



**PRIME LAND
DEVELOPMENT
FOR SALE**

9565 S Old Pacific Hwy
Woodland, WA 98674

\$6,425,000



Chris Roewe
Partner/Broker
C. 360.556.5101
chrisroewe@hotmail.com

Lindsay Johnson
Licensed Assistant
360.501.5500
lindsay@woodfordcre.com



PROPERTY FEATURES

RETAIL PRICE \$6,425,000

LAND SIZE 21.51 Acres Total | 936,976 SF
19.94 Acres Usable Land | 868,586 SF
1.57 Acres Wetland | 68,389 SF

PARCELS 50714 | 111,514 SF
50730 | 212,137 SF
50729 | 577,606 SF
50680023 | 35,719 SF

ZONED LI | LIGHT INDUSTRIAL: 2.56 ACRES
HC | HIGHWAY COMMERCIAL: 18.95 ACRES

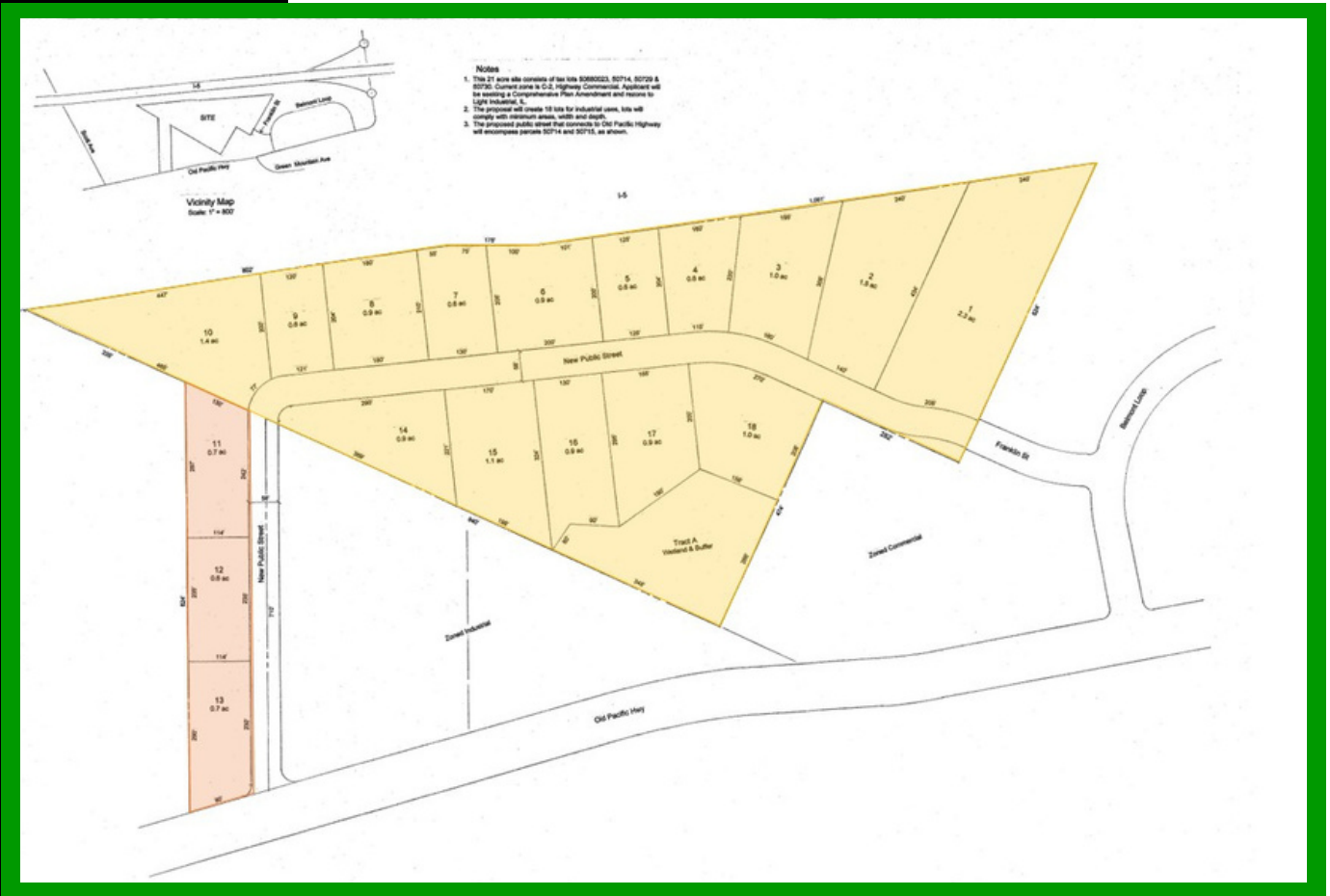
DEMOGRAPHICS (2022) POPULATION: 6,523
MEDIAN HOUSEHOLD INCOME: \$78,870

TRAVEL TIMES PORTLAND: 30.8 MILES - 45 MIN
VANCOUVER: 22.0 MILES - 25 MIN
LONGVIEW: 19.8 MILES - 24 MIN
CHEHALIS: 57.1 MILES - 53 MIN
TACOMA: 114 MILES - 1 HR 45 MIN
SEATTLE: 144 MILES - 2 HR 17 MINUTES

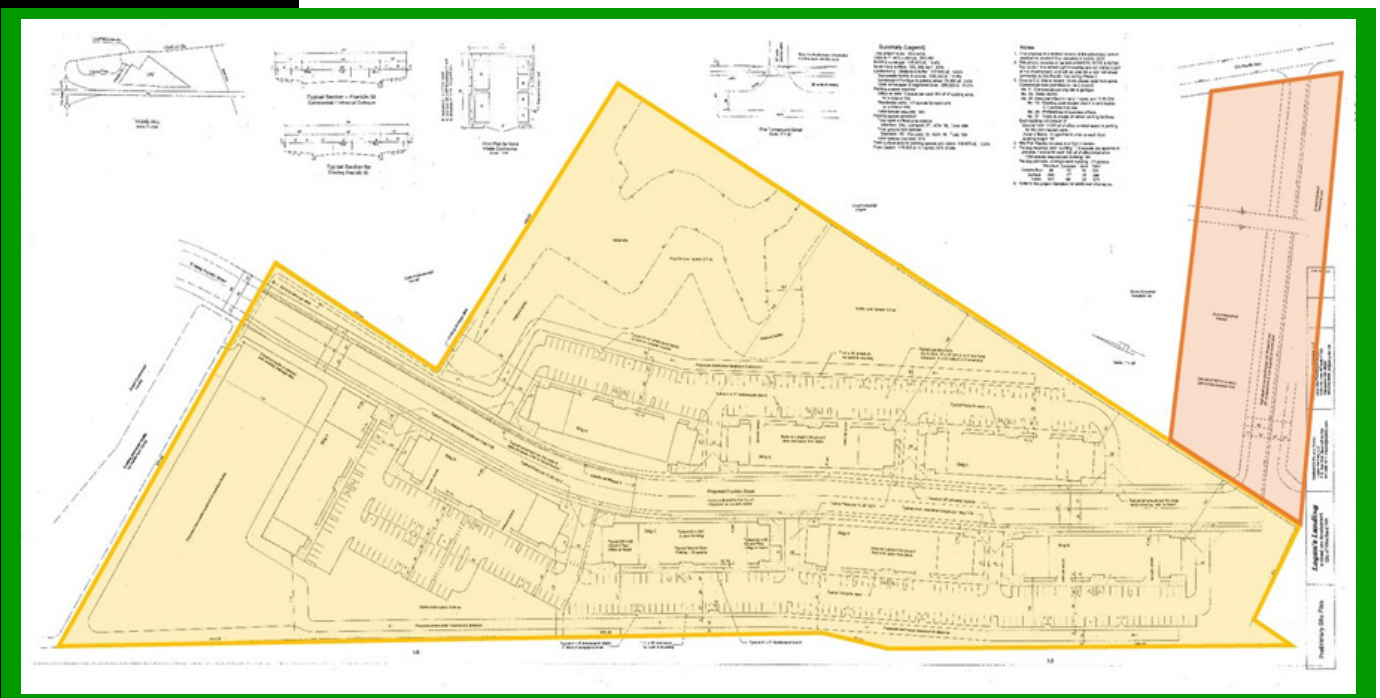
Rare opportunity in one of the largest development properties along the I-5 off exit 22 in Woodland. The Woodland market is the next opportunity north of Clark County to have significant commercial development. This site is 21.51 acres of land spread over 4 parcels, with approx. 19.94 acres of usable land and 1.57 acres of wetlands. The land is dual zoned with 18.95 acres zoned highway commercial (HC) and 2.56 acres zones light industrial (LI). Multiple uses allowed within this zoning. Prior work on file includes a traffic study, wetland delineation, commercial subdivision and mixed use site plans. Call today for more information or to schedule your tour.



COMMERCIAL SUBDIVISION CONCEPTUAL SITE PLANS



MIXED-USE CONCEPTUAL SITE PLAN



WETLAND DELINEATION | 02.24.2022





Woodford

Commercial Real Estate



woodfordre.com



chrisroewe@hotmail.com



(360) 501-5500



208 Vine St, Kelso WA 98626

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