



PUBLISHED RESERVE: \$195,000

LAST ASKING: \$499,000

SIZE: 28.38± Acres

ZONING: Commercial Tourism

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 28.38± acre commercial development site is located in the town of Zillah, in the Yakima Valley, 19 miles east of the city of Yakima. I-82, the main traffic route through Central Washington, south to Tri-Cities and into Eastern Oregon, passes in front of the property and has excellent highway visibility. A Comfort Inn is located at 907 Vintage Valley Parkway. Access to the property is from the end of the Vintage Valley Parkway, just a short distance from the Meyers Road full interchange on I-82. A portion of the property, estimated at 8 acres, has been identified as either rural wetlands or potential wetlands. Questions regarding the impact of these designations should be directed to the City of Zillah. The Commercial Tourism zoning designation is intended to provide for uses that offer accommodations, supplies, services or recreation opportunities for the traveling public. Zillah is located in the heart of the Yakima Wine Appellation, which produces over 40% of the State of Washington wine. The small community of Zillah is home to over fifteen wineries. The property has access to City of Zillah water and sewer. Power, phone and natural gas are all available. Zillah Lakes, a new master plan residential community, is nearby.



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

LOCATION: 1007 Vintage Valley Parkway, Yakima County, Tax Parcel Number 201126-31400

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, MAY 15, 2013