



HIGHWAY INTERCHANGE PROPERTY

BENTON COUNTY, WA MLS# 259296



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

\$1,750,000

Land (ACRES): 137.90

Land (\$/ACRE): \$12,690

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

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/





