

2805 NW 309TH STREET

Ridgefield, WA 98642

NW 31st Ave

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NW Paradise Park Rd

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For More Information, Contact:

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FOR SALE

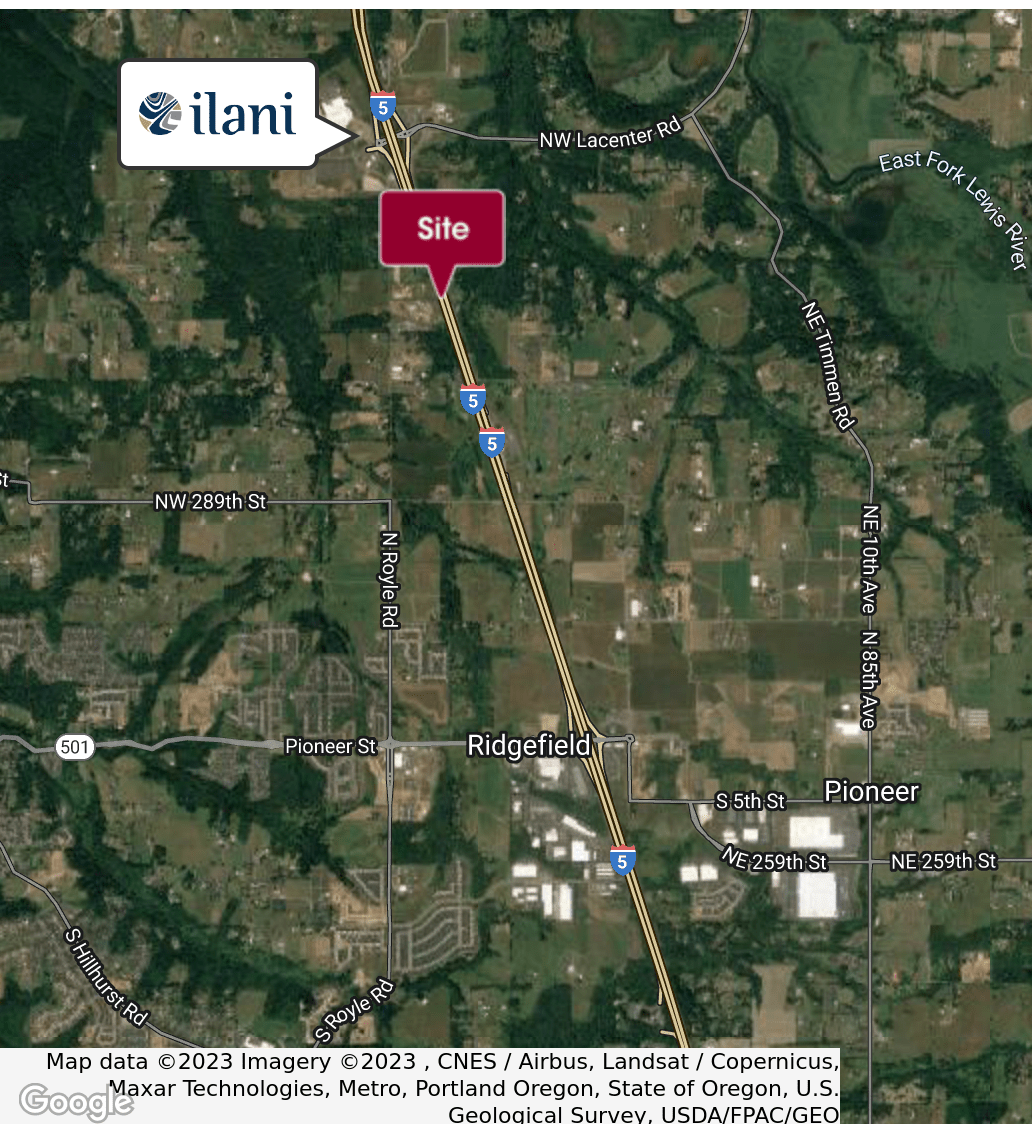
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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

2805 NW 309th Street, Ridgefield, WA 98642



PROPERTY DESCRIPTION

Approximately 16-acres, this property is adjacent to I-5 just south of Ilani Casino and development. Current zoning is AG-20 in Clark County, adjacent to the existing La Center City boundary. Great opportunity for an investor to capitalize on interim use potential with large upside once urban services are available.

PROPERTY HIGHLIGHTS

- Small mapped wetland
- I-5 frontage

OFFERING SUMMARY

| | |
|-------------|-------------|
| Sale Price: | \$6,100,000 |
| Lot Size: | 16 Acres |
| Zoning: | AG-20 |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 153 | 5,587 | 40,372 |
| Total Population | 384 | 15,549 | 110,605 |
| Average HH Income | \$74,455 | \$85,294 | \$80,400 |

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