

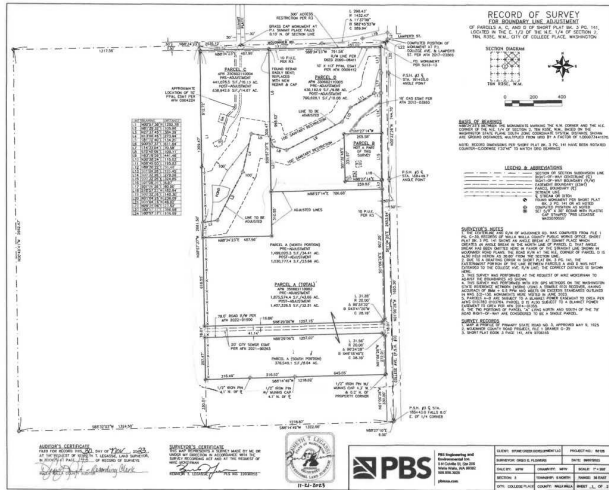
Stone Creek Development

xx S. College Ave

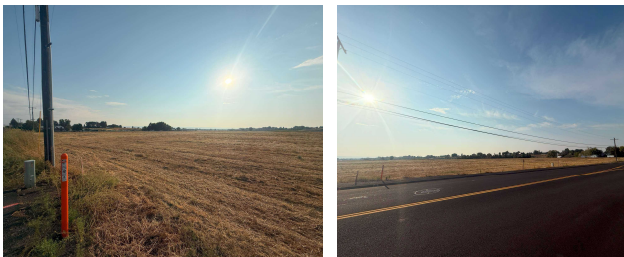
College Place, WA 99324

\$6,000,000

Vacant Land 32+ acres



Parcel A (Total) – Post Adjustment = Total Parcel Size



Parcel #: 350602110002 **County:** Walla Walla

Total Parcel Size: 32.31 acres / 1,407,424 sq ft

Property Type: Vacant Land

Topography: Level **Lot Details:** Open space

Water: In-street **Sewer:** In-street

Gas: In-street **Electricity:** In-street

Zoning: Commercial / Multi-Family

Zoning Jurisdiction: City

Great Development Opportunity!!! Along S. College Ave. Across from College Place Public High School. List price is for the total 32+ acres. Owner will consider offers down to 0.5-acre size (\$/SF increase as lots size decreases).

Great location for Retail, hotel, fuel station, convenience store, etc. The city of College Place has indicated multi-family can also be included in development.

Water rights are not included in the sale. Property could be served by either power company (PP&L/Columbia REA). Murray Blvd is to be installed across south portion of property, sewer is already in. Seller has rights to 9 water/sewer hookups.



MLS #: 2425764

Driving Directions:

From Hwy 125 turn North on College Ave. Property is on the West side across from CP Public High School.

Road is on East side of property



Todd Wright / Broker

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