

Red Mountain Center

West Richland, WA

MLS #286335, 286337, 286340, 286341, 286342, 286344, 286345, 286346, 286347, 286348, 286351, 286378, 286379, 286381, 286383, 286384 & 286385

Contact

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SUMMARY

The Tri-City Herald has quoted the City of West Richland to be a “hotbed” of residential construction. The Lewis & Clark Ranch is in the pathway of the City’s future growth and is currently in comprehensive planning.

The Red Mountain Center (located at the gateway to the Lewis & Clark Ranch) is well postured to accommodate the City’s current and future, commercial, and industrial growth.

The range of parcels and zoning provide options for a variety of business purposes (1 - 11 acre tracts).

Key Features:

- Ideal for scalable development
- Shovel-ready with infrastructure and utilities to each lot.

Lots 1 – 8 are zoned Commercial / Light Industrial Combined (CLI). The CLI lots have access and utility to West Richland’s I-Plant, which was designed to treat industrial wastewater from breweries, distilleries, wineries and creameries.

Whether you’re expanding operations, launching a new venture, or investing, the Red Mountain Center offers opportunity, readiness, and flexibility.

PRICE RANGE $6.00 - $10.00 PSF

15 shovel ready lots available in Red Mountain Center

Additional Phases - Coming Soon

2 large Commercial Tracts on Ruppert Road

ADDRESS

West Richland, WA 99353

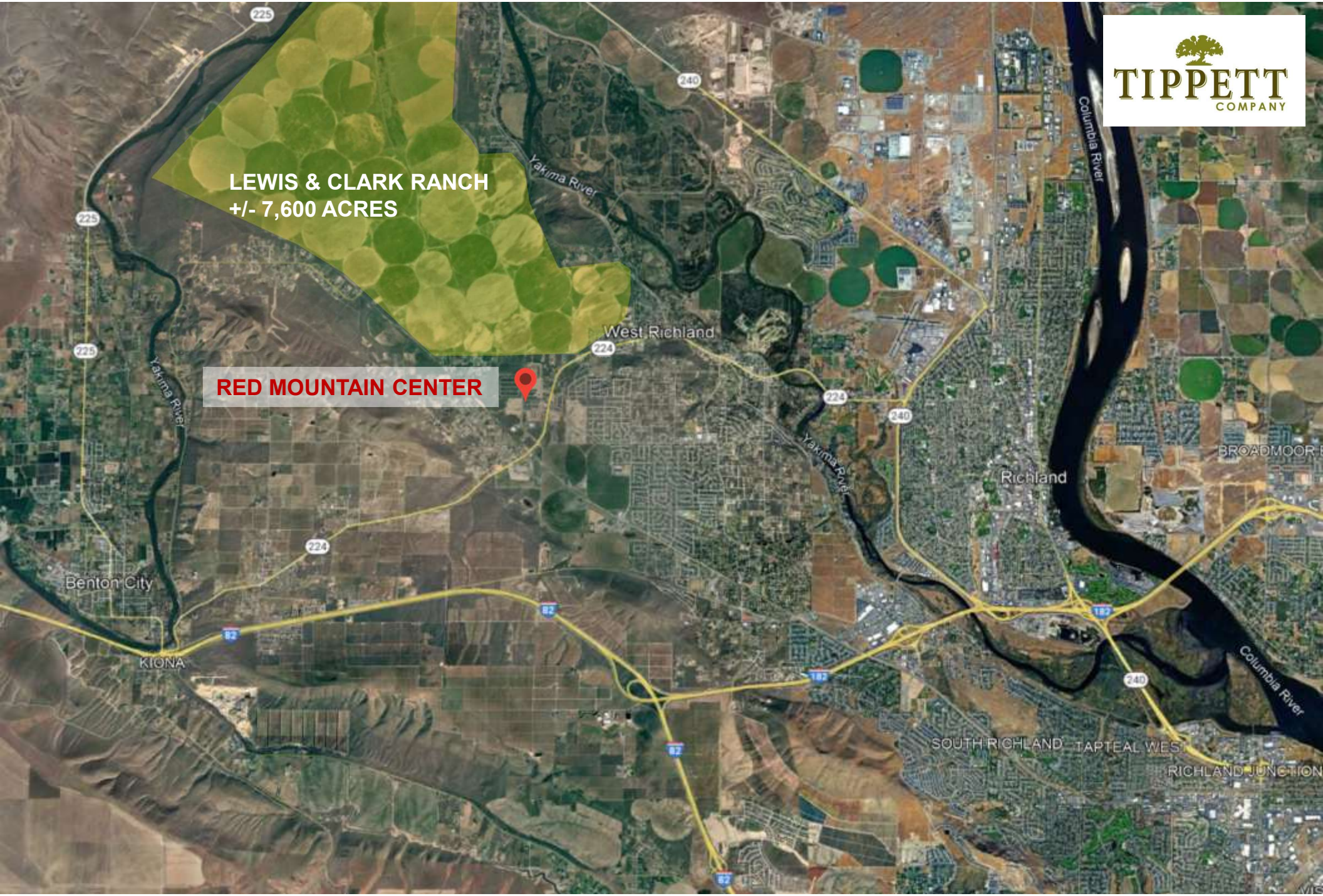
OWNER

Nextharvest Development, LLC

CONTACT

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CURRENTLY AVAILABLE IN RED MOUNTAIN CENTER



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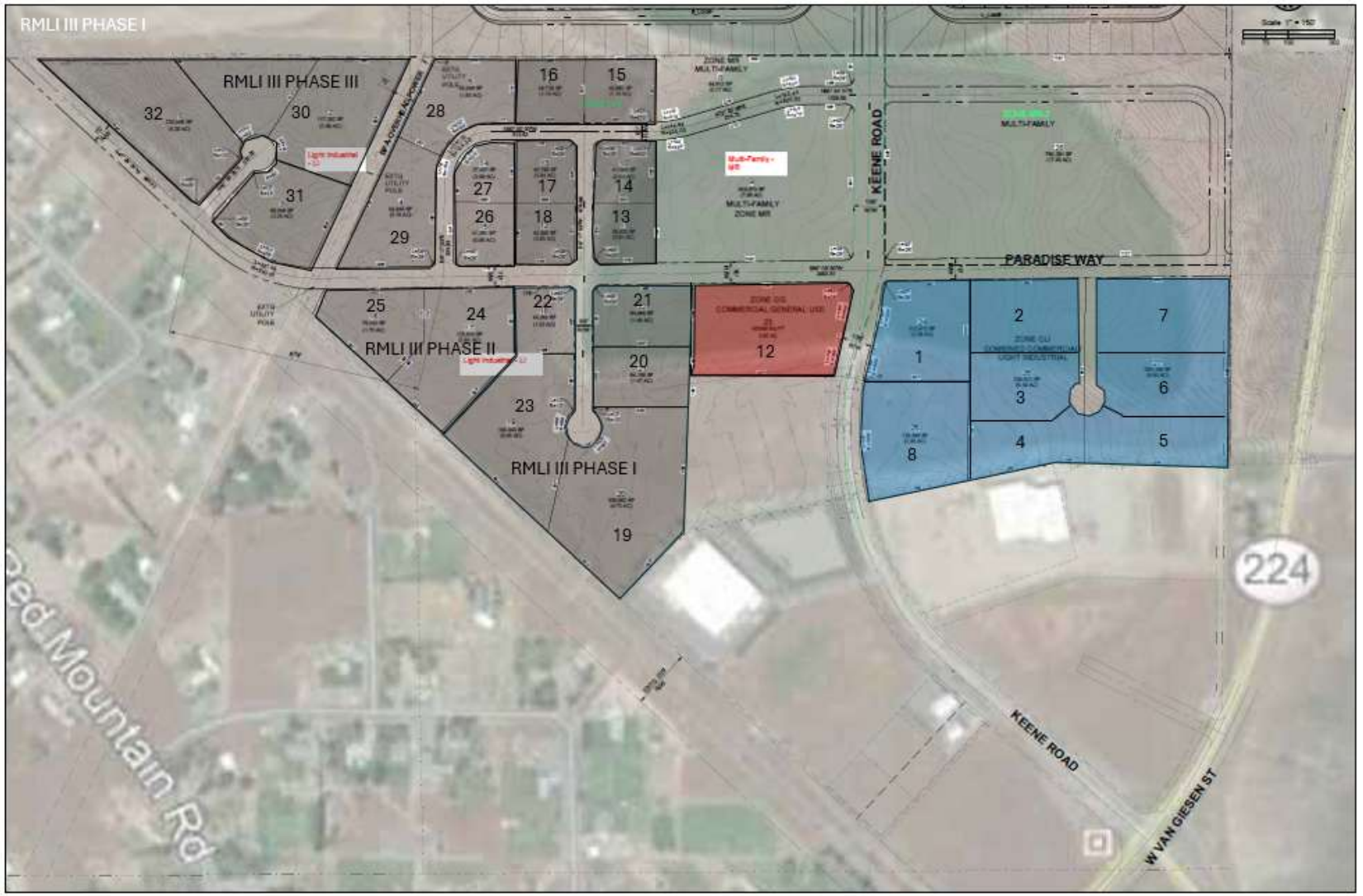
CURRENTLY AVAILABLE IN RED MOUNTAIN CENTER

AVAILABLE	AERIAL LOT #	ACRES	$ PSF	TOTAL	ZONING	
102974013812001	1	2.32	$ 8.00	$ 808,473.60	CLI COMBINED	SHOVEL READY
102974013812002	2	2.14	$ 8.00	$ 745,747.20	CLI COMBINED	SHOVEL READY
102974013812003	3	2.11	$ 7.50	$ 689,337.00	CLI COMBINED	SHOVEL READY
102974013812004	4	2.27	$ 7.00	$ 692,168.40	CLI COMBINED	SHOVEL READY
102974013812005	5	2.04	$ 7.00	$ 622,036.80	CLI COMBINED	SHOVEL READY
102974013812006	6	1.94	$ 7.50	$ 633,798.00	CLI COMBINED	SHOVEL READY
102974013812007	7	2.00	$ 8.00	$ 696,960.00	CLI COMBINED	SHOVEL READY
102971000001020	8	2.13	$ 8.00	$ 742,262.40	CLI COMBINED	SHOVEL READY
102973050000012	**12**	**3.40**	**$ 10.00**	**$ 1,481,040.00**	**COMM GENERAL**	**SHOVEL READY**
102973050000013	13	0.83	$ 7.00	$ 253,083.60	LIGHT IND	SHOVEL READY
102973050000014	14	0.99	$ 7.00	$ 301,870.80	LIGHT IND	SHOVEL READY
102973050000015	15	1.17	$ 7.00	$ 356,756.40	LIGHT IND	SHOVEL READY
102973050000016	16	1.17	$ 7.00	$ 356,756.40	LIGHT IND	SHOVEL READY
102973050000017	17	0.98	$ 7.00	$ 298,821.60	LIGHT IND	SHOVEL READY
102973050000018	18	0.86	$ 7.00	$ 262,231.20	LIGHT IND	SHOVEL READY

*Commercial / Industrial Combined (CLI)

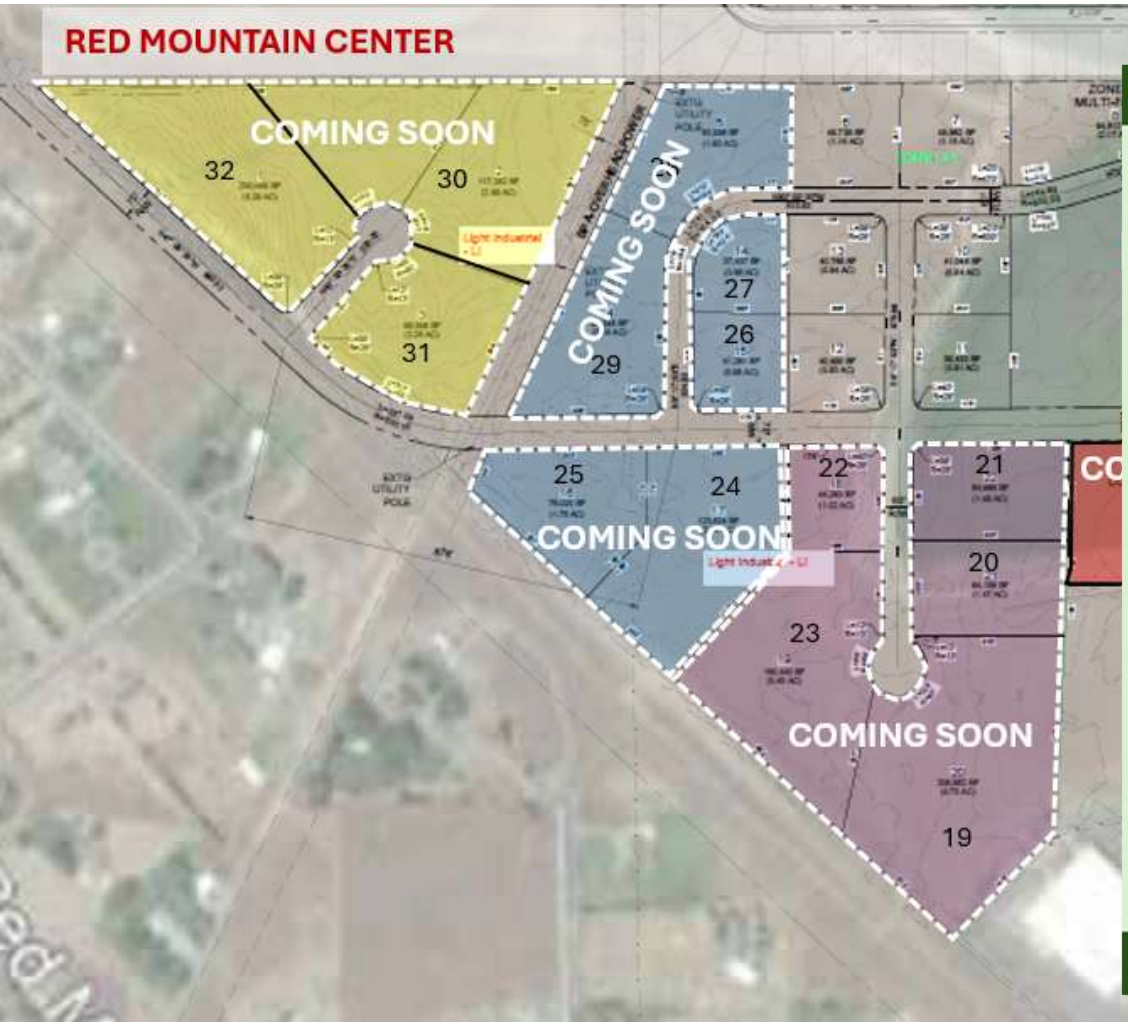
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ZONING – CURRENT & FUTURE LOTS



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COMING SOON TO RED MOUNTAIN CENTER – LIGHT INDUSTRIAL



AERIAL LOT #	ACRES	$ PSF	TOTAL
19	4.92		
20	1.43		
21	1.43		
22	1.00		
23	3.44		
24	2.76		
25	1.76		
26	0.87		
27	0.9		
28	1.96		
29	2.07		
30	6.31		
31	2.45		

Pricing available upon request

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ADDITIONAL COMMERCIAL TRACTS AVAILABLE



RUPPERT ROAD	ACRES	$ PSF	TOTAL	ZONING	
102971030008000	6.34	$ 9.50	$ 2,623,618.80	COMM GENERAL	RUPPERT ROAD
102971050008000	10.96	$ 8.50	$ 4,058,049.60	COMM GENERAL	RUPPERT ROAD

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UTILITIES

Power: Benton REA

City Water

City Sewer

Natural Gas: Cascade Natural Gas

City I-Plant Wastewater Treatment Facility

LINKS

Municipal
https://www.westrichland.org/
https://www.co.benton.wa.us/

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

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BOB BRAWDY bbrawdy@tricityherald.com

West Richland's Lewis & Clark Ranch could add 100,000 residents when it's developed over the next 20 to 100 years.

Big, bold vision could reshape West Richland

BY WENDY CULVERWELL
wculverwell@tricityherald.com

WEST RICHLAND, WA

A bold vision to develop West Richland's sprawling Lewis & Clark Ranch into an urban area could add nearly 100,000 people to the rural city over the next 20-100 years.

The heirs of the late Frank Tiegs, an influential Pasco potato and real estate visionary who died in 2024, hit a major milestone this month.

Thursday, West Richland released the draft of an environmental impact statement that gives three options to develop Lewis and Clark Ranch, the 7,600-acre crown jewel of Tiegs' real estate empire.

The 1,073-page document, called a DEIS, is required under Washington's State Environmental Protection Act.

The city kicked off the review in 2022. Once adopted, it will shape growth for generations to come.

IMPACT IS HUGE

At its heart, the document offers options to guide the process of transforming irrigated farm circles into a mix of housing types, retail, business, commercial and public spaces, including schools, parks and open spaces.

"The impact is huge, but in a good way," said Eric Mendenhall, director of the city's planning, parks and economic development division.

He has worked with Frank

SEE PLAN, 5A

BUSY NEIGHBORHOOD

It's no secret West Richland is a hotbed for residential construction. There are two major developments in progress near the Lewis and Clark Ranch property.

The Heights at Red Mountain Ranch is a 184-acre development south of Ruppert Road, near the ranch. It includes 558 homes, 226 apartments and is 75% developed.

The Bluffs is a 104-acre property that will feature 406 single family homes northwest of The Heights. The city gave preliminary plat approval in May.

Source: Tri-City Herald

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DEMOGRAPHICS (CBA)

CITY, STATE

West Richland, WA

POPULATION

22,152

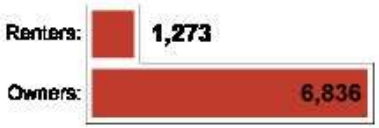
AVG. HHSIZE

2.70

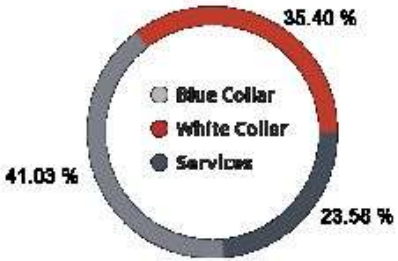
MEDIAN HH INCOME

$80,082

HOME OWNERSHIP



EMPLOYMENT



47.95 % Employed

1.84 % Unemployed

EDUCATION

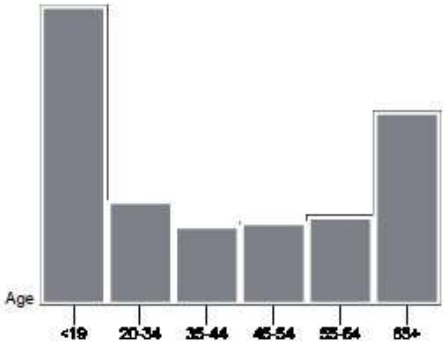
High School Grad:	20.37 %
Some College:	27.31 %
Associates:	9.94 %
Bachelors:	37.34 %

GENDER & AGE

49.40 %



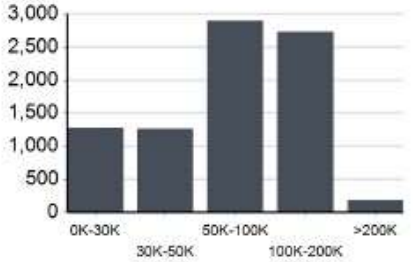
50.60 %



RACE & ETHNICITY

White:	87.36 %
Asian:	0.40 %
Native American:	0.08 %
Pacific Islanders:	0.00 %
African-American:	0.17 %
Hispanic:	7.37 %
Two or More Races:	4.62 %

INCOME BY HOUSEHOLD



HH SPENDING



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