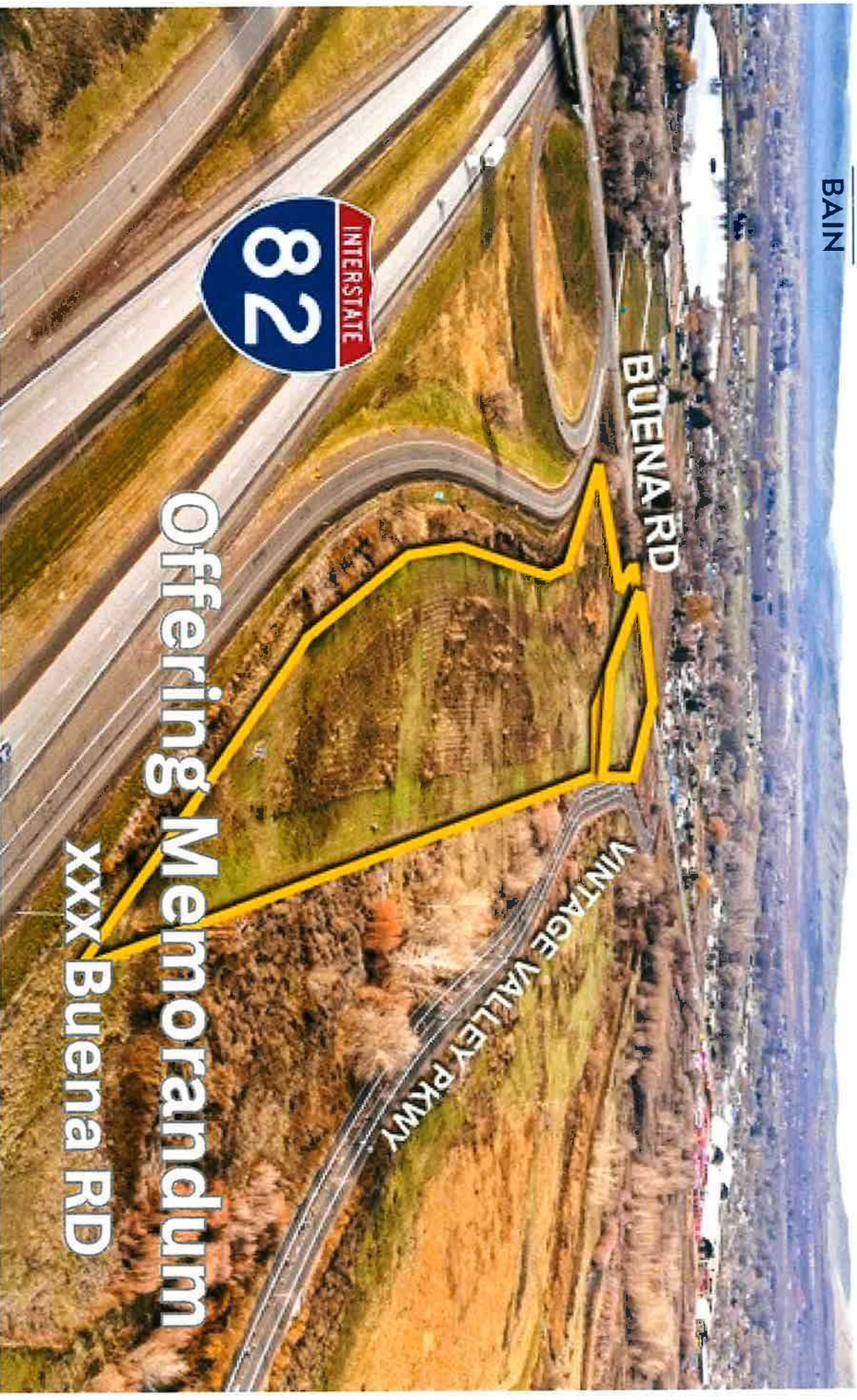
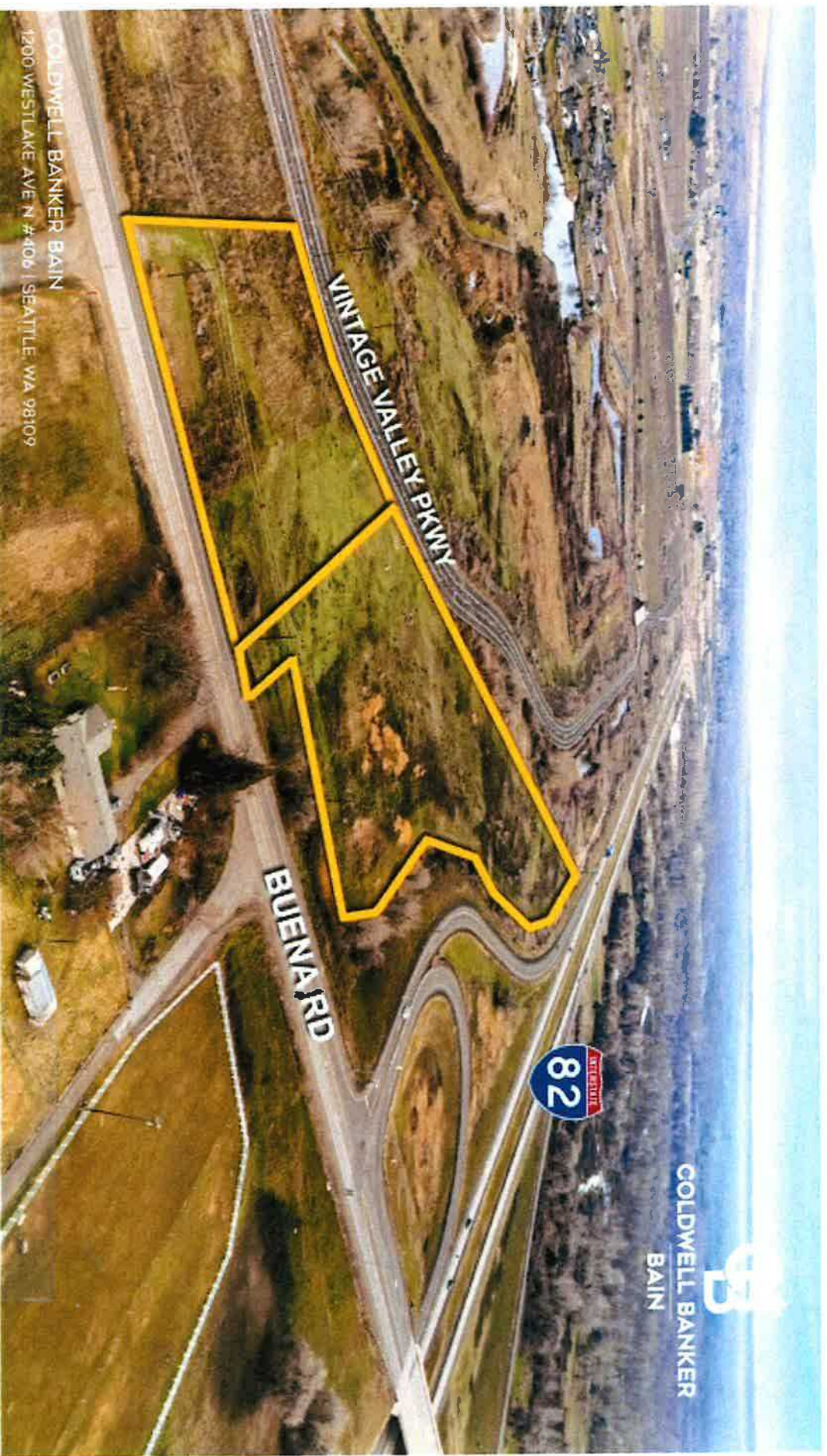




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Offering Memorandum
xxxx Buena RD



EXCLUSIVELY LISTED BY:



DON HINES | Broker
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Information within this marketing package has been derived from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bear all risk for inaccuracies.

Executive Summary

OFFERING

Exceptional development opportunity featuring 10.75± acres of commercially zoned property with excellent visibility and access. All major utilities—including power, water, and sewer—are available at the street, providing strong infrastructure for future development. This property is located directly adjacent to the established Zillah Lakes community and offers convenient on/off access to Hwy 82, making it a strategic location for a variety of commercial or mixed-use projects. The surrounding area continues to experience growth, adding to the long-term potential of this site. Approximately 20 miles from Yakima, providing additional regional accessibility and market reach. Ideal for developers, investors, or businesses seeking a high-exposure location. Buyer to verify all information to their own satisfaction.



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Executive Summary

INVESTMENT HIGHLIGHTS

- Offering Price: \$1,637,000
- Parcels to be Sold Together
- Adjacent to Highway 82
- 2024 I82 Annual Average Daily Car Count: 28,000 Vehicles
- Approximately 10.75 Acres
- \$3.50 per Square Feet
- Freeway exit for the new Zillah Lakes Development and Golf course
- 20 Miles from Yakima
- 10 Miles from Granger
- 67 Miles to Kennewick



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Executive Summary

PROPERTY DETAILS

Parcel 2: 201127-21001

Parcels 1 & 2 Combined Offering Price: \$1,637,000

Lot Size: 8.19 Acres, 356,765 SqFt

Price Per Sq Ft: \$3.50

Annual Taxes(2024): \$6799.81

Frontage Located On: 182, Vintage Valley Parkway and Buena RD



Executive Summary

PROPERTY DETAILS

Parcel 1: 201122-33005

Parcel 1 and 2 Combined Offering Price: \$1,637,000



Lot Size: 2.55 Acres, 111078 SqFt

Price Per Sq Ft: \$3.50

Annual Taxes(2024): \$2755.31

Frontage Located On: Vintage Valley Parkway and Buena RD



Executive Summary

AREA DETAILS - YAKIMA COUNTY

Wine Capital of Washington



The Yakima Valley—recognized as the birthplace of Washington’s wine industry—benefits from more than 300 days of sunshine annually and supports over 17,000 acres of award-winning vineyards. Favorable growing conditions, nutrient-rich soils, and established wine tourism contribute to consistent regional demand and long-term agricultural viability.

The region’s diversified agricultural economy enhances investment stability. Yakima Valley hop production supplies approximately 75% of the U.S. hop crop and nearly one-third of global demand, while a growing craft beer, cider, and spirits sector and the largest variety of fresh produce in the Pacific Northwest further strengthen the market.

Annual visitor spending exceeding \$414 million support sustained tourism activity, reinforcing the area’s economic resilience and long-term investment appeal.

Executive Summary

AREA DETAILS - ZILLAH

Yakima County, Washington

Zillah is located in the center of Yakima Valley, the wine capital of Washington. Zillah

wineries such as Rattlesnake Hills Wine trail,

Two Mountain winery, Ruby Magdalena

Vineyards and more, bring tens of thousands of visitors to the area every year.

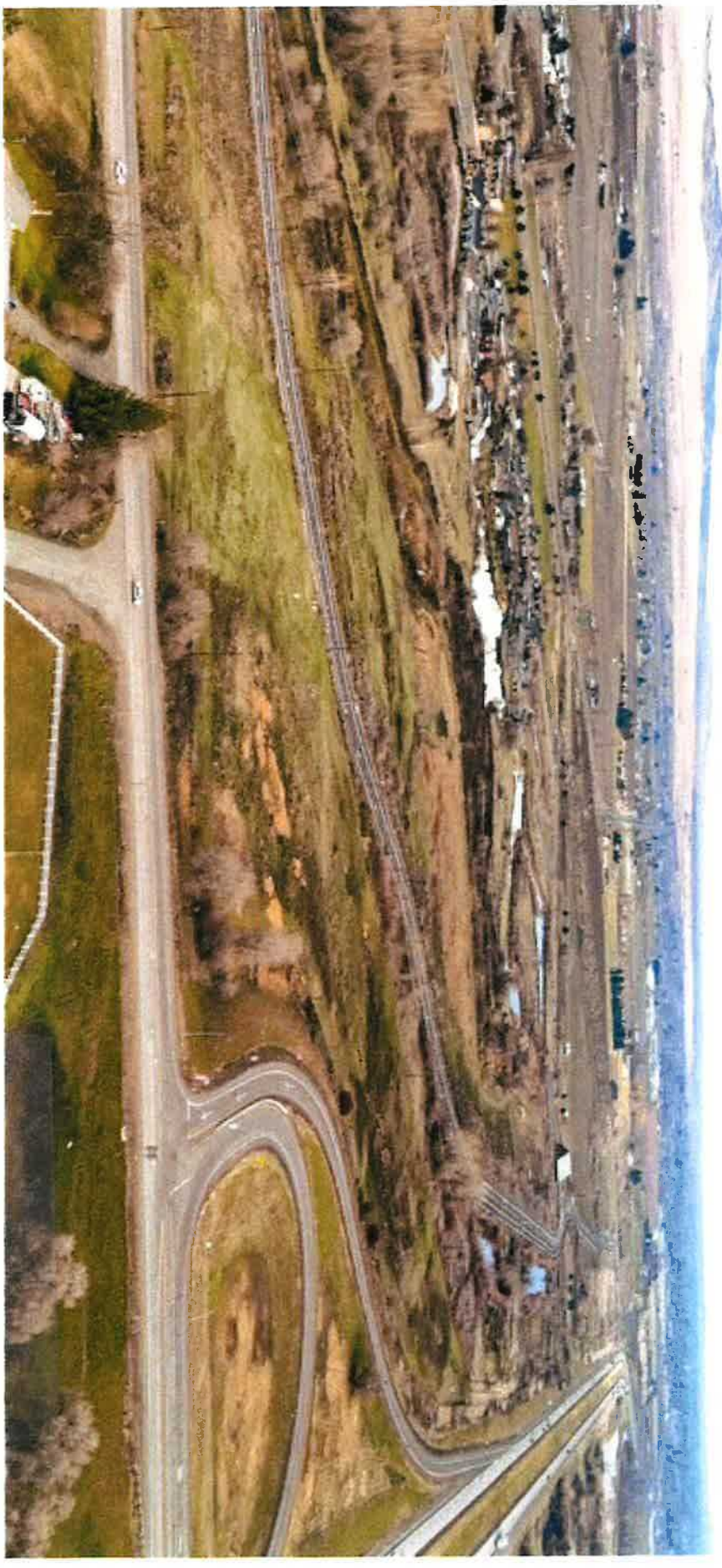
Zillah has always been know as a strong agricultural community and is now in the early stages of urbanization. The residential and commercial growth in this are solidifies the investment potential of the two parcels.



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