



Moses Lake Development Site

44-acre site in Moses Lake, Washington



Jones Lang LaSalle Americas, Inc.

The offering

JLL has been retained for the sale of a 44-acre development site in Moses Lake, Washington ("Property" or "Site"). The Property is ideally located in one of Moses Lake's primarily retail corridors, between Highway 17 and Central Drive, and is anchored by Home Depot.

The site consists of three contiguous parcels that can be purchased either together or separately. Zoned C2 - General Commercial, allowable future uses include retail, storage, industrial and manufacturing. Multifamily residential development is allowed by conditional use permit.

Investment highlights

- ✓ Seller Financing Available
- ✓ Opportunity to Add Scale in a Growing Market
- ✓ Numerous Development Options
- ✓ Level Topography
- ✓ All Utilities Installed



Parcels (Grant County)

102100002

668,646 SF | 15.35 acres

102114000

1,088,128 SF | 24.98 acres

102100001

163,785 SF | 3.76 acres



Site Size

1,920,559 SF | 44.09 acres



Zoning

C2 – General Commercial
(Multifamily Development Allowed
Under Conditional Use Permit)



Utilities

Water, sewer, electrical, phone, cable



**Moses Lake
Development Site**

Parcel
102100001

Parcel
102100002

Parcel
102114000



**Paul Lauzier
Athletic Complex**
34 acres, baseball/softball,
basketball, soccer

N GRAPE DR

W VALLEY RD

N STRATFORD DR

Allowed development uses

RETAIL	
Retail uses (other than those listed below)	Allowed
Food stores	Allowed
Eating and drinking places	Allowed
Drinking places	Allowed
Open sales lots in conjunction with the principal use which must be in an enclosed adjoining building	Allowed
Daily outdoor merchandise display	Allowed
Sidewalk sales	Allowed
Christmas tree sales, nonprofit organization sales or activities associated with a seasonal event	Allowed
Vehicle sales lot	Allowed
Gasoline stations	Allowed
Drive thru for a permitted use	Allowed
WHOLESALE	
Wholesale use as an accessory use to a permitted retail use	Allowed
Wholesale use when not associated with a retail use	Allowed
SERVICES	
Service uses (other than those listed below)	Allowed
Professional offices, other than medical/dental/psychiatric	Allowed
Medical/dental/psychiatric office or clinic	Allowed
Hospitals	Allowed by Conditional Use Permit
Clubs, lodges, assembly halls	Allowed
Lodging and assembly	Allowed
Recreational vehicle parks	Allowed by Conditional Use Permit
Banking and financial services	Allowed
Repair and maintenance, including vehicles and appliances	Allowed
Child care, day care	Allowed
Veterinarian, small animals (pets)	Allowed by Conditional Use Permit
Veterinarian, large animals (livestock)	Not Allowed
Animal boarding	Allowed by Conditional Use Permit
Drive thru for a permitted use	Allowed
Adult entertainment facilities	Allowed
Cultural, recreational, and entertainment uses	Allowed
Cryptocurrency mining	Not Allowed
Data centers/server farms	Not Allowed

TRANSPORTATION, COMMUNICATION, AND UTILITIES

Wireless communication facilities,	Allowed
Local utilities, below ground	Allowed
Local utilities, above ground	Allowed by Conditional Use Permit
Regional utilities	Allowed by Conditional Use Permit
Private or public passenger transportation systems	Allowed
Airports, landing strips, and air transportation facilities	Allowed by Conditional Use Permit
Heliports	Allowed by Conditional Use Permit

INDUSTRIAL AND STORAGE

On-site hazardous waste treatment and storage facilities	Allowed by Conditional Use Permit
Off-site hazardous waste treatment and storage facilities	Not Allowed
Wrecking yards, salvage yards, or junk yards	Not Allowed
Light manufacturing when subordinate to a retail sales outlet and contained in a building	Allowed
Storage, warehousing, and distribution, not associated with a retail business	Allowed
Construction site storage in sea-going containers or semi-trailers	Allowed
Permanent storage in cargo container	Allowed by Conditional Use Permit
Temporary storage in cargo container	Allowed by Conditional Use Permit
Outside storage in conjunction with a principal use which is in an enclosed adjoining building	Allowed

PUBLIC AND INSTITUTIONAL

Park, playground, athletic field, other noncommercial recreation	Allowed
Outdoor recreational, entertainment, or amusement facilities	Allowed
Festivals or other outdoor celebrations	Allowed
Municipal facilities, including emergency services buildings	Allowed by Conditional Use Permit
Schools, public and private	Allowed by Conditional Use Permit
Churches	Allowed
Libraries	Allowed

RESIDENTIAL

Manufactured or mobile home park	Not Allowed
Occupancy of trailers or recreational vehicles (except in an RV park)	Not Allowed
Residential use in conjunction with a commercial structure	Allowed by Conditional Use Permit
Multi-family residential use, not in conjunction with a commercial structure	Allowed by Conditional Use Permit
Assisted living facility	Allowed by Conditional Use Permit
Adult family home in an existing residence	Allowed
Family day care home in an existing residence	Allowed
Residential uses in a basement or upper story	Allowed

MISCELLANEOUS

Accessory use appurtenant to any primary use and not otherwise prohibited	Allowed
Removal of soil or other natural materials for the purpose of sale or use as fill material	Not Allowed
Keeping of livestock, poultry, rabbits, or bees	Not Allowed

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