

# Parcels for Sale The Willows

## Urban Mixed-Use Waterfront Development

The Willows is a perfect place for residential and commercial builds with areas that could accommodate restaurants, cafes, shops, art studios, a day spa, a hotel, or other complementary enterprises.

The site is in historic downtown Kennewick between Highway 395 and State Route 397. Kennewick is part of the Tri-Cities (Kennewick, Pasco, Richland) in southeastern Washington – the fourth largest metropolitan statistical area in the state, with a population of more than 300,000.



**TERMS: \$7.50 per square foot | Project subject to approval by Port of Kennewick**

### Space Highlights:

- 3.97 developable acres (PTN: 1-319-0303-0001-003)
- Located in a federally designated Opportunity Zone
- Near the entrance of Clover Island
- Close to Columbia Gardens Wine & Artisan Village
- Property overlooks a nature pond with abundant wildlife
- Adjacent to a paved pathway and Columbia River waterfront
- Pathway connects with the Clover Island Riverwalk and 23-mile regional Sacagawea Heritage Trail
- Views of the Cable Bridge to the east and sunsets to the west
- Pedestrian-friendly, walkable, destination development
- High-volume traffic counts on the adjacent Columbia Drive
- Quick access to U.S. 395 and State Routes 240 and 397



PORT of  
**KENNEWICK**

**For more information or a tour contact:**  
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