

**Prime Development land in the UGB**  
1111 Roza Drive  
Zillah, WA 98953

**\$990,900**  
30± Acres  
Yakima County



**MORE INFO ONLINE:**

**<https://www.landleader.com/brokerage-and-wildlife-llc>**



**Prime Development land in the UGB**  
**Zillah, WA / Yakima County**

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**SUMMARY**

**Address**

1111 Roza Drive

**City, State Zip**

Zillah, WA 98953

**County**

Yakima County

**Type**

Residential Property, Undeveloped Land, Farms, Lot, Business Opportunity

**Latitude / Longitude**

46.41587 / -120.258422

**Taxes (Annually)**

2811

**Dwelling Square Feet**

1200

**Acreage**

30

**Price**

\$990,900

**Property Website**

<https://www.landleader.com/property/prime-development-land-in-the-ugb-yakima-washington/37928>



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**PROPERTY DESCRIPTION**

30 +/- Acres of prime development property on the north side of Zillah! Proposed to have 3 access points to the parcel. Formerly a farm/orchard, this property has undulations that make it prime for custom development. City services are about 1/4 mile away with city agreement to allow extension and connection to this property. SVID will share in the burying of the pipeline (Developer buys the materials, SVID does the installation). Potential to get 70--75 residential lots in this parcel. City of Zillah is anxious to gain the newer subdivision. Neighbor adjacent on the north side of driveway has agreed to sell a 20-ft strip of his land to make access from Roza Dr. wide enough for city requirements. Zillah sits in the Yakima Valley between Yakima and the Tri-Cities along I-82 Highway. It is a historical fruiting/farming community with country living close to town.



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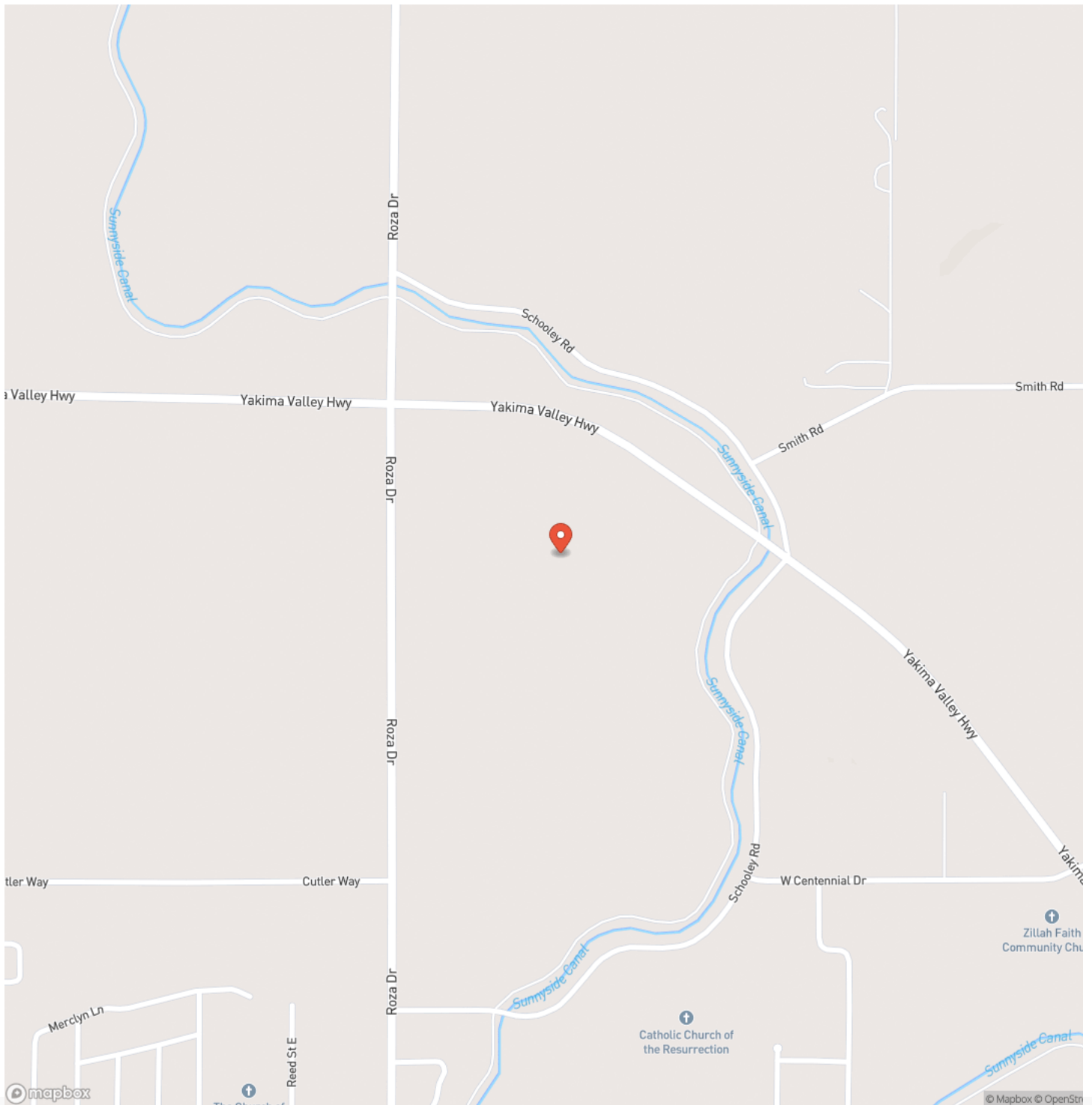


**MORE INFO ONLINE:**

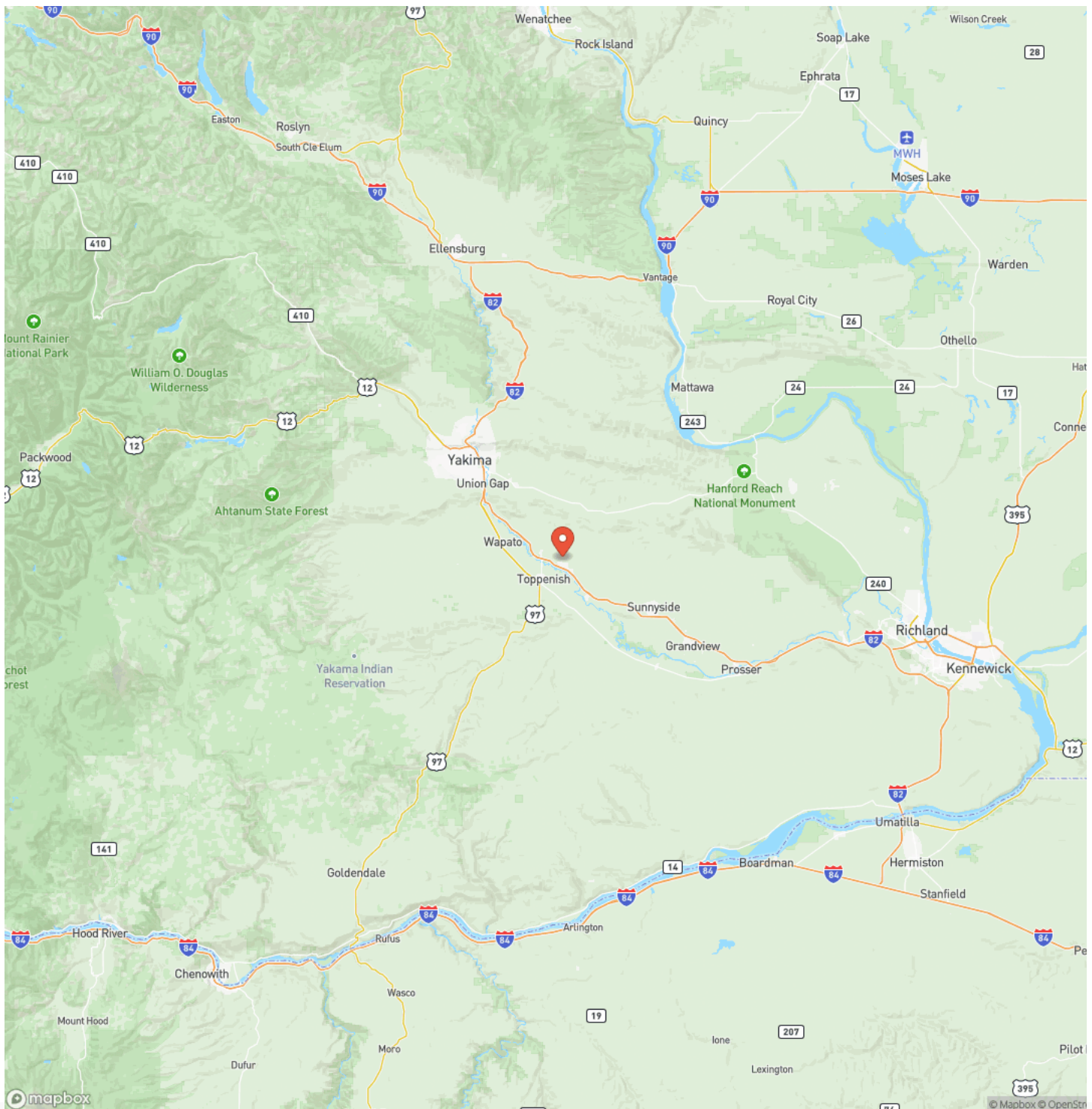
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## Locator Map



## Locator Map





## Satellite Map



## Prime Development land in the UGB Zillah, WA / Yakima County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Rodney McConnell

## Mobile

(509) 222-9720

## Email

rodney@landandwildlife.com

**Address**

1816 N. 20th Ave.

## City / State / Zip

Pasco, WA 99301

## NOTES



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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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