

FOR SALE

105 FRONTAGE ROAD

Wapato, WA 98951

PRESENTED BY:

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OFFERING SUMMARY

SALE PRICE:	\$16.00 / SF
LOT SIZE:	2.11 Acres
PRICE / ACRE:	\$696,960
APN:	191110-34007 and 191110-34028

PROPERTY OVERVIEW

2.11 acres of retail development land located on the controlled interchange of HWY 97 and 1st Street in Wapato.

PROPERTY HIGHLIGHTS

- Over 315 Feet of Frontage along HWY 97
- 91,911 SF of Prime Development Land
- Controlled and Lighted Intersection of HWY 97 and 1st Street
- 25,000 VPD
- Pro-Business City of Wapato

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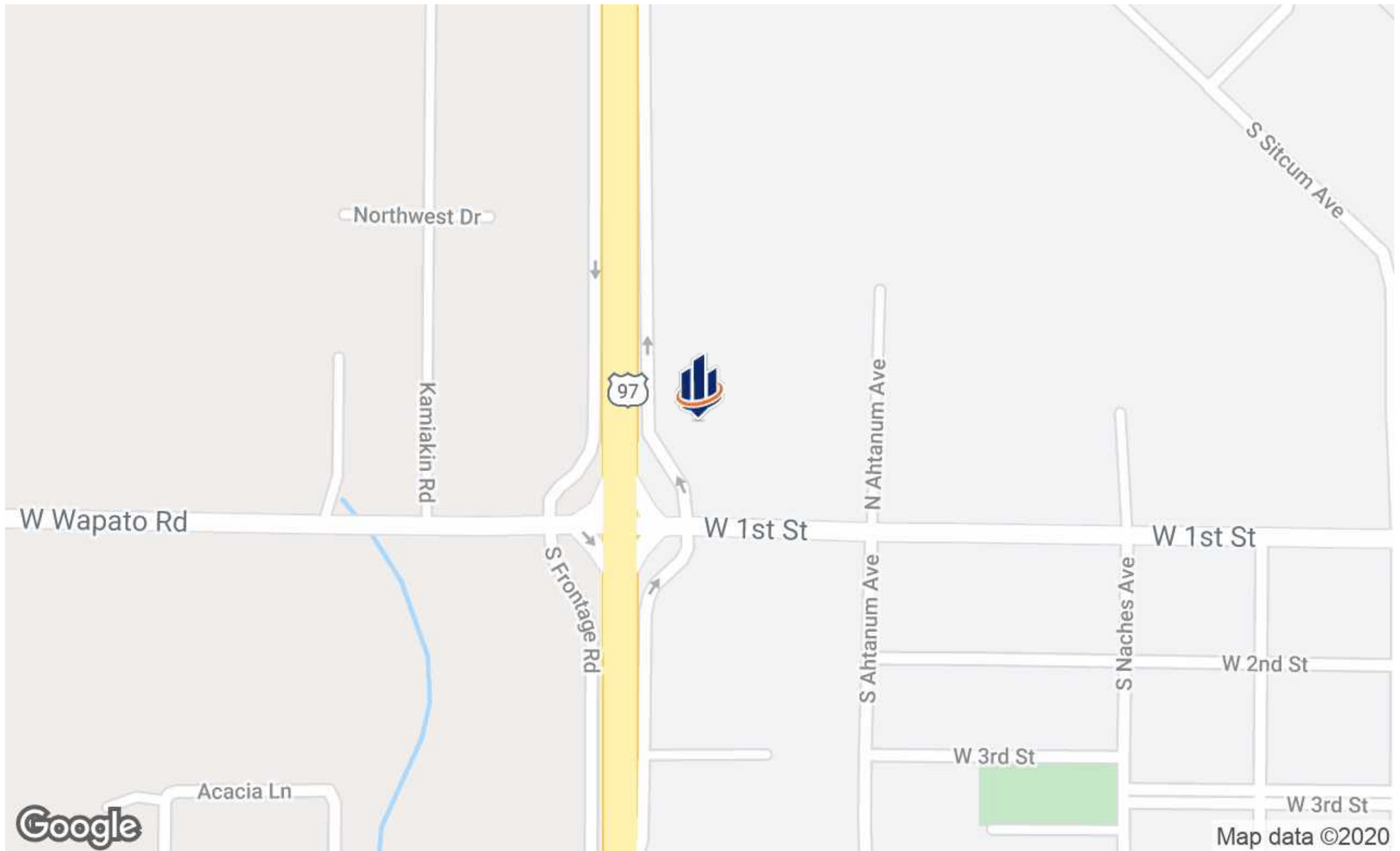
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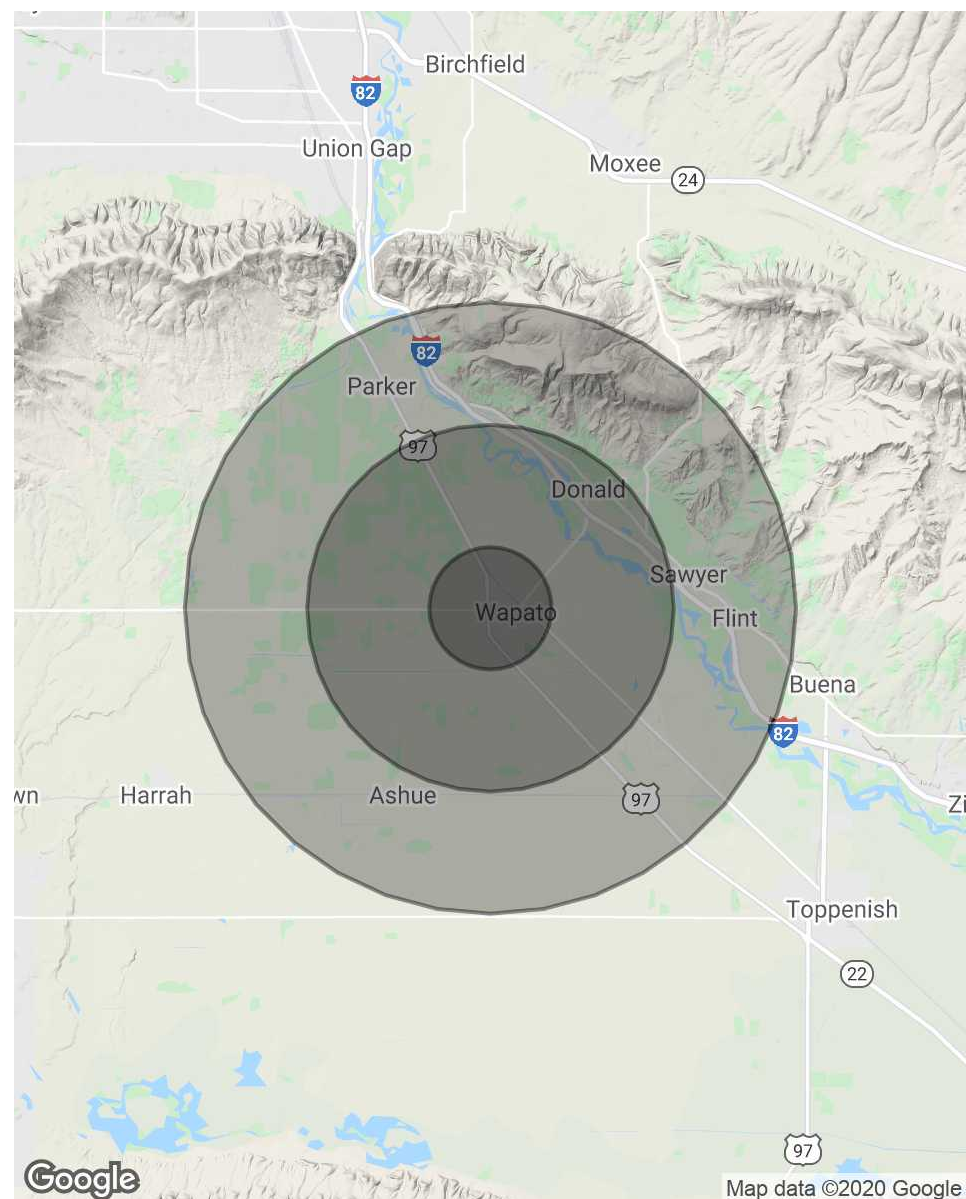
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,419	10,828	15,755
AVERAGE AGE	23.1	24.0	25.4
AVERAGE AGE (MALE)	23.5	24.2	25.4
AVERAGE AGE (FEMALE)	22.8	24.0	25.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,330	2,724	4,114
# OF PERSONS PER HH	4.1	4.0	3.8
AVERAGE HH INCOME	\$35,415	\$38,605	\$45,069
AVERAGE HOUSE VALUE		\$177,057	\$186,609

* Demographic data derived from 2010 US Census



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