

## LAND FOR SALE

# CAMAS 41.6 ACRES

Parcels 177458000 & 177483000, Camas, WA 98607



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,986,000
<b>LOT SIZES:</b>	20.77A & 20.83A
<b>ZONING:</b>	BP - UH-20
<b>MARKET:</b>	East Vancouver
<b>SUBMARKET:</b>	Grass Valley
<b>PRICE / SF:</b>	\$2.20

### PROPERTY OVERVIEW

41.6 Acres on 2 Parcels located in the path of progress in West Camas. The parcels are currently zoned Business Park (BP) under the Urban Holding 20 (UH-20) Overlay and in the Camas Urban Growth Area. Expected to be annexed into the City of Camas with development. West parcel is 20.77 Acres (\$1,990,000), East Parcel is 20.83 Acres (\$1,996,000) - Separate Sellers.

### PROPERTY HIGHLIGHTS

- Level Parcels with multiple points of Access (Buyer to verify)
- 38th Avenue is high traffic connection between E Vancouver and Camas
- Wetlands Likely (Buyer to verify)
- Multiple New Developments surrounding the Property

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,658	44,472	237,873
Total Population	4,388	122,537	639,923
Average HH Income	\$102,646	\$80,858	\$63,297

**KW COMMERCIAL**  
2211 E Mill Plain Blvd  
Vancouver, WA 98661

**TREVOR SOSKY**  
Managing Broker  
O: 360.816.9651  
C: 360.798.1413  
trevor@kwcommercial.com  
WA #25176

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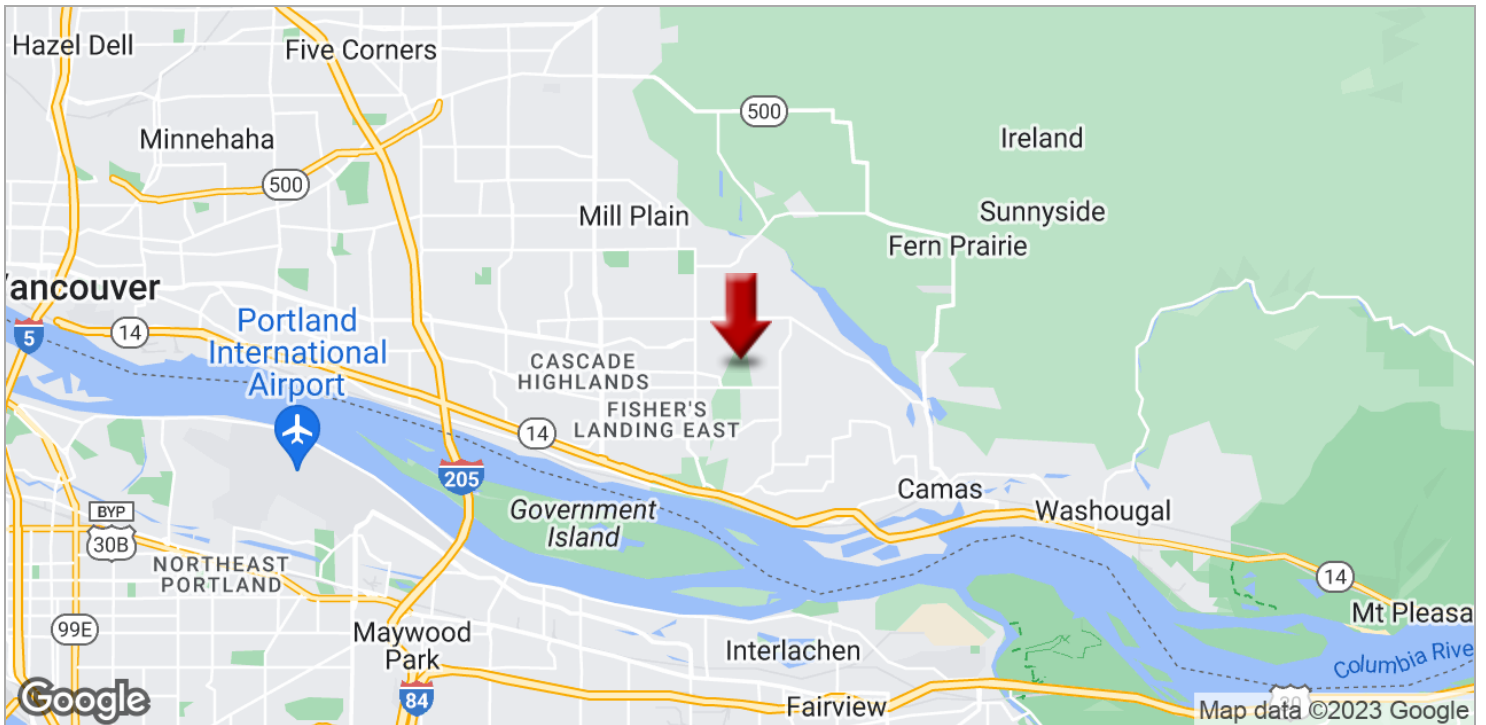
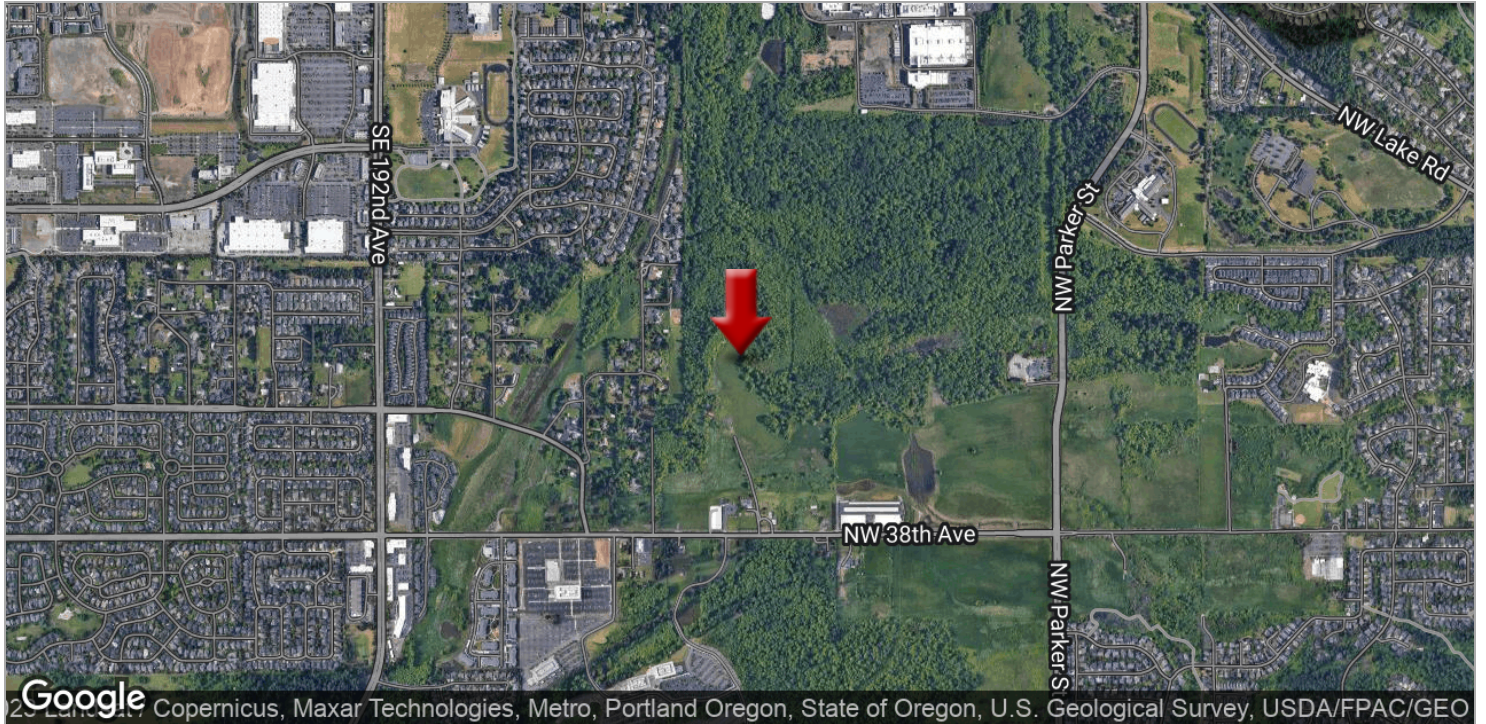
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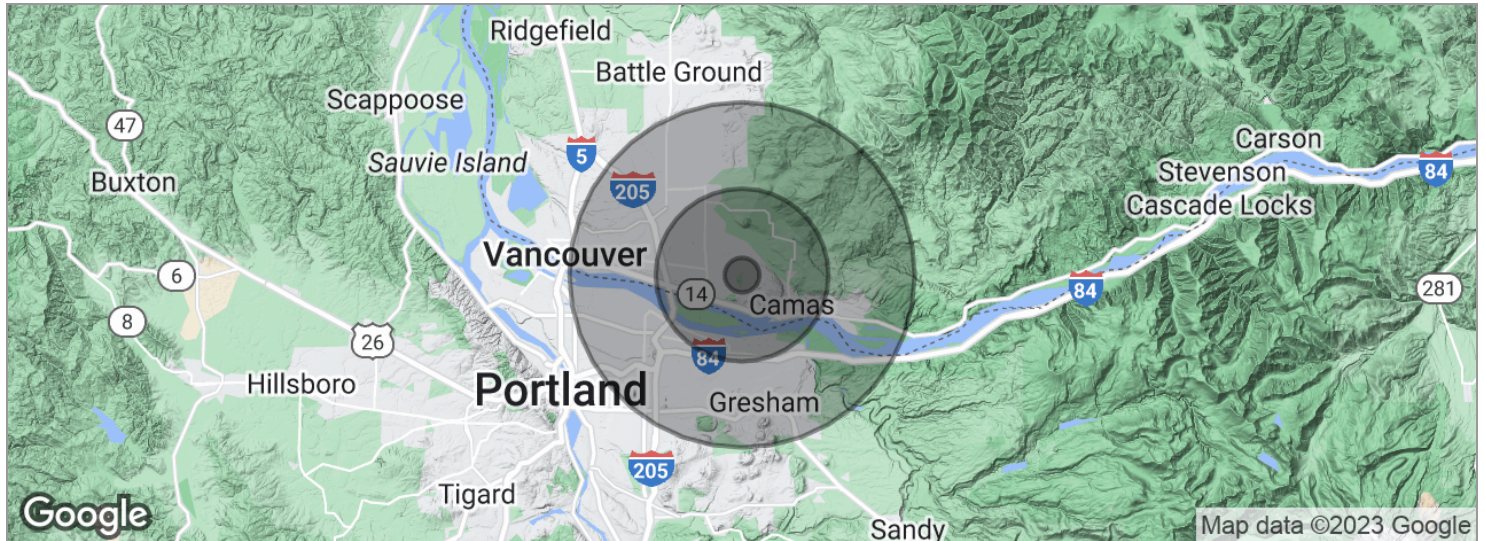
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,388	122,537	639,923
Median age	36.7	37.6	35.6
Median age (male)	35.9	36.4	34.9
Median age (Female)	38.5	38.9	36.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,658	44,472	237,873
# of persons per HH	2.6	2.8	2.7
Average HH income	\$102,646	\$80,858	\$63,297
Average house value	\$560,897	\$339,275	\$267,004

\* Demographic data derived from 2020 ACS - US Census

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