

Yakima Commercial Development Site

FOR SALE

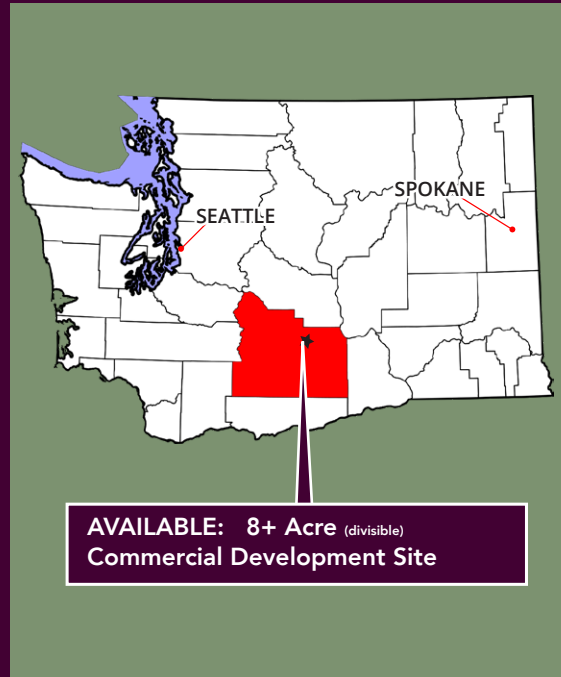
Butterfield Road & Terrace Heights Drive - Yakima, WA 98901

Prime location – 3 Parcels – Divisible – 8+ acres total

Retail Pad – Multifamily – Hotel



Photo: Yakima Country Club / Terrace Heights



PRIME COMMERCIAL DEVELOPMENT SITE AVAILABLE

Located in the heart of the Yakima Valley, this 8+ Acre **(divisible)** development site offers the opportunity to be located in a strong commercial real estate submarket in the path of residential and commercial growth. A Wal-Mart Supercenter is located less than 1/2 mile south of the property, which draws shoppers from Yakima County Trade Area's 300,000 residents. The east Yakima / Terrace Heights submarket has strong demographics with average household incomes of nearly \$70,000. This property is ideally located along Terrace Heights Drive, the main east / west arterial connecting Downtown Yakima to the Terrace Heights neighborhood.



DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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- A planned \$143 million dollar improvement project currently underway will improve Terrace Heights Drive and Butterfield Road, both of which are adjacent to the Property. This improvement project will connect Butterfield Road to H Street in the Cascade Mill District, and will provide a new I-82 interchange, creating excellent access and traffic flow to the site, and incredible visibility.
- The site is also part of a growing development corridor including a proposed wine tourism resort that could bring more than 1,000 new housing units and a lodge, a conference center and restaurant, on more than 317 acres off of Hardy Road, northeast of the Roza Canal.
- The site is less than a mile away from the Pacific NW University Health Sciences campus, attracting nearly 600 students per quarter and a faculty and staff of over 150 on site every day. Most of the students are from out of the Yakima area and rent housing in the immediate area, calling for a need for additional housing.
- The Yakima Valley Farm Workers Clinic opened a brand new clinic near the site - just a 3 minute drive - offering delivery of prescription medications to the surrounding community.
- **With the planned (undisclosed) grocery store, slated to open further up Terrace Heights Drive, a well-loved new restaurant opening in the immediate area, dozens of offices and large employers surrounding the site, new homes and planned communities under construction, the close proximity to I-82 and the stunning river and mountain views, this site will be in the center of it all!**



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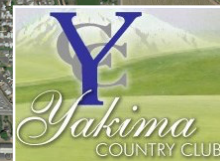
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PROPOSED YAKIMA VALLEY WINE RESORT AND COMMUNITY

- 200 Guest Suites
- 15-20 Tasting Rooms
- Restaurant
- Conference Space
- 1,110 Single Family Homes + up to 200 apartment units in a true resort community featuring outdoor activities, swimming, and hiking.

Future (undisclosed)
Grocery Store

Attracting Nearly 600
Students Per Quarter
PNWU
Health Sciences
Over 150 Faculty and
Staff on site everyday
66-Acre Campus



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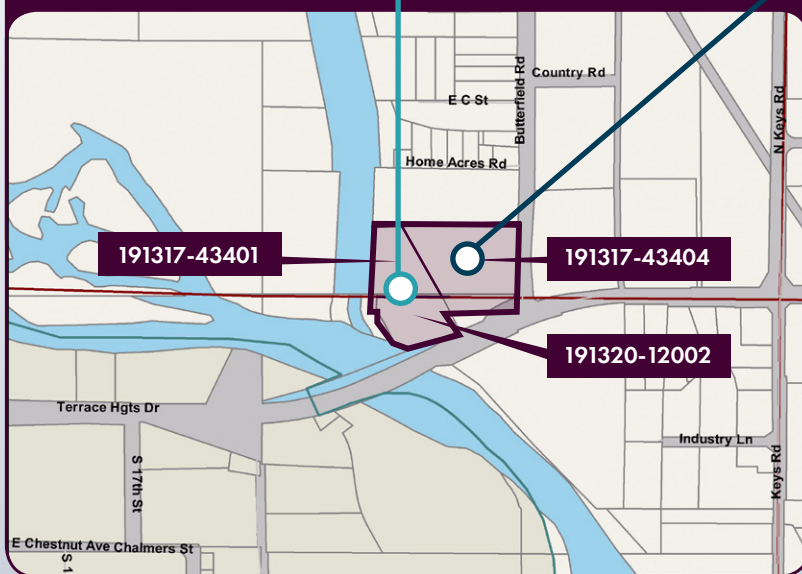
Location:	Northwest Corner of Butterfield Road & Terrace Heights Drive Yakima, Yakima County, Washington		
Parcel Number:	191317-43401	191317-43404	191320-12002
Acreage:	2.19 acres	4.08 acres	1.86 acres
Current Zoning:	GC - General Commercial District	GC - General Commercial District	GC - General Commercial District
Future Land Use Designation:	Urban Commercial (Yakima County Plan 2015)	Urban Commercial (Yakima County Plan 2015)	Urban Commercial (Yakima County Plan 2015)

Located in a growing area dedicated as Urban Commercial / Urban Residential per the Yakima County Comprehensive Plan (2015).

Strong multi-family, senior housing or combination with potential river and mountain views, excellent access to I-82 for easy commute or in close proximity to surrounding services.

Ideal retail + restaurant location with Terrace Height Drive frontage and potential river views!

PARCEL MAP



DESCRIPTION OF CURRENT ZONING:

General Commercial District (GC). The purpose of the general commercial district is to accommodate wholesale and retail activities with some high-density residential development. This district is primarily located near and along the major arterials as designated in the Yakima urban area comprehensive plan. Like the CBD district, a variety of land uses are permitted. However, the intensity of development is intended to be less than in the CBD district.

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Map of Trade Area - East Yakima



TRADE AREA DEMOGRAPHICS



Total Population: 25,055



Total Housing Units: 9,159



Number of Employees: 13,210



Median Age: 37



Average Household Income: \$69,474

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