



DEVELOPMENT OPPORTUNITY AUCTION

80± ACRES | PASCO, WA
AUGUST 19, 2026

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01.

THE OPPORTUNITY

80± ACRES | 4 TRACTS | R-1 RESIDENTIAL | CITY OF PASCO

PASCO, WASHINGTON



PROPERTY OVERVIEW

- Tract 1 | 20.83 Acres
Parcel #114330319
- Tract 2 | 20.39 Acres
Parcel #114330318
- Tract 3 | 21.69 Acres
Parcel #114330317
- Tract 4 | 20.86 Acres
Parcel #114330036
- Zoned R-1 (Residential)
- City of Pasco Utilities
- Excellent Access from
Clark Road & Road 68



02.

WHY PASCO?

A GROWING COMMUNITY.
A STRONG FUTURE.



82,000+

CURRENT POPULATION



7%+

POPULATION GROWTH
SINCE THE YEAR 2020



TOP 10

FASTEST GROWING CITIES
IN WASHINGTON



STRONG ECONOMY

AGRICULTURE, MANUFACTURING,
LOGISTICS, HEALTHCARE & MORE



HIGH OCCUPANCY

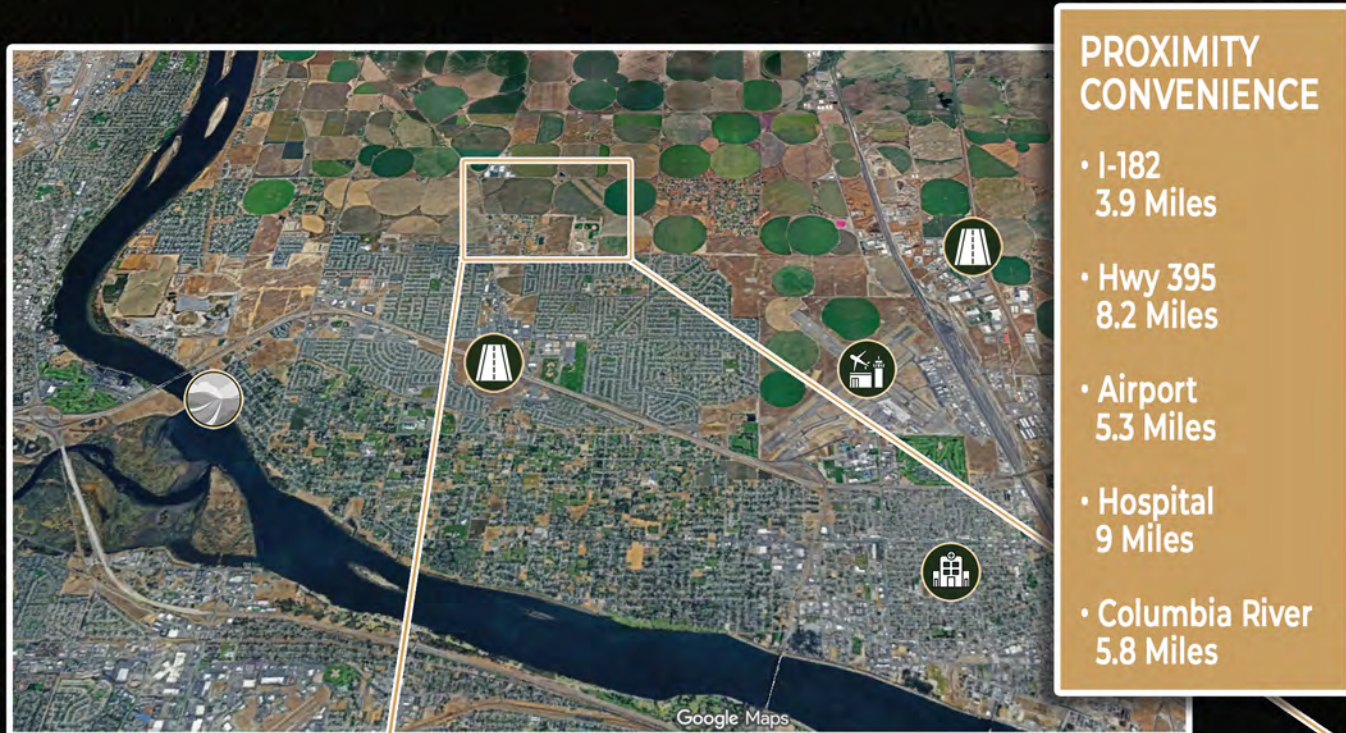
PASCO HOUSEHOLD SIZE
AVERAGES 3.19 PERSONS PER
HOUSEHOLD WITH OWNER
OCCUPANCY AT 70.9%



03.

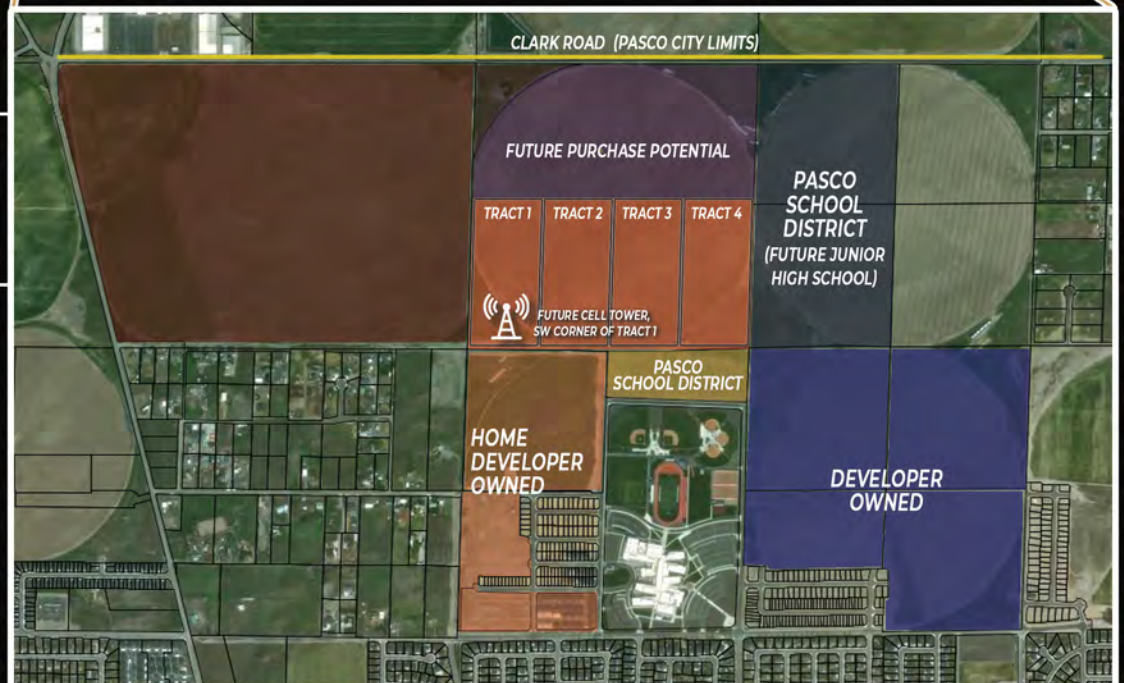
STRATEGIC POSITIONING

SURROUNDED BY GROWTH



PRIME NORTH PASCO GROWTH CORRIDOR

Directly north
of new Sageview
High School and
west of proposed
middle school



04.

DEVELOPMENT POTENTIAL

BUILT FOR THE FUTURE

Pasco's Comprehensive Plan says it guides decisions on rapid population growth, housing needs, transportation, land use, economic opportunities and capital investments.



CITY & COUNTY CONTACTS

for information on building permits, fees and all applicable development requirements.

Finance Department

Kevin Hebdon,
Finance Director
509.545.3532

Planning Department

Daniel Leavitt,
Senior Planner
509.905.2687

Franklin County Assessor

Sheree Rabideau,
Real Estate Appraiser
509.545.3506

Community & Econ. Dvlp

Craig Raymond,
Deputy Director
509.545.3451

Public Works Department

Maria Laura Serra,
Public Works Director
509.544.4125



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05.

AUCTION PROCESS

SIMPLE. TRANSPARENT. PROVEN.



1. REGISTER

Create an account at BookerAuction.com and complete the registration process.



2. QUALIFY

All bidders must be prequalified. A \$25,000 cashier's check made payable to Chicago Title Company is required per tract along with a bank letter of credit or proof of funds.



3. PREVIEW

The property is open and available for inspection.



4. MULTI-PARCEL

Bidders may bid on individual tracts or combinations of tracts through our online, competitive, multi-parcel auction.



5. CLOSE

Successful bidders will be contacted immediately following the auction.

AT A GLANCE



AUCTION DATE

Tuesday,
August 19, 2026



ONLINE AUCTION

Bidding takes place exclusively online at BookerAuction.com.



BROKER CO-OP

Broker participation available. Contact us to qualify your bidder.



SELLING BROKER

Western Real Estate
Auctions LLC
Merle Booker, #8875

FOR COMPLETE SALES TERMS AND CONDITIONS, VISIT BOOKERAUCTION.COM OR CALL 509.297.9292.

UPCOMING AUCTIONS

MARK YOUR CALENDARS



SEPTEMBER 10, 2026

**RHOADES FARMS
RETIREMENT AUCTION**

- CENTERVILLE, WA -



SEPTEMBER 22, 2026

**THE ESTATE OF CRAIG KELSEY
FARM EQUIPMENT AUCTION**

- LIND, WA -



SEPTEMBER 29, 2026

**ANNUAL SEPTEMBER FARM
AND MACHINERY AUCTION**

- ELTOPIA, WA -



OCTOBER 2026

**THE RETIREMENT AUCTION OF
GARTH & SUSAN MULKEY**

- MONMOUTH, OR -



B

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