

**FOR SALE \$4,888,512**

the  
**TERRACES**  
at queensgate south

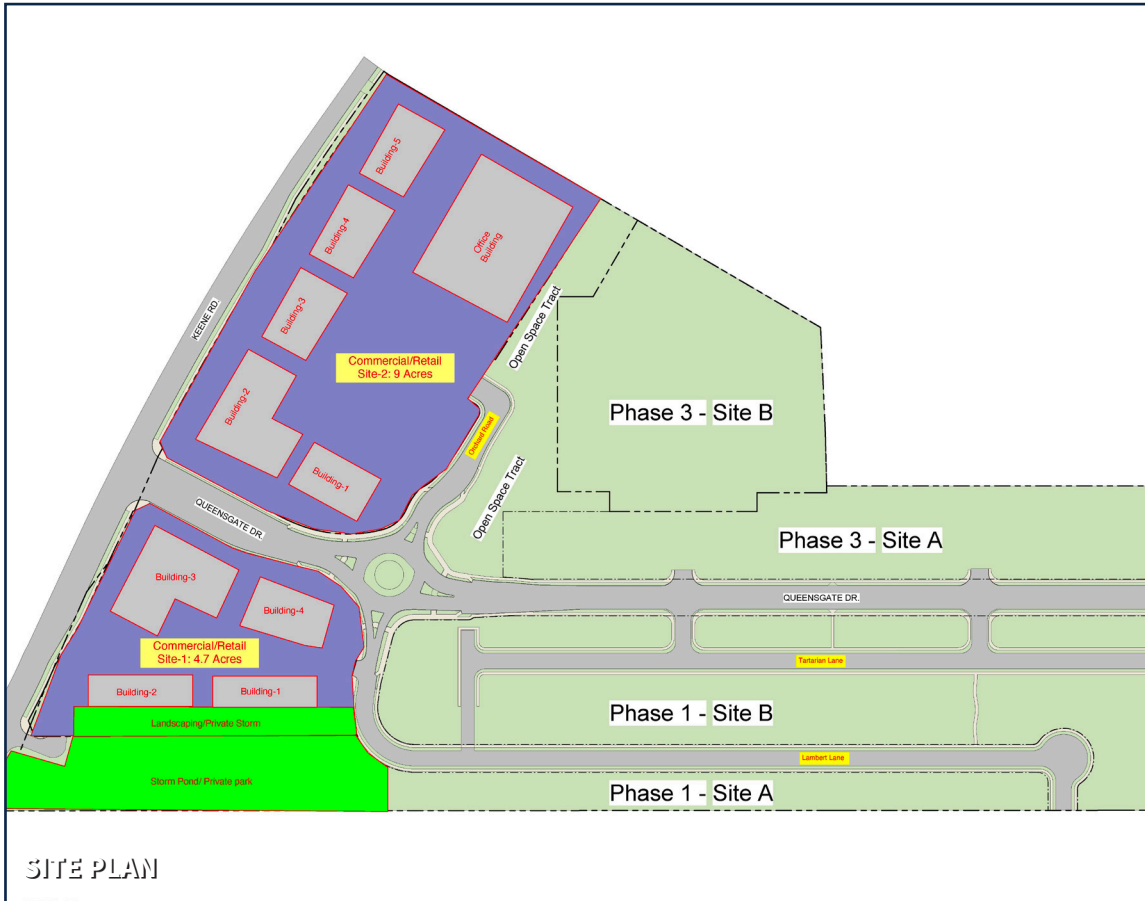


**PHASE-1 READY FOR COMMERCIAL/RETAIL USE!**

An expansive future ecosystem, combining residential, multi-family, retail, and lodging, offers a lucrative investment opportunity. With ambitious plans awaiting implementation, this plan is going to bring many assets to the community, along with bringing current community members together in the ever expanding Tri-Cities area . This is a great opportunity for an owner/investor to participate in. *MLS#267759*

- 4.7 acres
- All utilities to site
- Finishing access included
- Limitless Potential

# WHAT TO EXPECT

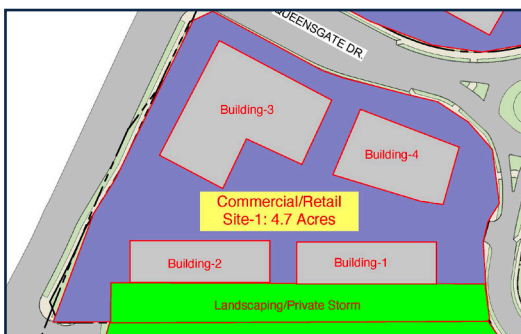


SITE PLAN



## ABOUT:

- Multi-phase development
- First commercial/retail opportunity
- Thru traffic access
- Great future for tenant/owner
- Connectivity to I-182



Developing 89  
Townhomes, and 19  
Single-Family homes.

# THE SITE



# THE AREA/ DEMOGRAPHICS

MAP AREA

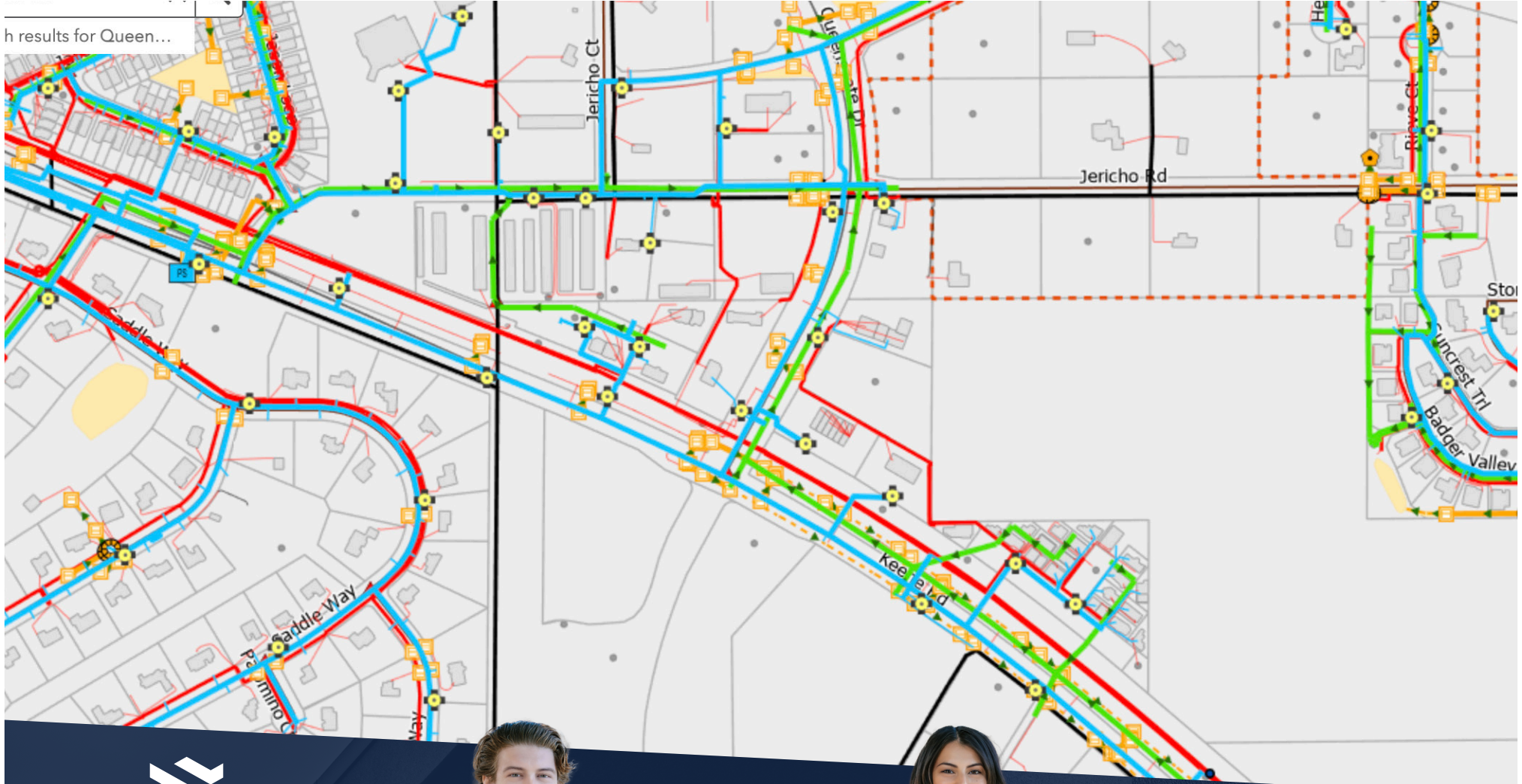


TRAFFIC COUNTS	
AVERAGE DAILY TRAFFIC W QUEENSGATE	17,501
AVERAGE DAILY TRAFFIC E QUEENSGATE	24,447

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,592	44,641	101,424
AVG. HOUSEHOLD INCOME	\$186,467	\$138,000	\$133,008



# INFRASTRUCTURE



**STRICKER**  
CRE.



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