

Premium Lot For Sale

±2.1 Acres | \$1,830,000 | MLS 278341

N ROAD 68, PASCO, WA 99301



Click to Tour Prime Development Land in West Pasco

Property Description

Premium parcel in rapidly growing West Pasco corridor! This exceptional C-1 zoned commercial lot offers a rare opportunity to capitalize on explosive regional development. Positioned directly across from the Columbia Basin Health Association’s new Pasco Clinic, and just minutes from Interstate 182 with direct access via Road 68, the site ensures outstanding visibility and convenient connectivity for customers, employees, and suppliers alike.

Perfect for a wide range of commercial uses, including Medical, Office, QSR, Restaurants or Retailers. This is not just land—it’s a foothold in one of the Tri-Cities' fastest growing and most dynamic business corridors. Whether you're a developer looking to secure your next high-ROI project or a business owner ready to plant your flagship location, this site checks all the boxes.

Property Highlights

- Prime Commercial Development Land
- Strategic Location with Immediate Freeway Access (I-182 and Road 68)
- High Growth, High Demand - Ideal for both Investors and Users
- Surrounded by Thriving Developments and Planned Projects
- C-1 Zoning Flexibility
- Premium Exposure
- *Use address 75705 Three Rivers Drive to Search

For More Information

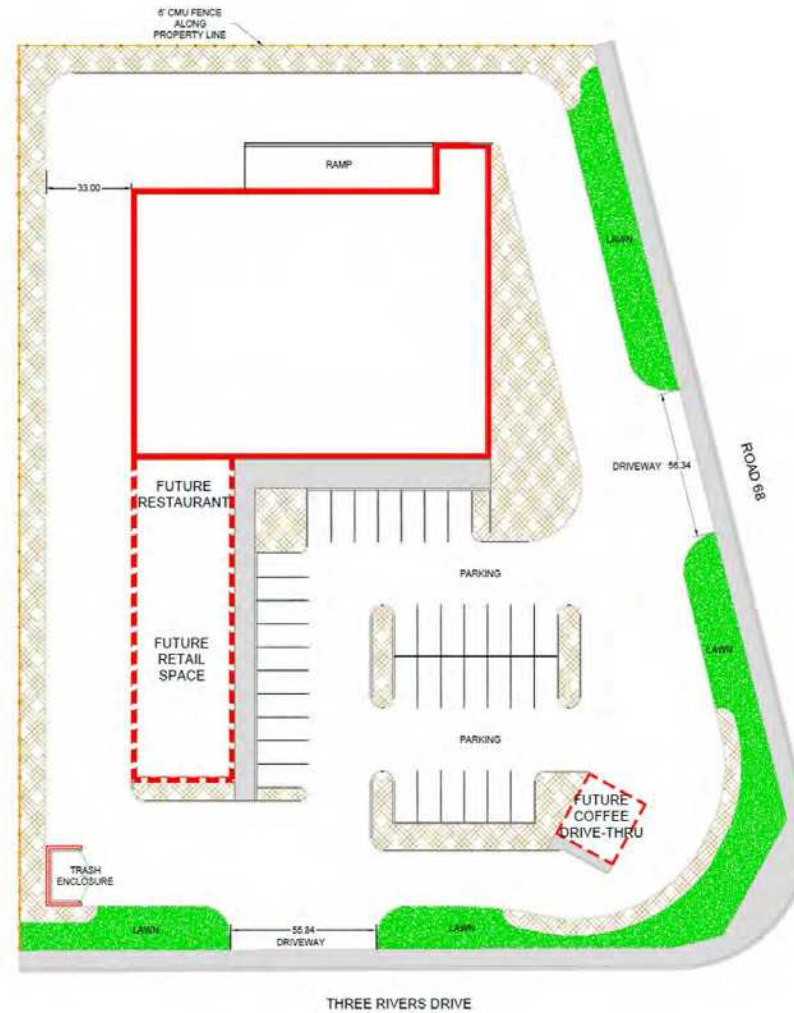
Corren Heeren | C: 509 302 9976 | corren@naitcc.com



Offering Summary

Sale Price:	\$1,830,000
Lot Size:	±2.1 Acres

Demographics	3 Miles	5 Miles	10 Miles
Total Households	14,738	39,991	95,601
Total Population	45,895	114,257	271,757
Average HH Income	\$137,828	\$110,574	\$117,887



Prime Commercial Development Land

IDAHO CENTRAL
CREDIT UNION

COLUMBIA BASIN
HEALTH

C-1 Zoning
Ideal Uses include:
*QSR / Medical / Office /
Restaurant / Retail*

Will Attract
Premium
Tenants &
Businesses

Subject
Property

Surrounded by Successful Commercial
Developments & Planned Projects



Broadmoor Development – A 671-acre development site with 1,600-acre master plan. It is anticipated to be the new epicenter of the Tri-Cities and the greater Eastern Washington market.



Amazon Distribution Centers – Two 1-million SF Distribution Centers, 3,000 new jobs expected!



Tri-Cities Airport– 86 total acres, with three runways is the largest airport in the southeastern Washington & northeastern Oregon region with connections to eleven major hubs.



Darigold Facility– 400,000 SF building at Port of Pasco Industrial Park will be the largest facility of its kind in North America. \$600 million project with 1,200 new jobs expected.



Reesers Processing Plant– 340,000 SF building at Port of Pasco Industrial Park on a 40-acre site. The \$120 million facility is expected to create 100 new jobs.

The Tri-Cities and Pasco, Washington

Right in the heart of the Pacific Northwest, the Tri-Cities is located at the confluence of the Columbia, Yakima and Snake Rivers.

The Tri-Cities represents the Kennewick-Pasco-Richland MSA in Benton and Franklin Counties. It has transformed from a small regional hub for the Columbia Basin into one of the most expansive markets in Washington.

It now ranks as the 3rd largest metro in Washington State with a population of 322,875 residents.

The rivers serve as the only visible division between the Tri-Cities of Richland, Pasco and Kennewick.

Each municipality boasts its own substantial growth statistics and when combined as a metro, the population grew 34% in the past decade.



<i>Drive Times</i> TO TRI-CITIES FROM	MILES	TIME
Spokane	136	2 hours 15 min
Portland	218	3 hours 30 min
Seattle	225	3 hours 30 min

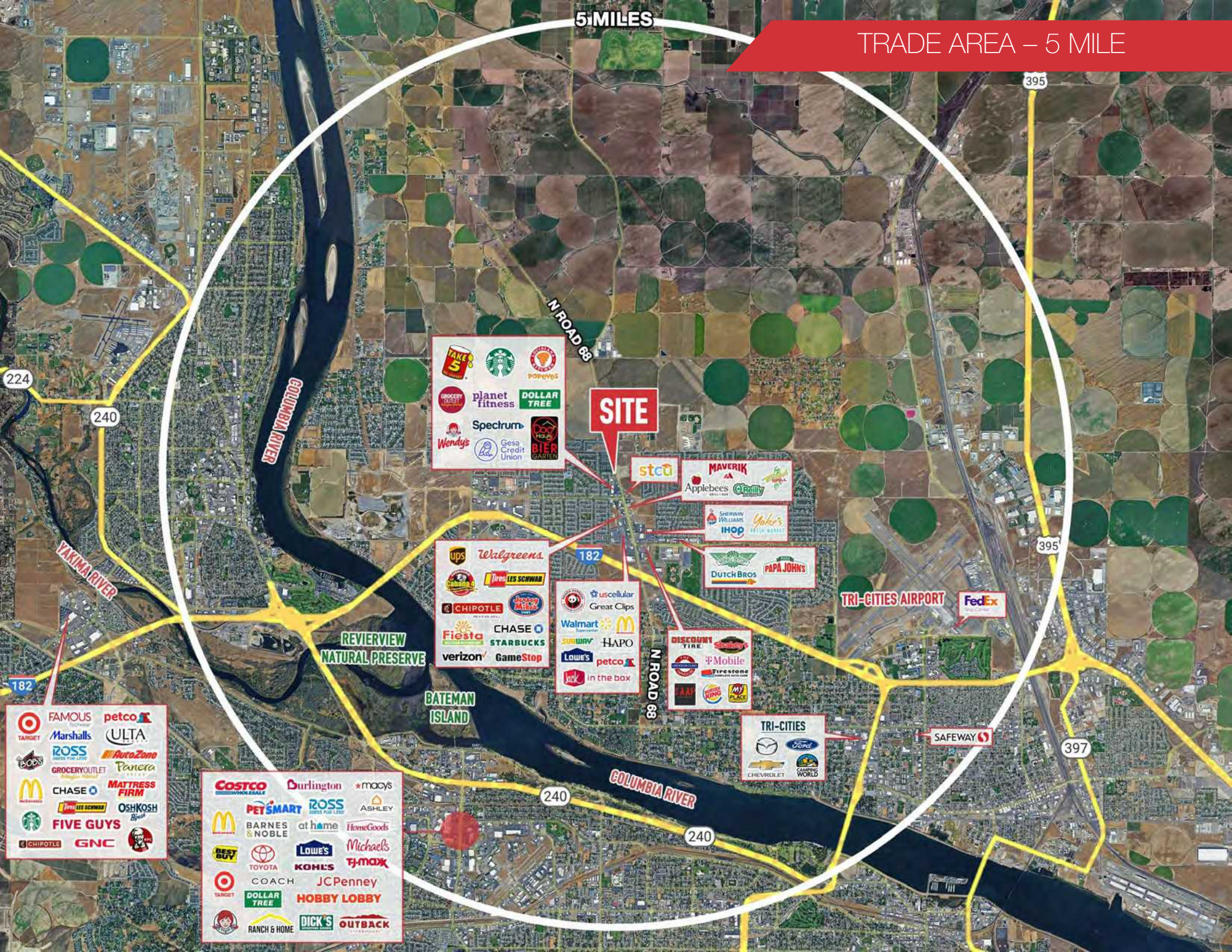
Pasco

Pasco leads the trio, as it has the fastest growing population in the state. In addition, Pasco was ranked among the nations top ten fastest growing cities in both population businesses in a new “Boom Town study performed by the online financial technology company Smart Asset. The study cited that during the period between 2015 and 2020, the population grew by 17% and businesses grew by 18%.



5 MILES

TRADE AREA - 5 MILE



SITE

TAKE 5	Starbucks	POPEYES
GROCERY OUTLET	planet fitness	DOLLAR TREE
Wendy's	Spectrum	BIER GARDEN
	Gesa Credit Union	

stc	MAVERIK
Applebees	O'Reilly

SHERRIN WILLIAMS	Yoko's
IHOP	

DUTCHBROS	PAPA JOHN'S
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TRI-CITIES AIRPORT	FedEx
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UPS	Walgreens
Cabana's	LES SCHWARZ

CHIPOTLE	Great Clips
Fiesta	CHASE
verizon	GameStop

uscellular	Walmart
McDonald's	HAPO
petco	in the box

DISCOUNT TIRE	F Mobile
Firestone	MY PLACE

TRI-CITIES	SAFeway
CHEVROLET	Ford
CARMA'S WORLD	

TARGET	FAMOUS	petco
ROSS	Marshalls	ULTA
AutoZone	Panera	
GROCERY OUTLET	MATTRESS FIRM	
LES SCHWARZ	OSH KOSH	
FIVE GUYS		
CHIPOTLE	GNC	KFC

COSTCO	Durlington	macys
PETSMART	ROSS	ASHLEY
BARNES & NOBLE	at home	HomeGoods
BEST BUY	Low's	Michaels
TOYOTA	KOH'S	TJ-MAXX
COACH	JCPenney	
TARGET	DOLLAR TREE	HOBBY LOBBY
RANCH & HOME	DICK'S	OUTBACK

REVIEW NATURAL PRESERVE

BATEMAN ISLAND

COLUMBIA RIVER

COLUMBIA RIVER

N ROAD 68

N ROAD 68

395

395

397

240

182

240

240

224

YAKIMA RIVER

TRADE AREA – AT CLOSE



GROCERY OUTLET
Spectrum
planet fitness
DOLLAR TREE

BIER GARDEN

BANK OF IDAHO

TAKE A PIE

Starbucks

POPEYES

Wendy's

stcu

Geesa Credit Union

MAVERIK

O'Reilly

AT&T

Applebees

CHIPOTLE

Tires LES SCHWAB

CHASE

verizon

GameStop

Starbuck's

TACO BELL

IHOP

uscellular

Great Clips

HAPO

Walmart

McDonald's

Sam's Club

Jack in the box

petco

Lowe's

DISCOUNT TIRE

F Mobile

Safeway

AAA

My Place

Firestone

King of Kings

TRI-CITIES

5 MILES



395

N ROAD 68

SITE

224

240

KADLEC

COLUMBIA RIVER

Andros

Davita

CBHA

Med Columbia DENTAL

CARLY BEESLEY DNP

family dental

Bagley

PRIME DENTAL

BROADMOOR DENTAL

Affordable

APPLE VALLEY DENTIST

7 One Country

YAKIMA RIVER

395

TRI-CITIES AIRPORT

REVIEWVIEW NATURAL PRESERVE

HEALTH FIRST UNIVERSITY

the WELLNESS CLINIC at LIFQUEST

HANSEN

182

BATEMAN ISLAND

N ROAD 68

240

COLUMBIA RIVER

397

LOURDES HEALTH

240

empowered

Inland Imaging

GREENSOURCE

W



CARLY BEESLEY DNP



APPLE VALLEY DENTIST

