



CITY OF KENNEWICK

LOCUST GROVE



HIGHWAY INTERCHANGE PROPERTY

BENTON COUNTY, WA

SUMMARY

This offering presented by Tippett Company consists of +/- 137.9 acres located at the interchange of Interstate 82, Locust Grove Rd, and Highway 397, approximately 1.5 miles from City of Kennewick limits.

The Tri-Cities is one of the fastest growing communities in the State and recently welcomed two 1 million square foot Amazon distribution centers, Darigold, and Reser's Fine Foods.

The property has ample highway visibility and access from both S. Adair St. and Locust Grove Rd.

SALES PRICE \$1,800,000

Land (ACRES): 137.90

Land (\$/ACRE): \$13,053

ADDRESS

TBD Locust Grove Road, Kennewick WA 99338

CONTACT

Charles Laird (c): 509.521.5168
charles@tippettcompany.com

Office: 509.545.3355
2815 St Andrews Loop, Suite F
Pasco, WA 99301

ZONING

Growth Management Act Agricultural District (GMAAD)

UTILITIES

No City utilities available at this time.

TAX PARCEL

129894000000000

DEMOGRAPHICS

Population Tri-Cities, MSA (2010)	253,340
Population Tri-Cities (est. 2019)	296,480

Population Benton Co. (2010)	175,177
Population Benton Co. (est. 2019)	201,800

<https://www.tridec.org/wp-content/uploads/2020-Fact-Sheet-Updated-February.pdf>

No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

TRAFFIC COUNTS

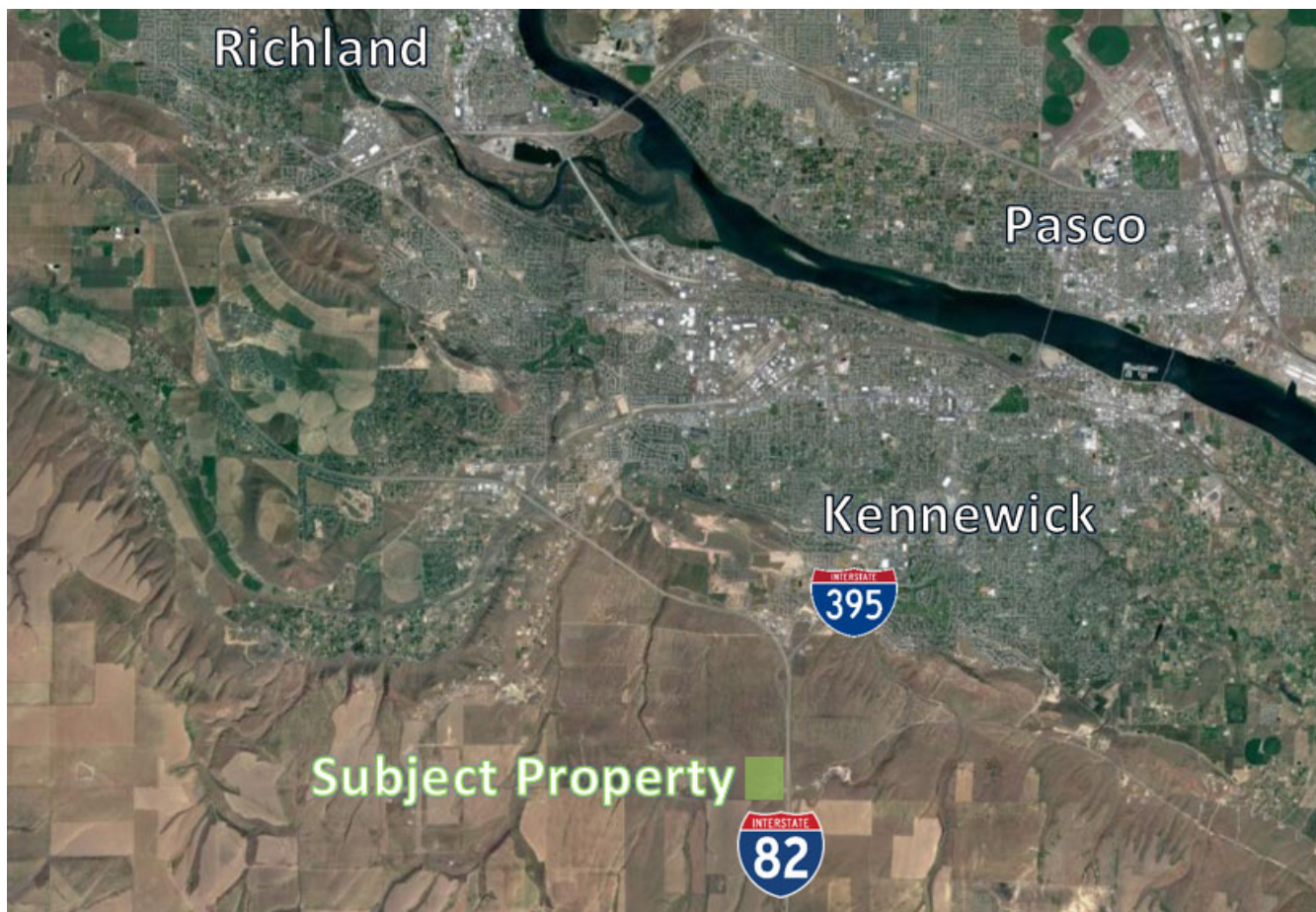
<https://bentonco.maps.arcgis.com/apps/webappviewer/index.html?id=2df271be914749ca9d70891dc54a38cc>



LINKS

Municipal
<https://www.go2kennewick.com/>
<https://www.co.benton.wa.us/>

Economic Development
<https://portofbenton.com/>
<https://www.tridec.org/>



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