



Grant Road Site

M MULTIFAMILY
MASON

Mason Fiascone

Multifamily Advisor

(509) 410-1990

mason@multifamilymason.com



Mason Fiascone
Multifamily Advisor
(509) 410-1990
mason@multifamilymason.com

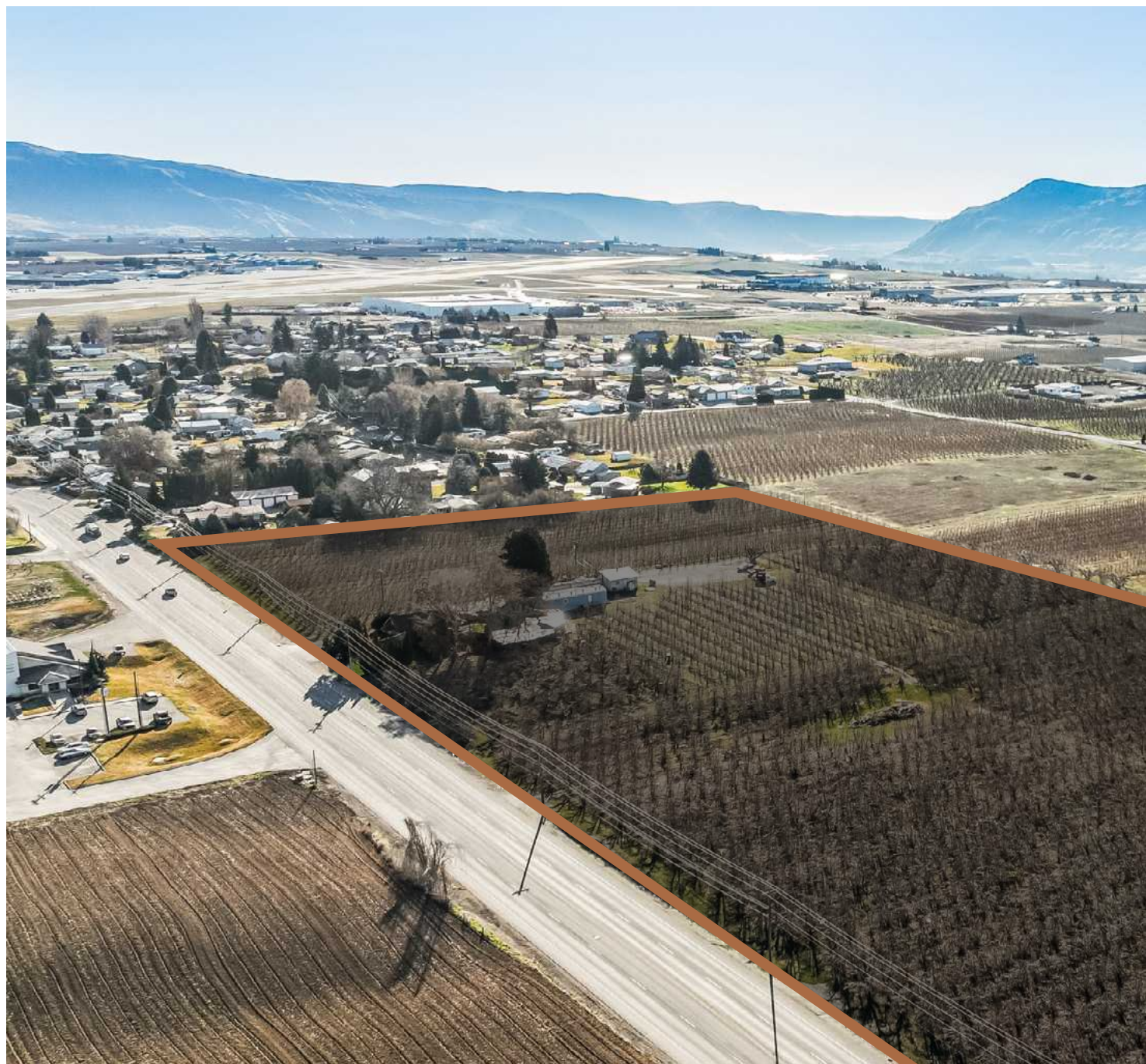




Table of Contents

Investment Highlights		04
Site Overview		06
Pricing Summary		08
Market Overview		14
Rent Comps		16
Land Sales Comps		18

Investment Highlights





Flexible Development Potential

With 18.18 acres across two parcels, the site offers a rare opportunity to program a mix of densities across the landscape. Currently zoned R-H, permitted uses include SFR small lot dwellings, multifamily dwellings, assisted living facilities, and general or professional offices.

Prime Grant Road Frontage

Situated along Grant Road in East Wenatchee, the property benefits from strong visibility, straightforward access, and a simple, highly usable site layout. Great views and a square footprint enhance planning efficiency and position the property for a compelling finished product.

Path of Growth Location

As Grant Road continues to emerge as a central hub within the greater East Wenatchee area, the site is well positioned to benefit from surrounding growth and infrastructure investment. While just minutes from the Wenatchee Valley, the property offers a more serene setting that feels removed from the urban center.

Income Flexibility During Entitlement

The existing home and outbuildings are currently leased, offering potential income during the pre-development period. The property may be delivered vacant or with income in place, providing flexibility as timing, density, and execution strategy are refined.

2820 Grant Road presents a large-scale development opportunity in East Wenatchee totaling 18.18 acres across two parcels. The site stands out for its simple geometry, strong frontage, and attractive views, all of which support an efficient planning process and a wide range of potential product types. With flexibility to allocate density dynamically across the property, the offering gives investors and developers the ability to respond to the landscape while optimizing unit count, layout, and overall project economics.

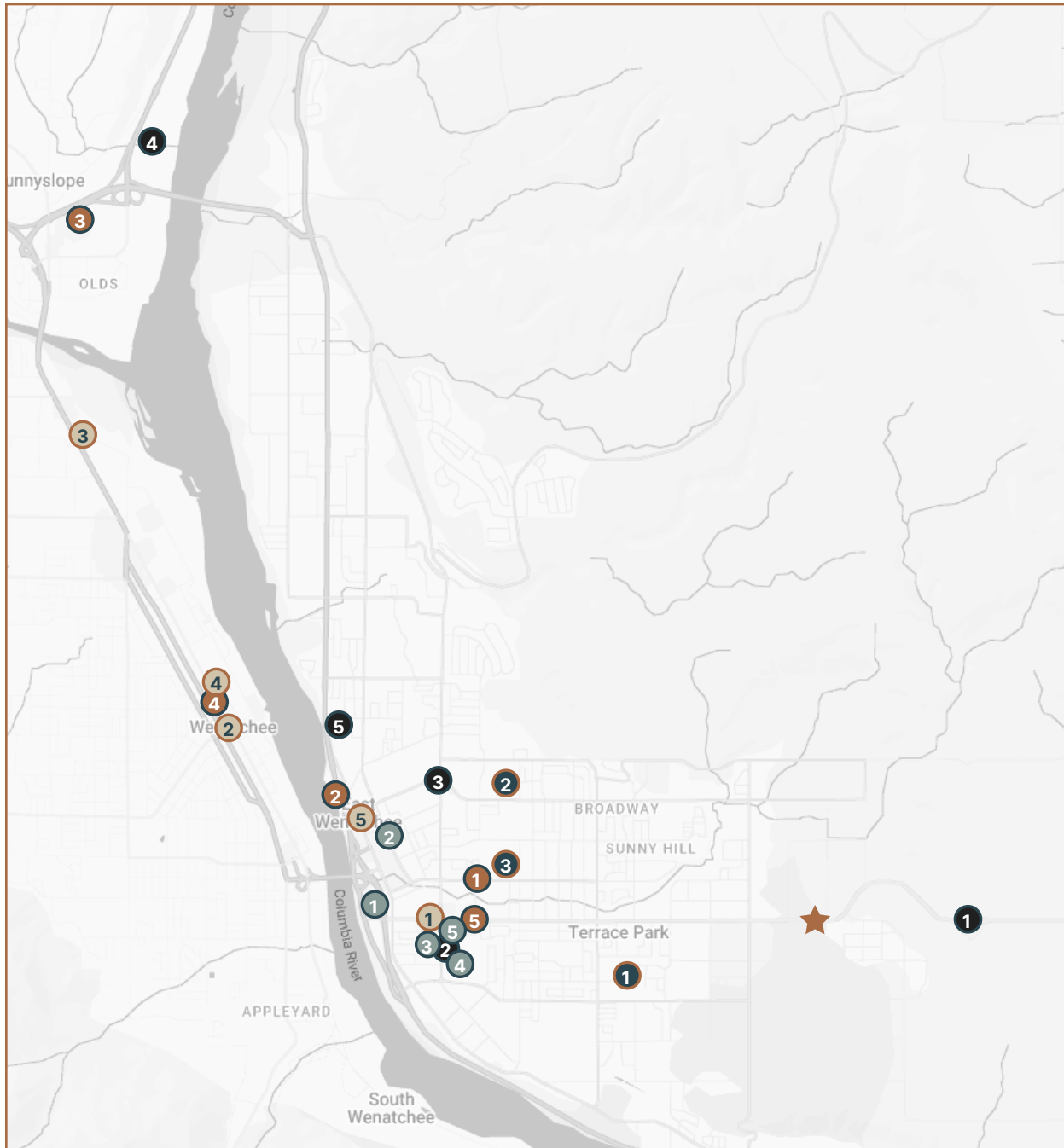
The property is located within the Wenatchee MSA, which includes Chelan and Douglas Counties and continues to benefit from a diverse regional economy tied to healthcare, retail, agriculture, warehousing, and transportation. Douglas County's population grew 6.7% from the 2020 Census base to the July 1, 2024 estimate, underscoring the area's steady expansion. The broader Wenatchee-East Wenatchee metro also remains an established employment center for North Central Washington, supporting ongoing housing demand on both sides of the Columbia River.

Grant Road is an increasingly important corridor in East Wenatchee, with the city highlighting continuing improvements and infrastructure work along the corridor, putting this site squarely in the path of future growth. With immediate access to the Wenatchee Valley and the amenities, employment opportunities, and daily services that drive residential demand the Grant Road site offers a combination of frontage, flexibility, and location that is difficult to replicate.

Site Overview

Site Summary

Property Name	Grant Road Site
Address	2820 Grant Road
City, State, Zip	East Wenatchee, WA 98802
Parcel ID	75000000300 / 400
Zoning	Office High Residential (R-H)
Acreage	18.18
Land SF	791,921
Units Per Acre	29.70
Potential Buildable Units	540
SF Per Unit	923
Net Rentable SF	498,290
Gross Buildable SF	495,000



Schools

- 1. Clovis Point Elementary
- 2. Eastmont Jr High School
- 3. Eastmont High School

Amenities

- 1. Eastmont Community Park
- 2. Apple Capital Recreation Loop Trail
- 3. Gateway Cinema
- 4. Wenatchee Valley Museum & Cultural Center
- 5. Eastmont Lanes

Shopping

- 1. Fred Meyer
- 2. Wenatchee Valley Mall
- 3. Coastal Farm & Ranch
- 4. Costco
- 5. Safeway

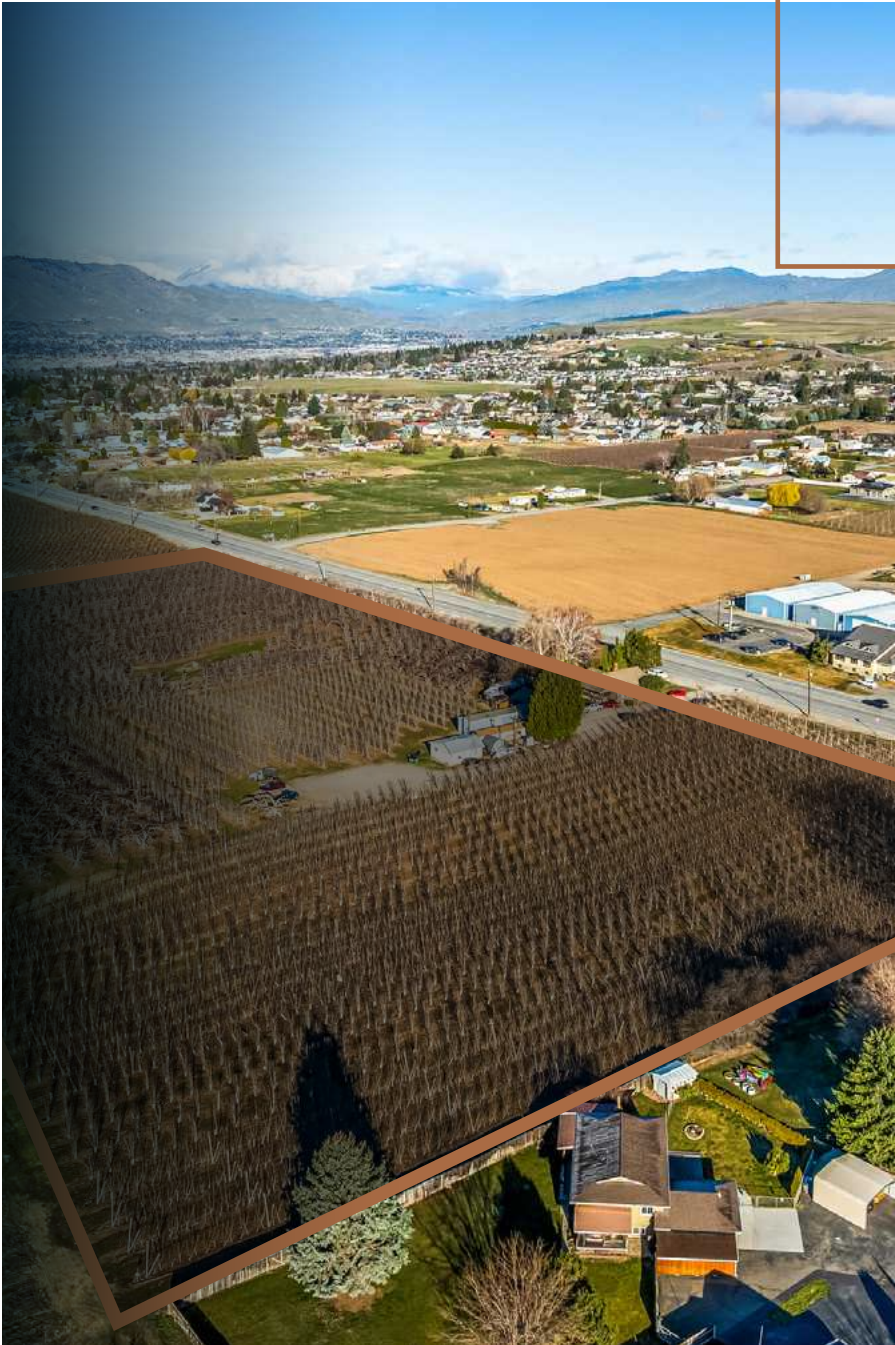
Restaurants

- 1. El Porton
- 2. McGlinn's Public House
- 3. Visconti's
- 4. Inna's Cuisine
- 5. Salvadorean Pupusas

Major Employers

- 1. Pangborn Memorial Airport
- 2. Confluence Health East Wenatchee Clinic
- 3. Eastmont School District
- 4. Stemilt Growers
- 5. Douglas County PUD

Pricing Summary



Pricing Summary

Price	\$8,300,000
Potential Buildable Units	540
Price / Buildable Unit	\$15,370
Price / Land SF	\$10.48



Multifamily Opportunity

The R-H Zoning allows for up to 30 dwelling units per acre, or potentially up to 270+ units per parcel. Because general or professional offices are also allowed, there could be a mixed-use component to provide an immediate amenity to the multifamily community and surrounding area.



Altitude Apartments



Landing at Saddlerock

Single Family Opportunity

R-H zoning permits single-family small lot dwellings with a 3,200SF minimum lot size, with recent comparable developments ranging from 4,800SF to 6,500SF in the area. The zoning also permits duplexes, triplexes, and townhomes, which could further increase density.







Market Overview

Wenatchee

Nestled in the picturesque Central Washington region, Wenatchee is a thriving city renowned for its breathtaking natural surroundings, with the Columbia River winding through the valley and the Cascade Mountains gracing the horizon. It is a vibrant and bustling town which offers significant outdoor activities year-round. Whether it's hiking the extensive trail network, or skiing at nearby Mission Ridge, Wenatchee is an outdoor lover's dream.

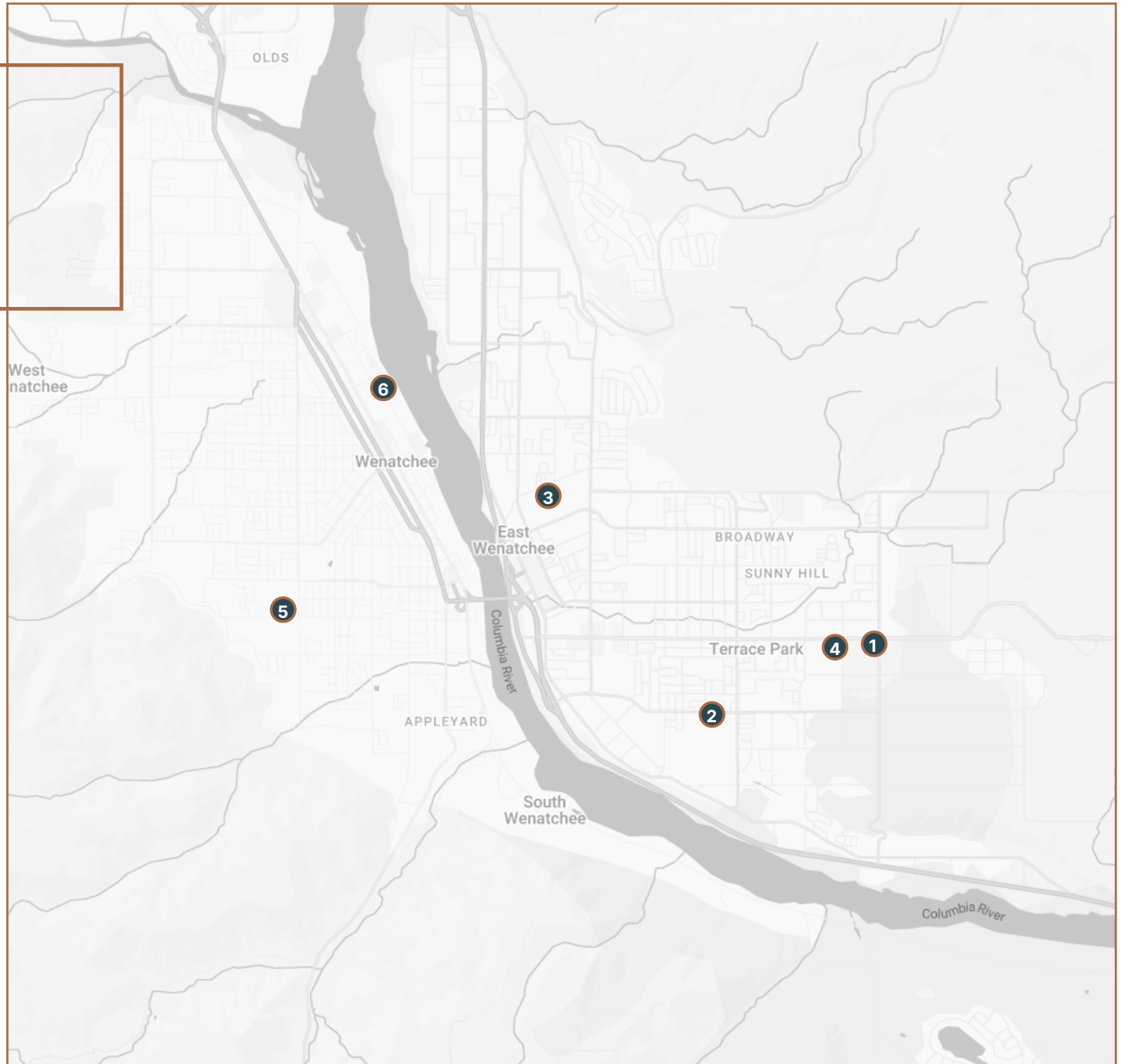
Wenatchee is home to diverse industries led by agriculture, and health care, but also including education, technology, and tourism. Known as the "Apple Capital of the World", its roots are in agriculture, but Wenatchee is also home to the Confluence Technology Center, which houses data centers for Yahoo! and Microsoft.

The Wenatchee MSA has seen steady growth in both population and jobs at rates that have outpaced the national average for over six decades. Douglas County saw a 2.17% population increase in 2020, making it the fourth fastest growing county in the state, according to the state Office of Financial Management.



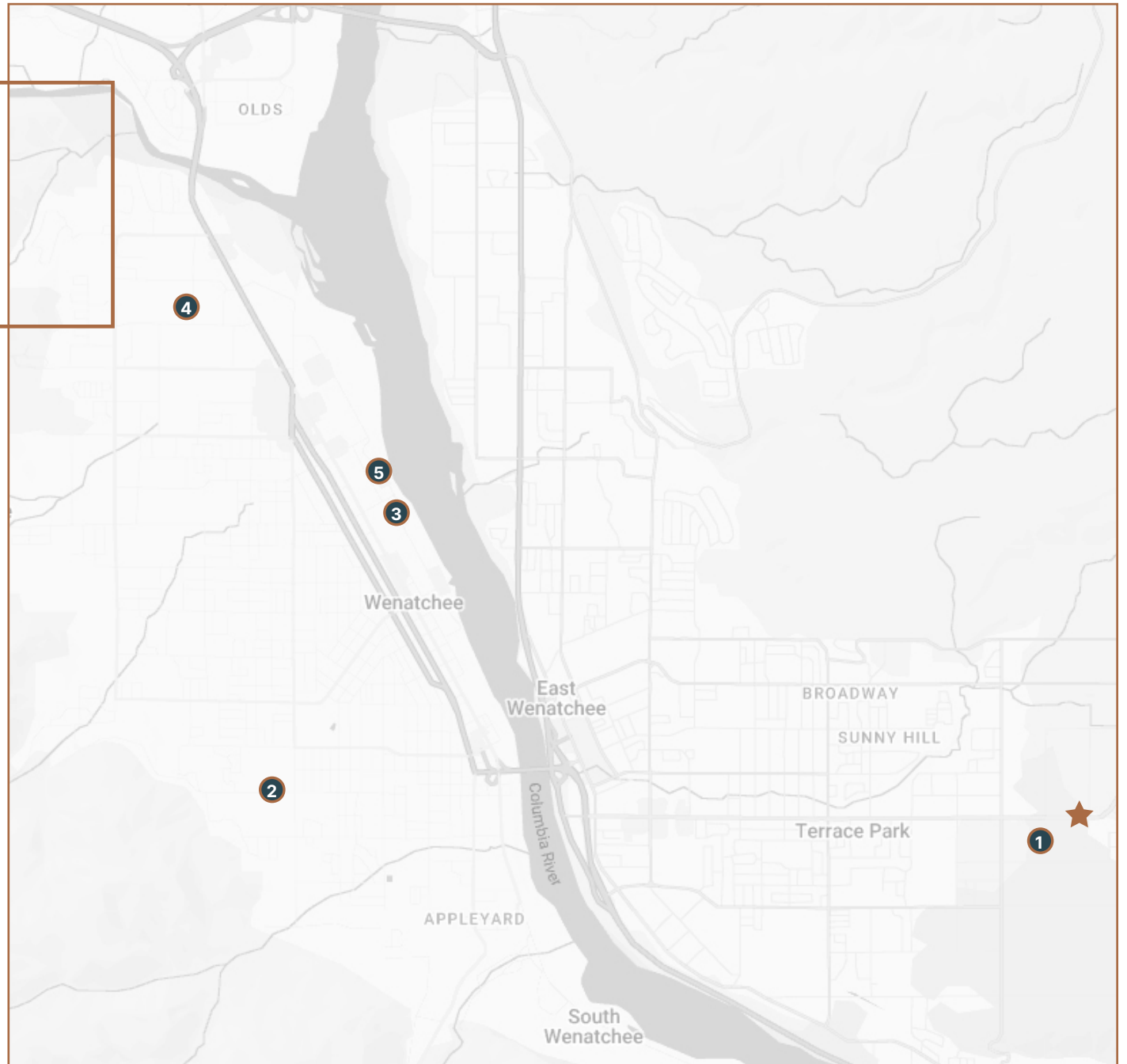


Rent Comps



	Property Name	Address	City	Year Built	Units	Studio			1-Bed			2-Beds			3-Beds		
						Rent	SF	PSF	Rent	SF	PSF	Rent	SF	PSF	Rent	SF	PSF
1	Gateway Apartments	2450 1st St SE	East Wenatchee	2024	68	-	-	-	\$1,645	685	\$2.40	\$2,065	1,377	\$1.50	\$2,445	1,476	\$1.66
2	Sutton Place	407 S Kansas Lp	East Wenatchee	2021	103	-	-	-	-	-	-	\$2,063	1,213	\$1.70	\$2,300	1,296	\$1.77
3	Rylee Ann Apartments	339 9th St NE	East Wenatchee	2015	105	-	-	-	-	-	-	\$2,175	1,150	\$1.89	\$2,527	1,175	\$2.15
4	Altitude Apartments	2272 S Nevada Ct	East Wenatchee	2020	96	-	-	-	-	-	-	\$2,215	1,140	\$1.94	\$2,436	1,328	\$1.83
5	The Landing at Saddlerock	1101 Red Apple Rd	Wenatchee	2023	84	-	-	-	-	-	-	\$2,045	997	\$2.05	\$2,199	1,163	\$1.89
6	Riverfront Village	315 N Worthen St	Wenatchee	2024	157	\$1,625	618	\$2.63	\$1,725	659	\$2.62	\$2,150	934	\$2.30	-	-	-
	Average	-				\$1,625	618	\$2.63	\$1,685	672	\$2.51	\$2,077	1,103	\$1.88	\$2,381	1,288	\$1.85

Land Sales Comps



	Property Name	City	Units	Acres	Price	Price / Buildable Unit	Price / Land SF	Date Sold
1	Second St Site	East Wenatchee	192	8.80	\$2,700,000	\$14,063	\$306,818	Sep-25
2	Landing at Saddlerock	Wenatchee	84	4.67	\$1,695,000	\$20,179	\$362,955	May-24
3	Riverfront Village	Wenatchee	454	7.65	\$8,600,000	\$18,943	\$1,124,183	Dec-21
4	Courtyard 465	Wenatchee	65	1.77	\$1,700,000	\$26,154	\$960,452	Jun-17
5	600 Riverside	Wenatchee	142	3.84	\$2,154,000	\$15,169	\$560,938	Jul-16
	Average	-	220	4.42	\$4,151,333	\$20,089	\$881,857	-
★	Grant Road Site	-	-	18.18	\$8,300,000	\$15,370	\$456,546	-



Contact

Exclusively Presented by:

Mason Fiascone

Multifamily Advisor
(509) 410-1990
mason@multifamilymason.com

M MULTIFAMILY
MASON