



FOR SALE

I-82 DEVELOPMENT OPPORTUNITY

2455 W Wine Country Road | Prosser WA 99350

KIEMLEHAGOOD

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2455 W Wine Country Road
Prosser, WA 99350

*Offering Price \$2,500,000
(\$6.12 per square foot)*

PARCEL NUMBERS | 131953000009001, 160852000002001,
139153000012000, 131953000013000

ZONING | AT (AGRI - Tourism)

LOT SIZE | ±9.38 Acres

Opportunity to own a fully operational winery with all the equipment needed to produce and bottle high quality wines (Equipment is available separately). Property may also become a new development at I-82 and Wine Country Rd interchange. Possible Use Opportunities: Wineries, Breweries, Resort, Hotel, Hospitality, Restaurants, Banquet Halls, etc. Additional uses could provide for Service Stations, manufacturing, production, storage facilities, retail, etc.

*Please confirm with local jurisdiction

- Prosser, and the subject parcel, are centrally located within the Washington wine region, with more than 90 wineries located within 50 miles of the parcel.
- No hotels affiliated with Marriott or Hilton are located within a 25-mile radius of the subject parcel.





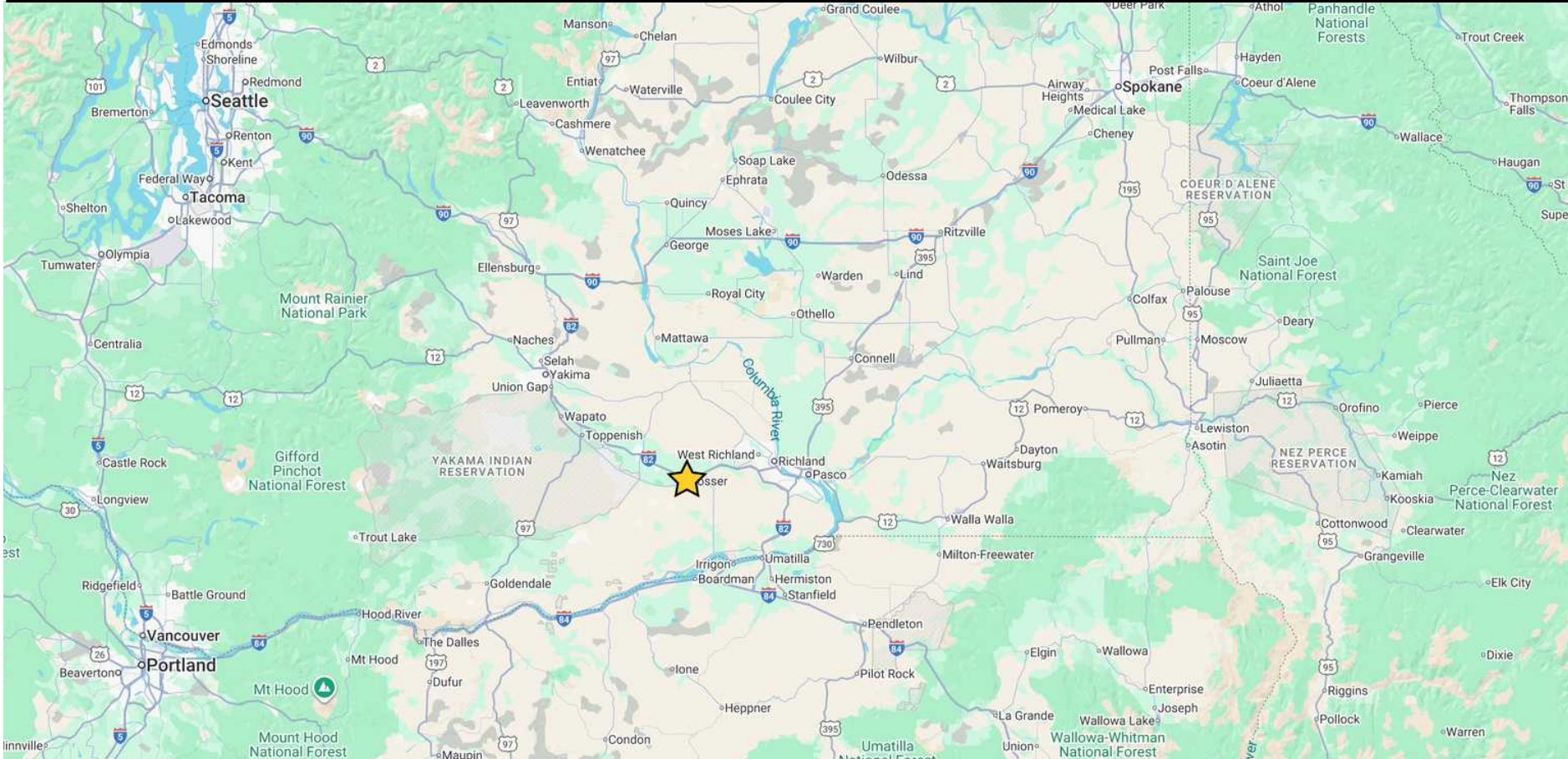


Prosser Memorial Health
200 Prosser Health Dr, Prosser WA 99350

After two years of construction the \$112 million project to build a new Prosser Memorial Hospital is now open. The public hospital district bought the 33-acre site north of Interstate 82 at Exit 80 2017. It broke ground in 2022 after securing approval from the Washington Department of Health, the U.S. Department of Agriculture and the city of Prosser. The new Prosser Memorial will offer more of just about everything available at the hospital it is replacing: State-of-the-art surgical suites, more birthing options for maternity patients, family-friendly rooms, expanded ICU and cardiology capabilities and a larger emergency department. A separate office building will provide space for medical specialists. -Tri-City Herald

Red Mountain AVA
PO Box 850 Benton City, OR 99320

Red Mountain is a premier wine region in southeast Washington known for world class Cabernet Sauvignon, Syrah, Merlot and other varieties. The first vines were planted in 1975, and the AVA is now home to many of the state's most celebrated vineyards. Red Mountain wines have intensity, power and elegance.



DISTANCE & DRIVE TIMES

NORTH

Moses Lake, WA | ±1 Hour 47 Minutes, ±107 Miles

NORTHEAST

Spokane International Airport | ±2 Hour 28 Minutes, ±166 Miles

EAST

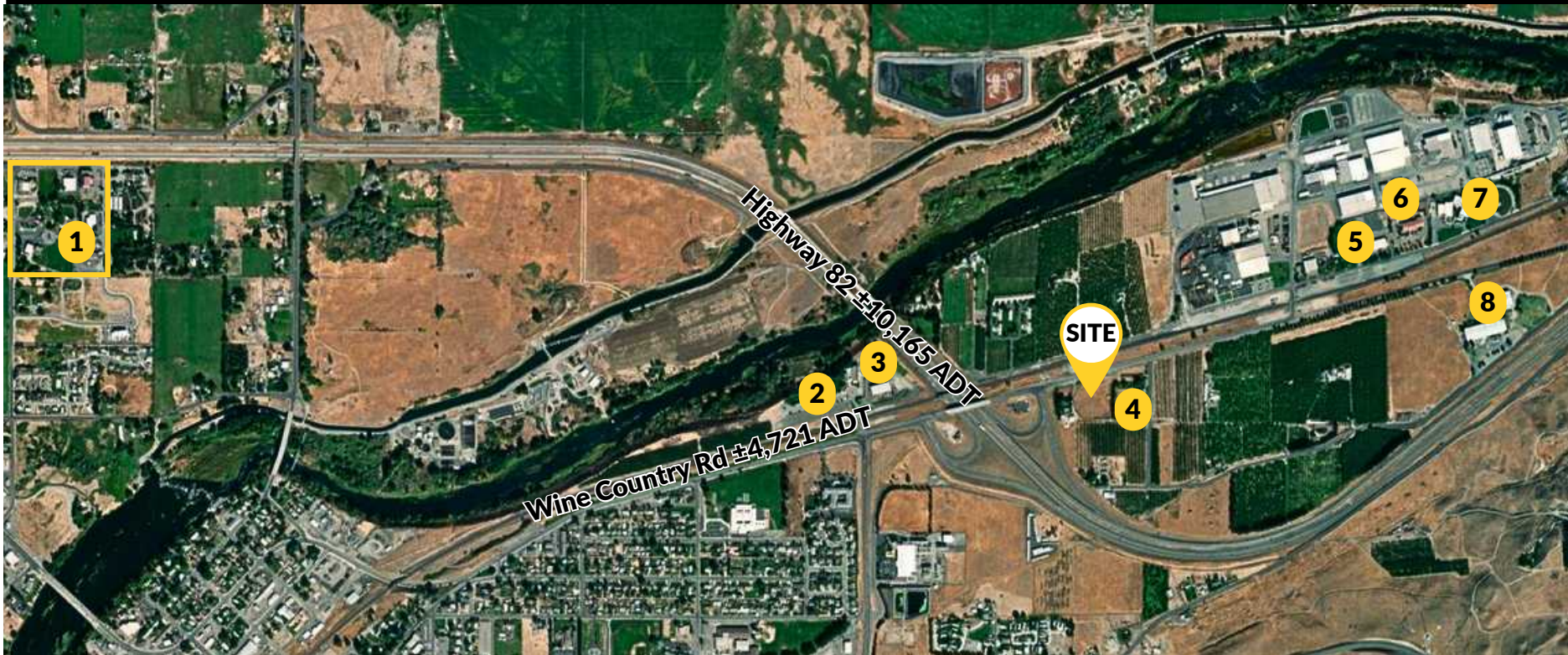
Tri Cities, WA | ±26 Minutes, ±28 Miles

SOUTH

Pendleton, OR | ±1 Hour 23 Minutes, ±81 Miles

WEST

Portland, OR | ±3 Hour 12 Minutes, ±198 Miles



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|------------------------------------|-----------------------------------|-----------------------------------|------------------------|
| 1 Vintners Village | 2 Tirriddis Sparkling Wine | 3 Desert Wind Winery & Inn | 4 Chinook Wines |
| 5 Alexandria Nicole Cellars | 6 Kestrel Vintners | 7 Mercer Wine Estates | 8 Hogue Cellars |

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