

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

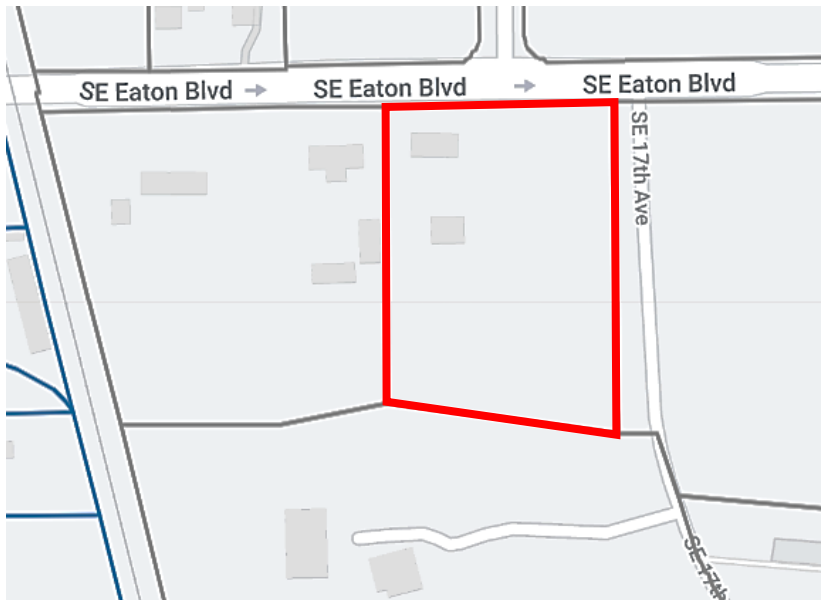
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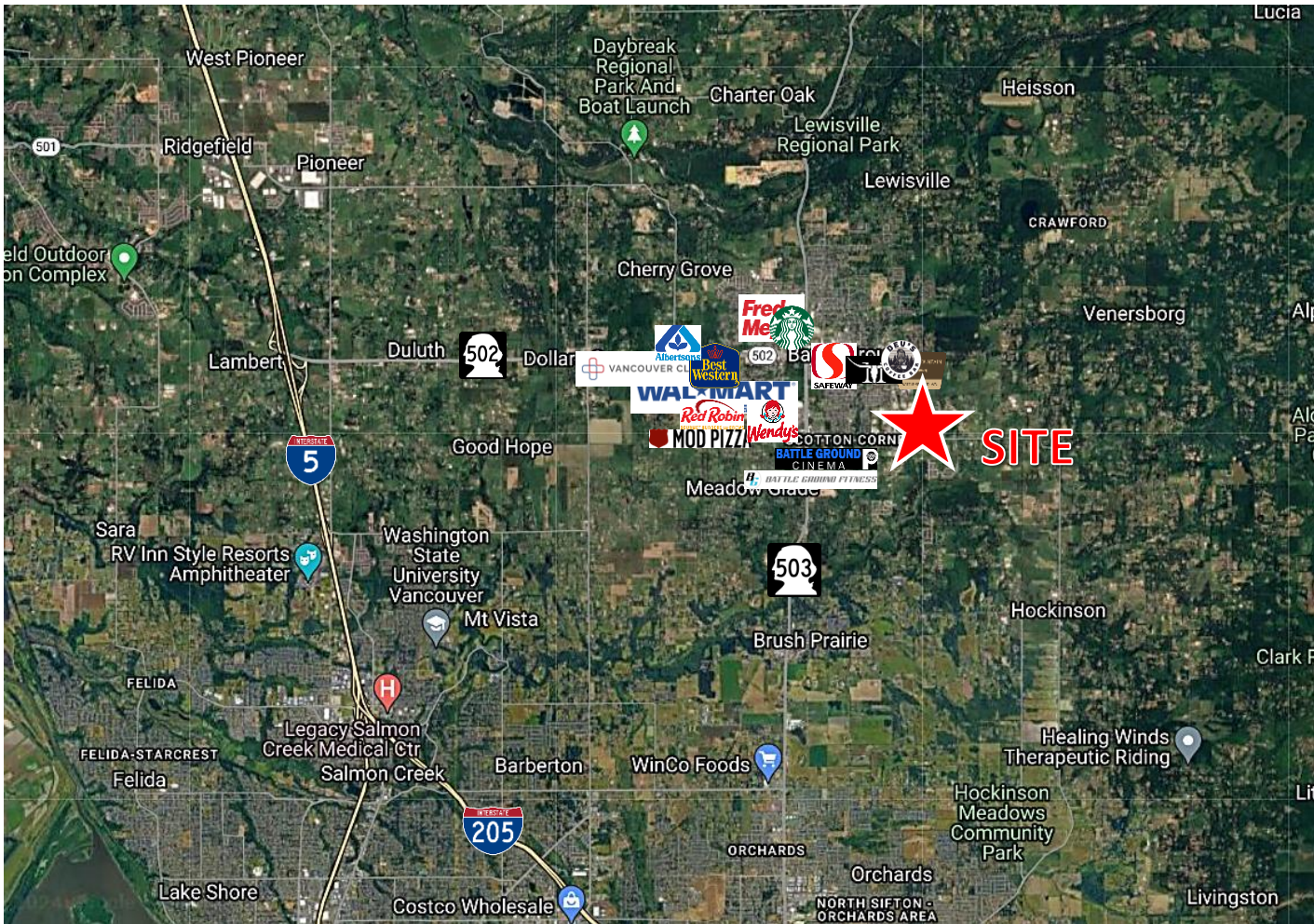
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2023 DEMOGRAPHICS

	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

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.