

► FOR SALE ◀

# COMMERCIAL LAND DEVELOPMENT

WOODLAND, WA



## ADDRESS

1498 Dike Access Rd, Woodland, WA

## AVAILABLE

- Lot 2: .96 Acres  
(property is subject to Walmart restrictions)

## PRICE

\$950,000

## HIGHLIGHTS

- Location offers great visibility from I-5 as well as easy access to and from I-5 via exit 22.
- Surrounded by many amenities from the adjacent shopping center anchored by Walmart, with services including food, gas, banking, mobile, and tire and automotive.
- Property is zoned C-2, Highway Commercial.

## TRAFFIC COUNTS

I-5 @ Dike Access Road – 6,171 ADT ('25)  
I-5 – 73,499 ADT ('25)



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

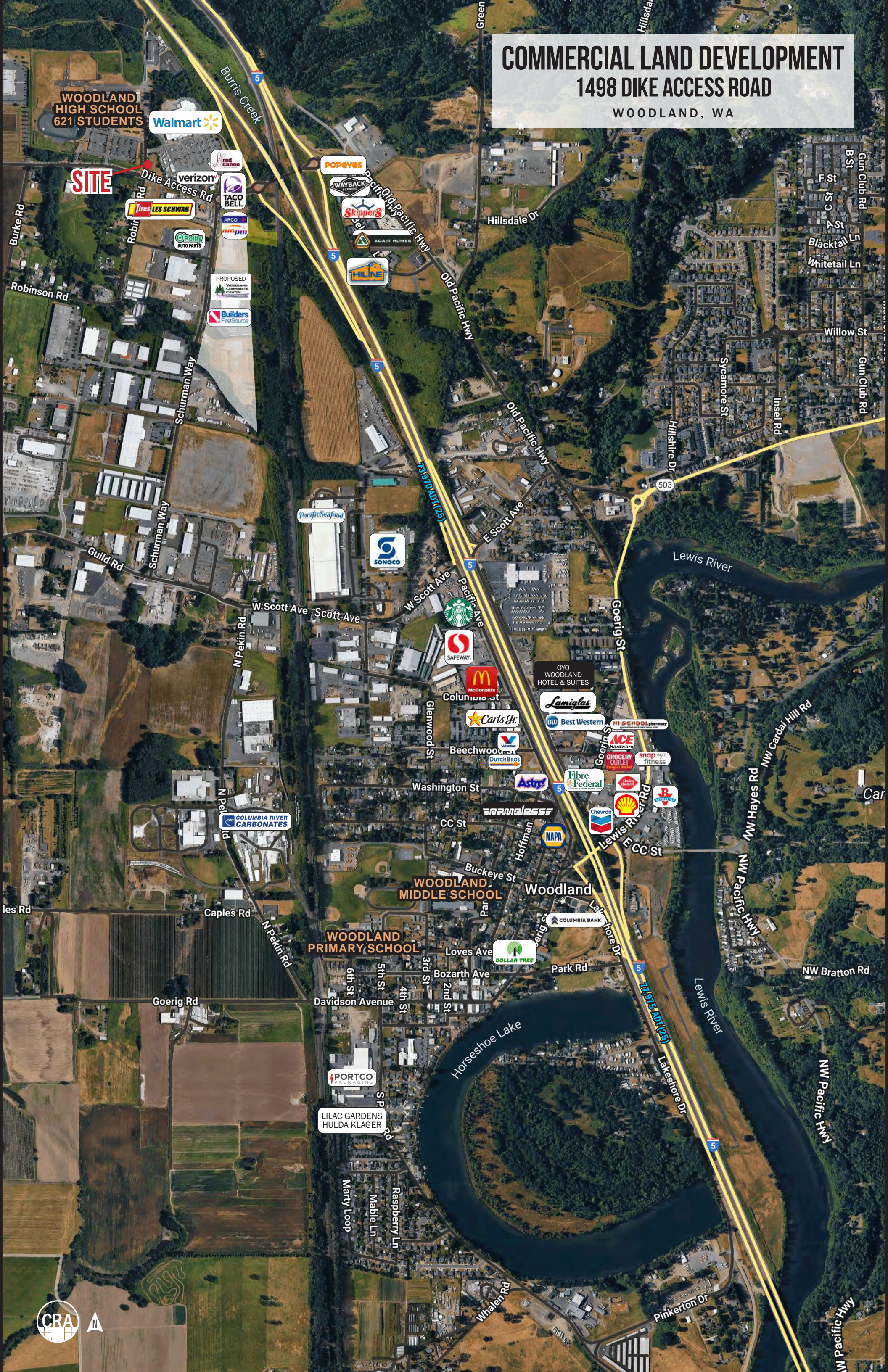
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# COMMERCIAL LAND DEVELOPMENT

## 1498 DIKE ACCESS ROAD

WOODLAND, WA



WOODLAND  
HIGH SCHOOL  
621 STUDENTS

Walmart

**SITE**

verizon  
TACO BELL  
ARCO  
O'Reilly  
AUTO PARTS  
LES SCHWAB  
Tires

POPEYES

WAYBACK  
HOMES

Skippers

ADAIR HOMES

HILKE

PROPOSED  
WOODLAND  
COMMUNITY  
CENTER

Builders  
FirstSource

SONOCO

Starbucks

SAFEWAY

McDonald's

Columbia St

Carl's Jr.

Dutch Bros

Washington St

CC St

Buckeye St

WOODLAND  
MIDDLE SCHOOL

WOODLAND  
PRIMARY SCHOOL

Loves Ave

Bozarth Ave

3rd St

2nd St

4th St

Davidson Avenue

PORTCO  
PACKAGING

LILAC GARDENS  
HULDA KLAGER

Marty Loop  
Mable Ln  
Raspberry Ln

DOLLAR TREE

Park Rd

Lakeshore Dr

Whalen Rd

Pinkerton Dr

Lakeshore Dr

Lakeshore Dr

Lakeshore Dr

Lakeshore Dr

Lakeshore Dr

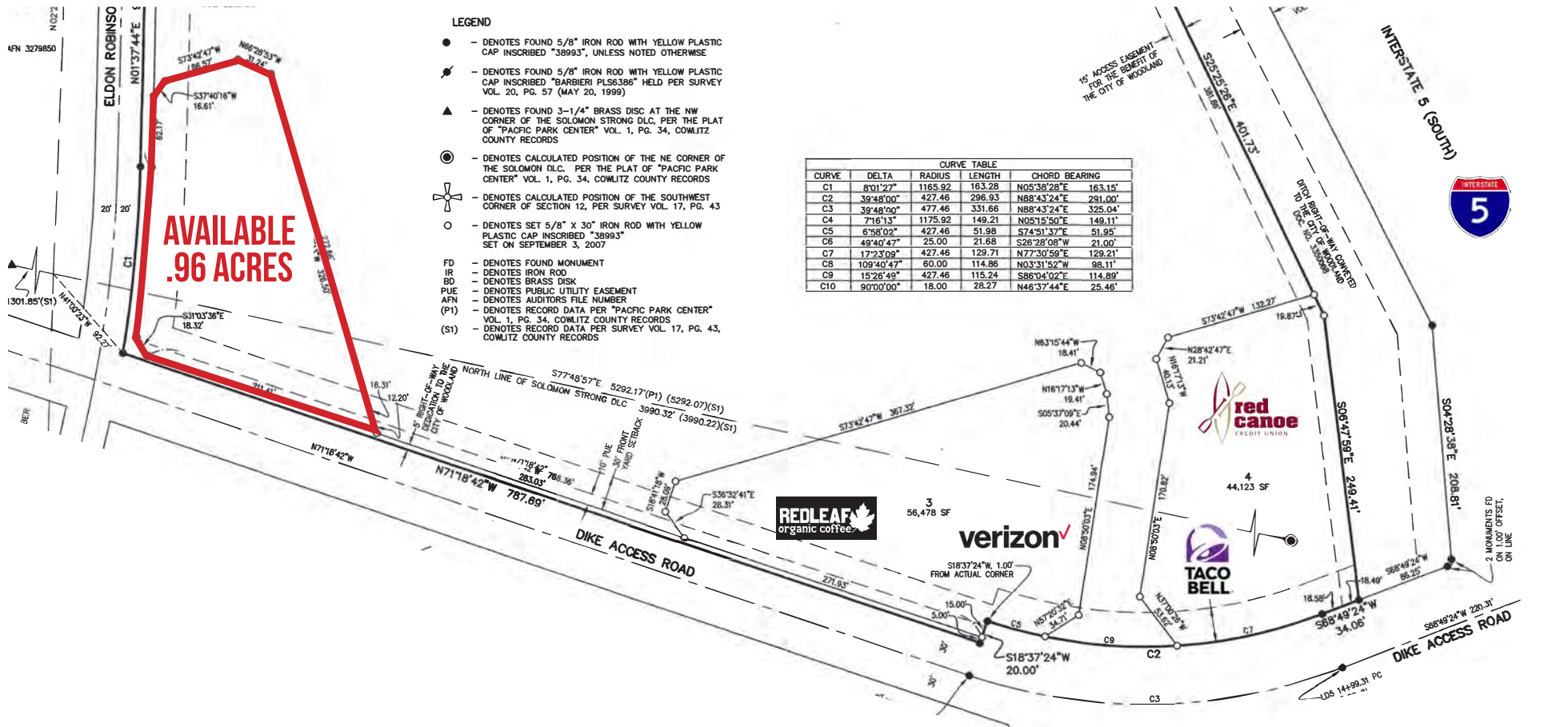
Lakeshore Dr

Lakeshore Dr

Lakeshore Dr

Lakeshore Dr

## SITE PLAN

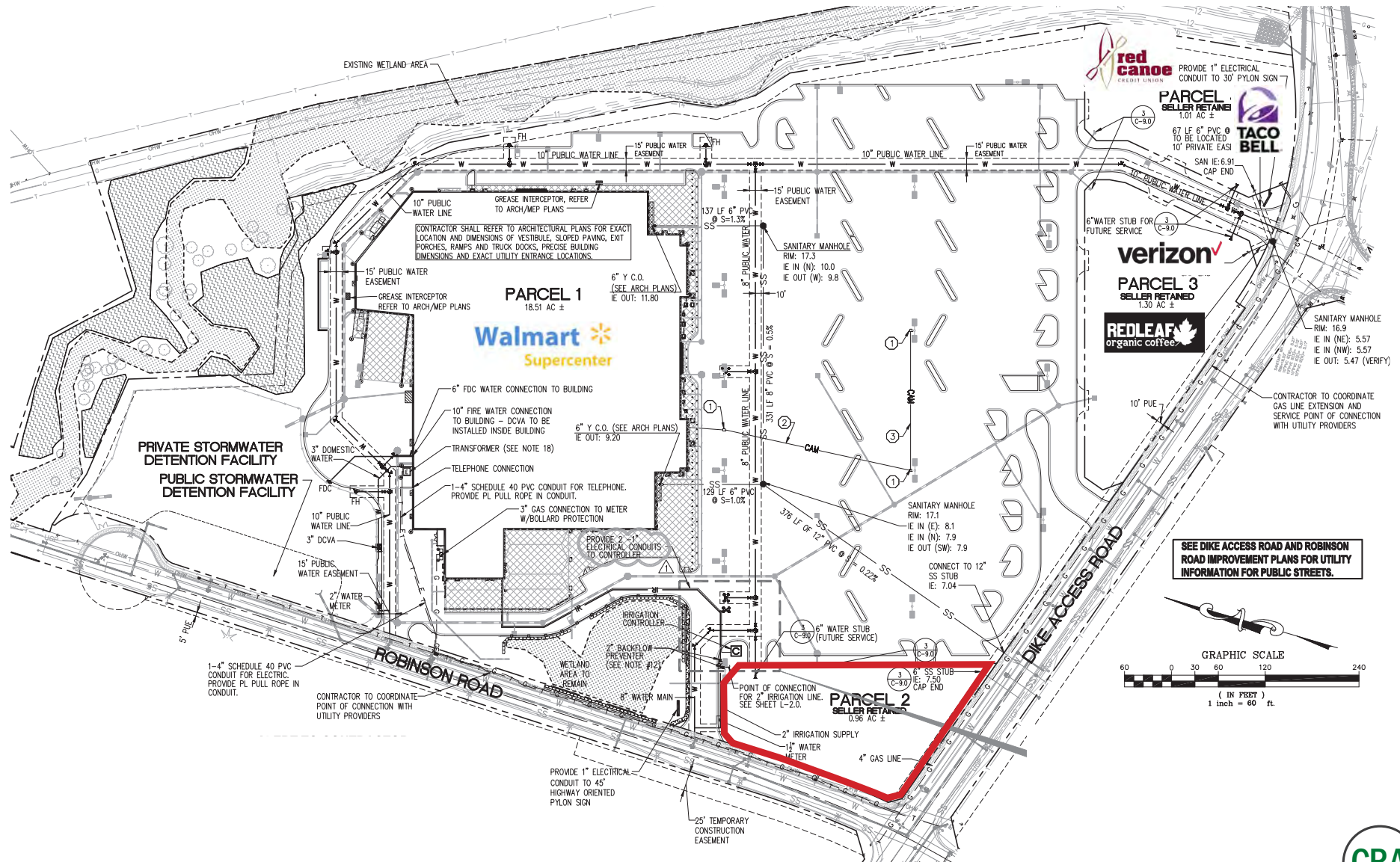


# COMMERCIAL LAND DEVELOPMENT

## 1498 DIKE ACCESS ROAD

WOODLAND, WA

### UTILITY PLAN



# COMMERCIAL LAND DEVELOPMENT

## 1498 DIKE ACCESS ROAD

WOODLAND, WA

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)

	3 MILE	5 MILE	10 MILE
Estimated Population 2025	10,810	21,783	75,717
Projected Population 2030	11,347	22,656	81,353
Average HH Income	\$125,056	\$123,280	\$136,691
Median Home Value	\$535,822	\$519,842	\$539,414
Daytime Demographics 16+	8,191	13,892	44,360

# \$125,056

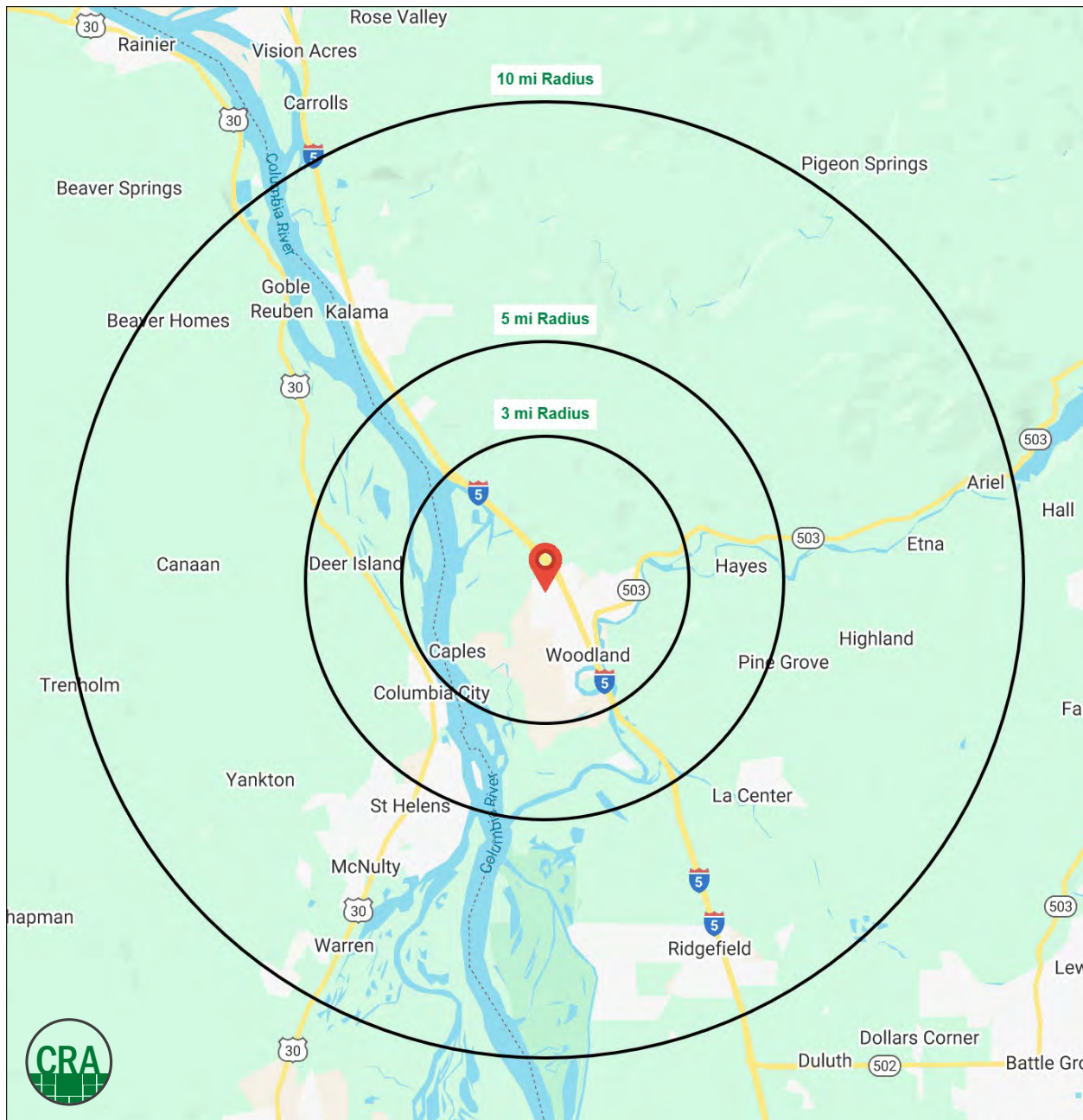
Average Household Income

3 MILE RADIUS

# 37

Median Age

3 MILE RADIUS



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.9267/-122.7627

1499 Dike Access Rd Woodland, WA 98674	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>			
2025 Estimated Population	10,810	21,783	75,717
2030 Projected Population	11,347	22,656	81,353
2020 Census Population	10,294	20,851	67,065
2010 Census Population	8,560	18,053	56,051
Projected Annual Growth 2025 to 2030	1.0%	0.8%	1.5%
Historical Annual Growth 2010 to 2025	1.8%	1.4%	2.3%
2025 Median Age	37.0	39.1	40.5
<b>Households</b>			
2025 Estimated Households	3,797	8,093	28,130
2030 Projected Households	4,014	8,508	30,552
2020 Census Households	3,561	7,588	24,376
2010 Census Households	3,053	6,672	20,592
Projected Annual Growth 2025 to 2030	1.1%	1.0%	1.7%
Historical Annual Growth 2010 to 2025	1.6%	1.4%	2.4%
<b>Race and Ethnicity</b>			
2025 Estimated White	82.0%	84.8%	85.5%
2025 Estimated Black or African American	0.9%	0.8%	0.9%
2025 Estimated Asian or Pacific Islander	1.8%	1.9%	2.5%
2025 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.8%
2025 Estimated Other Races	14.6%	11.9%	10.4%
2025 Estimated Hispanic	13.9%	11.0%	9.3%
<b>Income</b>			
2025 Estimated Average Household Income	\$125,056	\$123,280	\$136,691
2025 Estimated Median Household Income	\$101,257	\$101,644	\$108,034
2025 Estimated Per Capita Income	\$44,171	\$45,983	\$50,875
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	6.1%	4.0%	2.3%
2025 Estimated Some High School (Grade Level 9 to 11)	8.1%	7.2%	6.0%
2025 Estimated High School Graduate	31.6%	31.3%	27.8%
2025 Estimated Some College	23.8%	24.4%	25.4%
2025 Estimated Associates Degree Only	12.2%	11.6%	12.0%
2025 Estimated Bachelors Degree Only	12.6%	15.0%	17.8%
2025 Estimated Graduate Degree	5.6%	6.5%	8.8%
<b>Business</b>			
2025 Estimated Total Businesses	503	795	2,248
2025 Estimated Total Employees	4,798	6,410	18,488
2025 Estimated Employee Population per Business	9.5	8.1	8.2
2025 Estimated Residential Population per Business	21.5	27.4	33.7

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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