

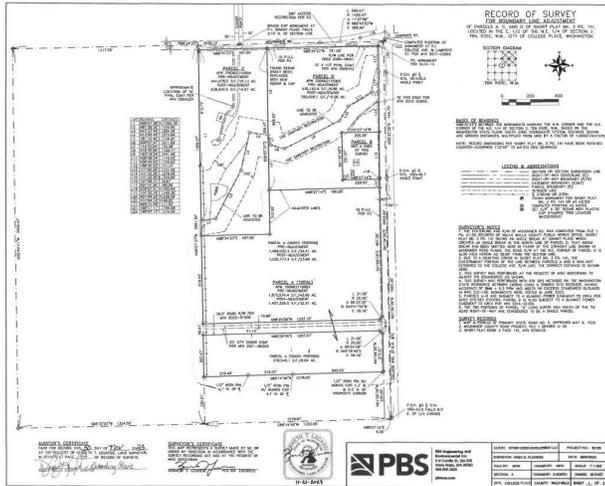
# Stone Creek Development

**xx S. College Ave**

College Place, WA 99324

**\$6,000,000**

Vacant Land 32+ acres



\*Parcel A (Total) – Post Adjustment = Total Parcel Size\*



**Parcel #:** 350602110002      **County:** Walla Walla

**Total Parcel Size:** 32.31 acres / 1,407,424 sq ft

**Property Type:** Vacant Land

**Topography:** Level      **Lot Details:** Open space

**Water:** In-street      **Sewer:** In-street

**Gas:** In-street      **Electricity:** In-street

**Zoning:** Commercial / Multi-Family

**Zoning Jurisdiction:** City

**Great Development Opportunity!!!** Along S. College Ave. Across from College Place Public High School. List price is for the total 32+ acres. Owner will consider offers down to 0.5-acre size (\$/SF increase as lots size decreases).

Great location for Retail, hotel, fuel station, convenience store, etc. The city of College Place has indicated multi-family can also be included in development.

Water rights are not included in the sale. Property could be served by either power company (PP&L/Columbia REA). Murray Blvd is to be installed across south portion of property, sewer is already in. Seller has rights to 9 water/sewer hookups.



**MLS #:** 2425764

**Driving Directions:**

From Hwy 125 turn North on College Ave. Property is on the West side across from CP Public High School.

Road is on East side of property



**Todd Wright / Broker**

WINDERMERE REAL ESTATE / WALLA WALLA  
toddwright@windermere.com | 509-386-2471

