

FOR SALE

PRIME REDEVELOPMENT OPPORTUNITY

1511 SE Eaton Blvd | Battle Ground, WA 98604



14050 SW Pacific Hwy, Suite 212A, Tigard, OR
503.367.0516 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- 3.89 acre parcel
- Redevelopment opportunity in a high-demand industrial area
- Zoned ML/Light Industrial
- No CC&Rs to contend with
- 1,500 SF ranch style home on site with a garage and covered storage
- Easy access to major transportation routes
- Sale price: \$1.3M



FOR MORE INFORMATION:

Steve Hunker, Vice President/Broker
steve@fg-cre.com

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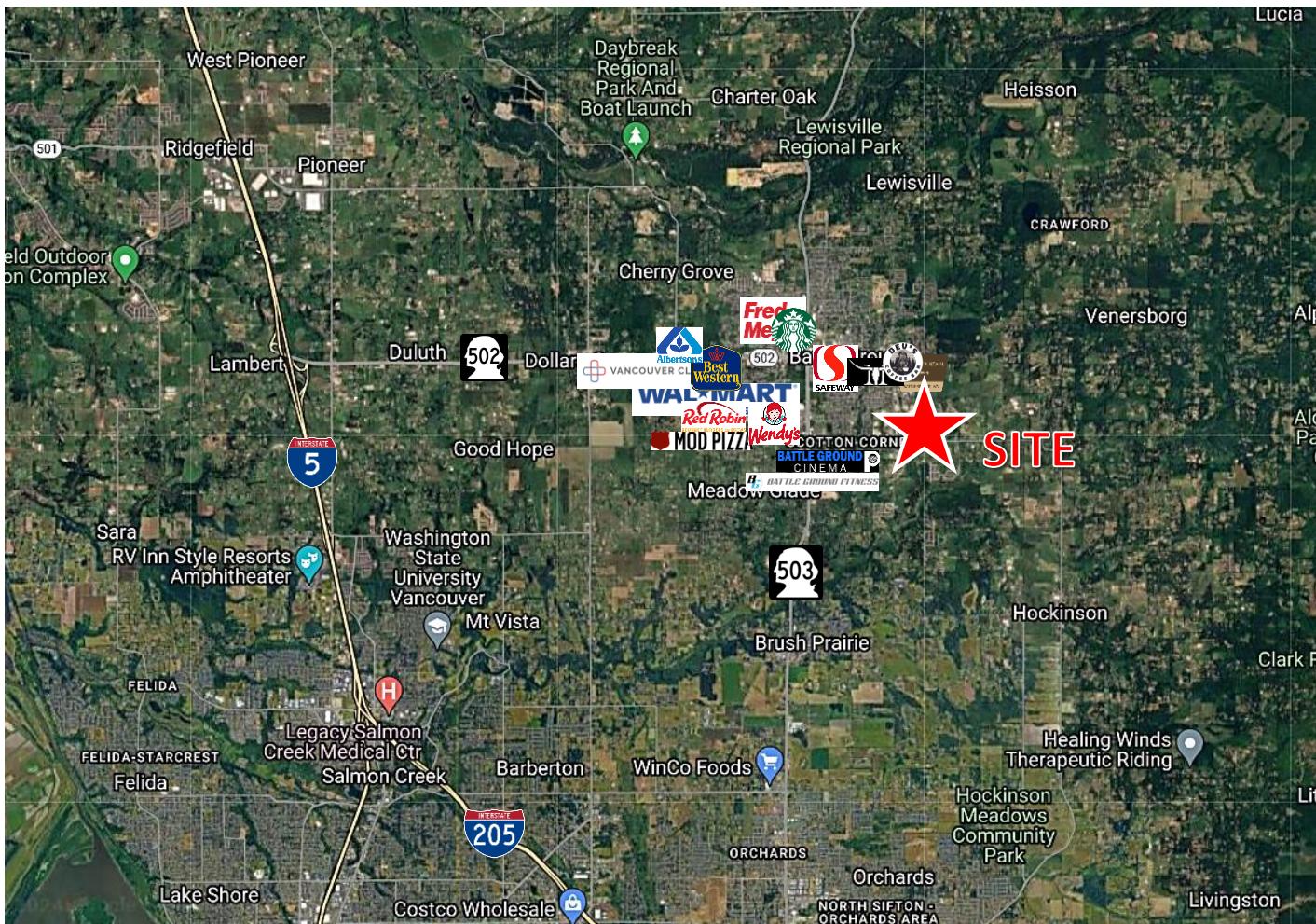
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	5,518	31,122	55,782
2028 Projected Population	5,817	32,616	59,146
Est. Average Household Income	\$104,465	\$107,172	\$112,869
Est. Total Businesses	148	1,095	1,491
Est. Total Employees	1,752	7,724	10,153

- 9 miles from I-5
- 11 miles to Ridgefield
- 17 miles to Vancouver
- 27 miles to Portland
- 18 miles to PDX
- 18 miles to Camas