



TBD Keene Road

West Richland, WA 99353
MLS #293201

Contact

Charles Laird | 509.521.5168
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SUMMARY

This offering consists of a 5-acre light industrial tax parcel in Red Mountain Center. The Red Mountain Center, a commercial / industrial development in an emerging market in West Richland WA.

The property is served by city utilities and is within proximity to the I-Plant, which is operated by the municipality and designed to treat industrial wastewater from breweries, distilleries, wineries and creameries.

Bankruptcy Sale subject to court approval.

PRICE

\$1,415,700

5.00 AC

(\$6.50 PSF)

ADDRESS

TBD Keene Road
West Richland, WA 99353

TAX PARCEL

102971000001007

OWNER

Pacific Rim Winemakers, Inc.

CONTACT

Charles Laird

Charles@tippettcompany.com

Mobile: 509.521.5168

Office: 509.545.3355

2815 St, Andrews Loop, Suite F
Pasco, WA 99301

ZONING

LI – Light Industrial

UTILITIES

Power: Benton REA

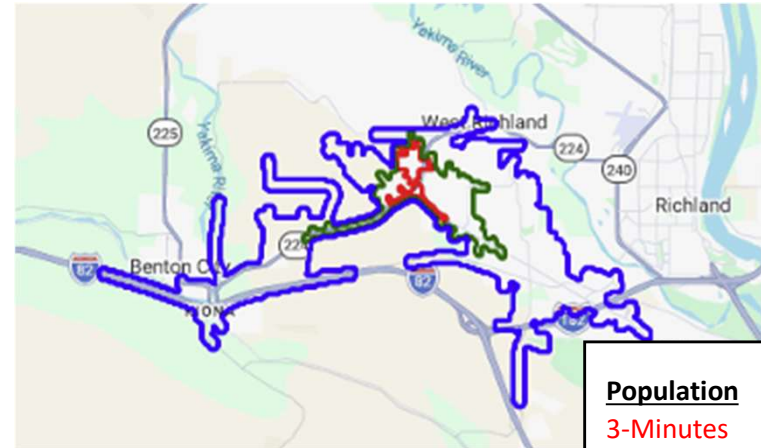
Water: City of West Richland

Sewer: City of West Richland

Natural Gas: Cascade Natural Gas

I-Plant Wastewater Treatment Facility Nearby

DEMOGRAPHICS (CBA)



Population

3-Minutes	411
5-Minutes	8,191
10-Minutes	16,693

Avg. Household Income

3-Minutes	\$66,088.00
5-Minutes	\$80,027.31
10-Minutes	\$87,212.43

LINKS

Municipal

<https://www.westrichland.org/>

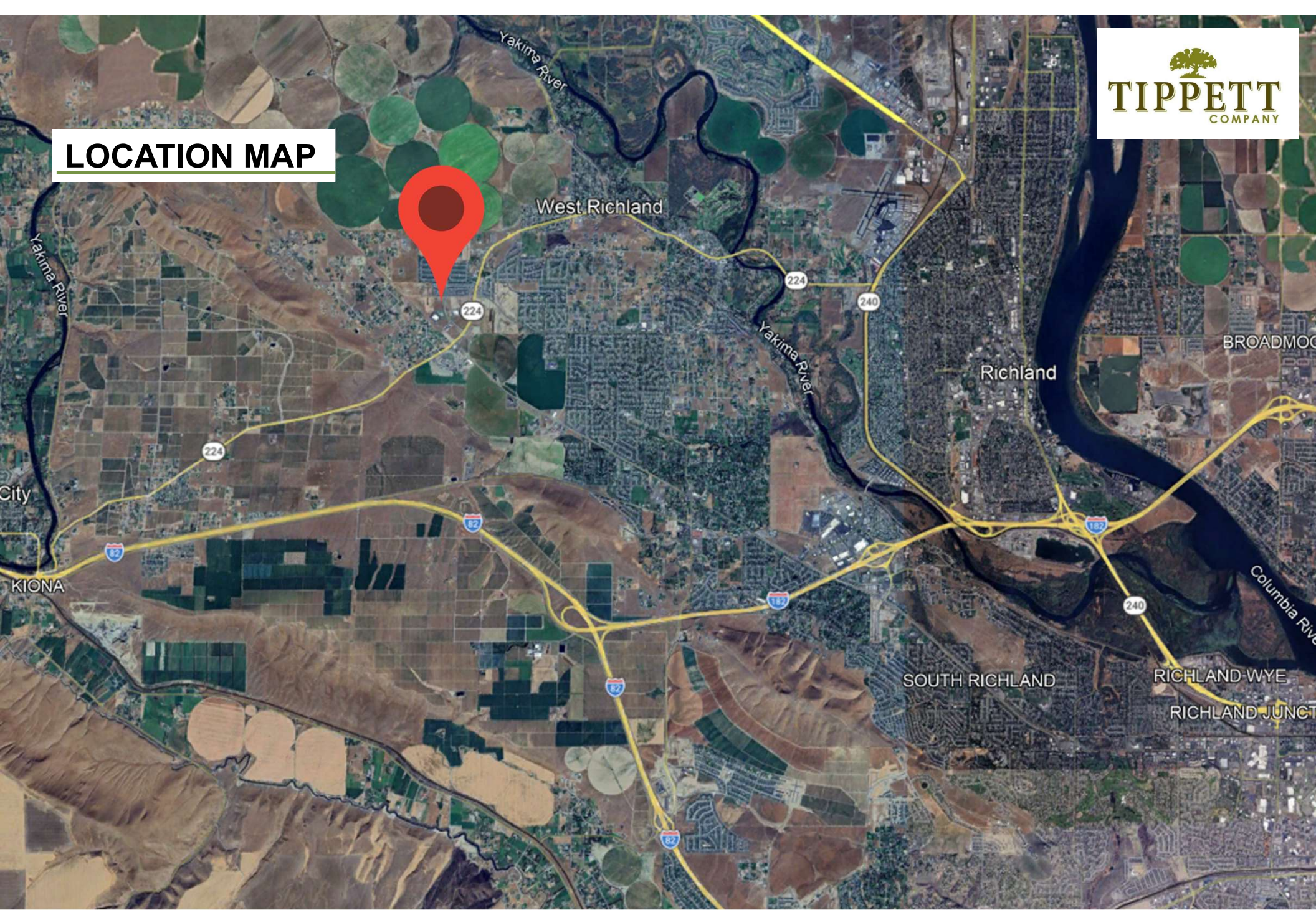
<https://www.co.benton.wa.us/>

Economic Development

<https://portofbenton.com/>

<https://www.tridec.org/>

LOCATION MAP



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.

AERIAL VIEW



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DEMOGRAPHICS (CBA)

CITY, STATE

West Richland, WA

POPULATION

22,152

AVG. HHSIZE

2.70

MEDIAN HH INCOME

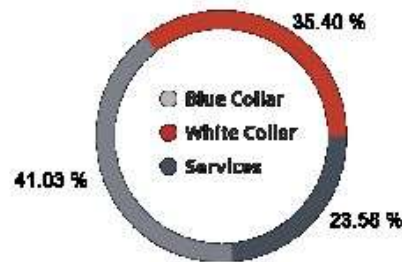
\$80,082

HOME OWNERSHIP

Renters: **1,273**

Owners: **6,836**

EMPLOYMENT



47.95 %
Employed

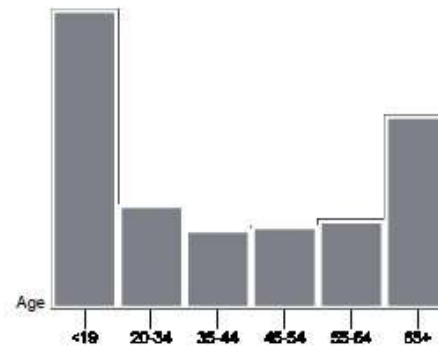
1.84 %
Unemployed

EDUCATION

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

GENDER & AGE

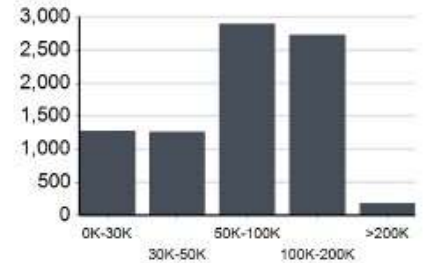
49.40 %  50.60 % 



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





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 de-

velop 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