

FOR SALE 2 TAX LOTS

21115 NE 10th Avenue | Ridgefield, WA 98642
21210 NE 15th Avenue | Ridgefield, WA 98642

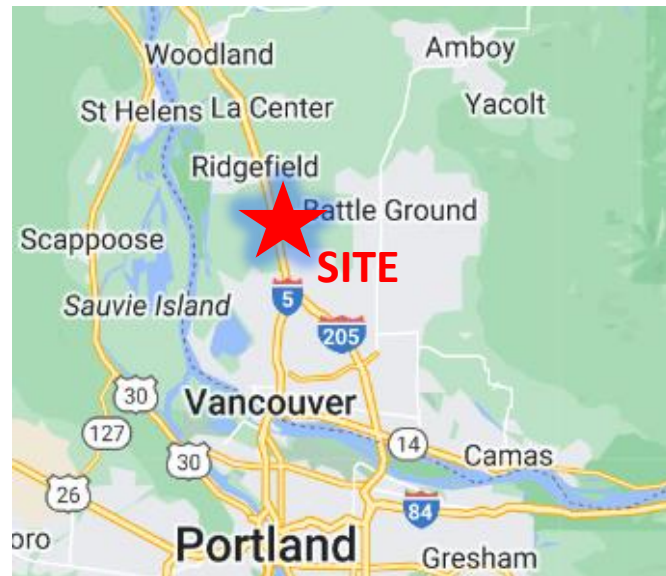


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Located in Ridgefield, Washington, the fastest growing community in Washington
- Approximately 9.74 gross acres including:
 - +/- 2,300 SF house
 - +/- 1,872 SF hay/cow barn
 - +/- 600 SF shop
 - 3 poultry barns, +/-8,000 SF, +/-4,000 SF and +/-12,000 SF
- Zoned [Rural \(R5\) 40.210.020](#)
- Tax lots 179113000 and 179119000
- Sale price: \$1,500,000



FOR MORE INFORMATION:

KC Fuller | 360.597.0569 | kfuller@fg-cre.com
Eric Fuller, CCIM | 360.597.0564 | efuller@fg-cre.com

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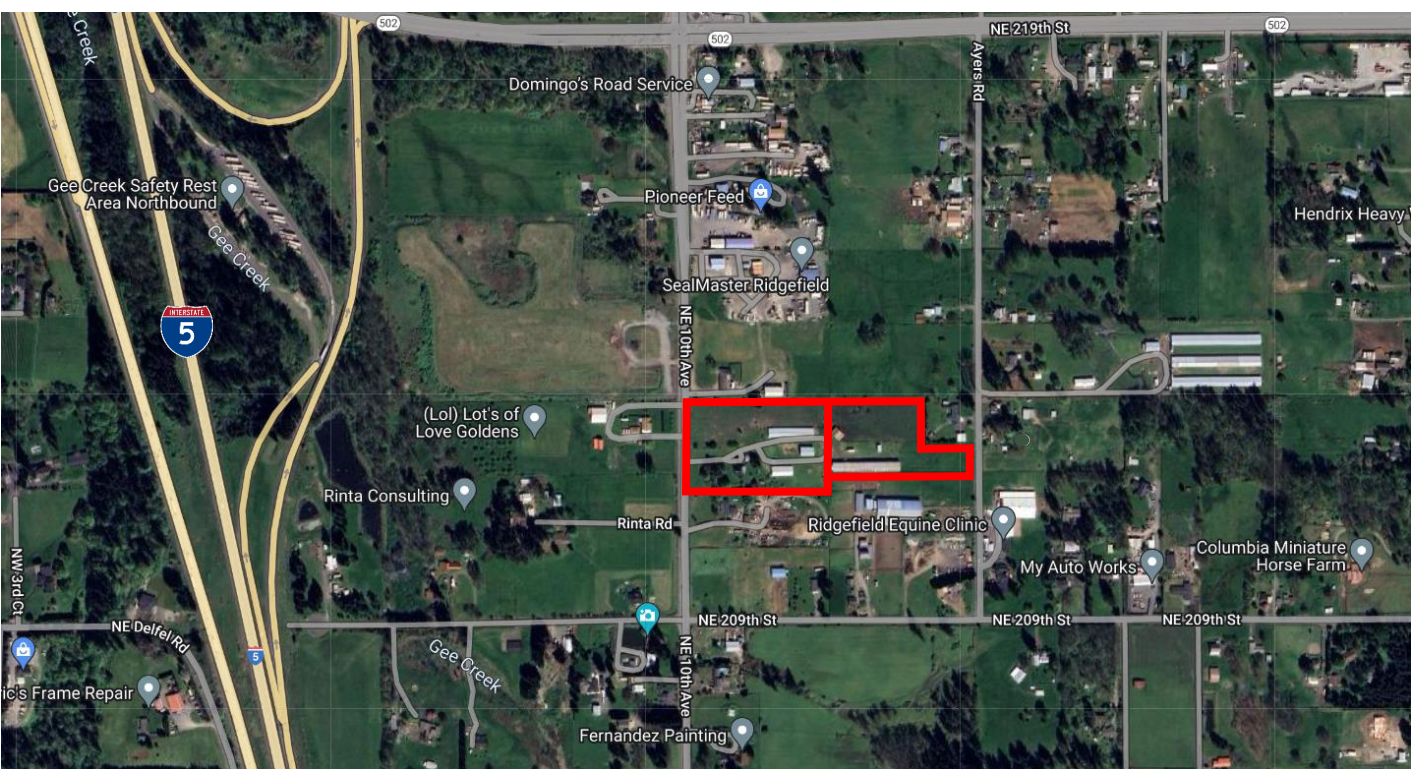
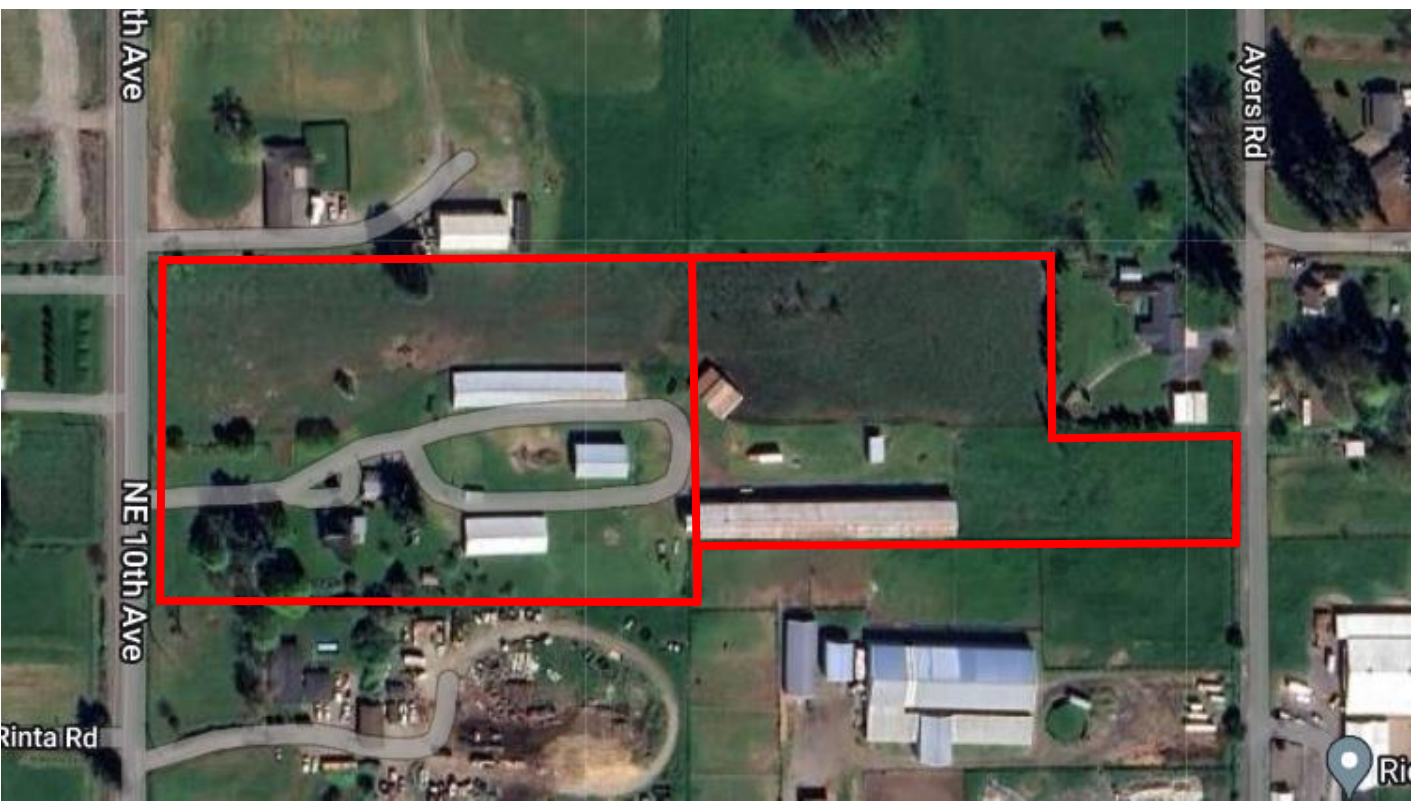


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Welcome to the City of Ridgefield—the fastest growing community in Washington state. Through strong public/private partnerships, Ridgefield has invested in infrastructure focused on long-term economic prosperity and livability.

With an ample supply of open land and major infrastructure in place, Ridgefield is ready to proceed with quality development. Significant projects such as Ridgefield Pioneer Village continue to expand and bring retail commerce to the community. Large projects such as a Clark College satellite campus, a Peace Health site, and development of the Port of Ridgefield's 40-acre waterfront site are in process.

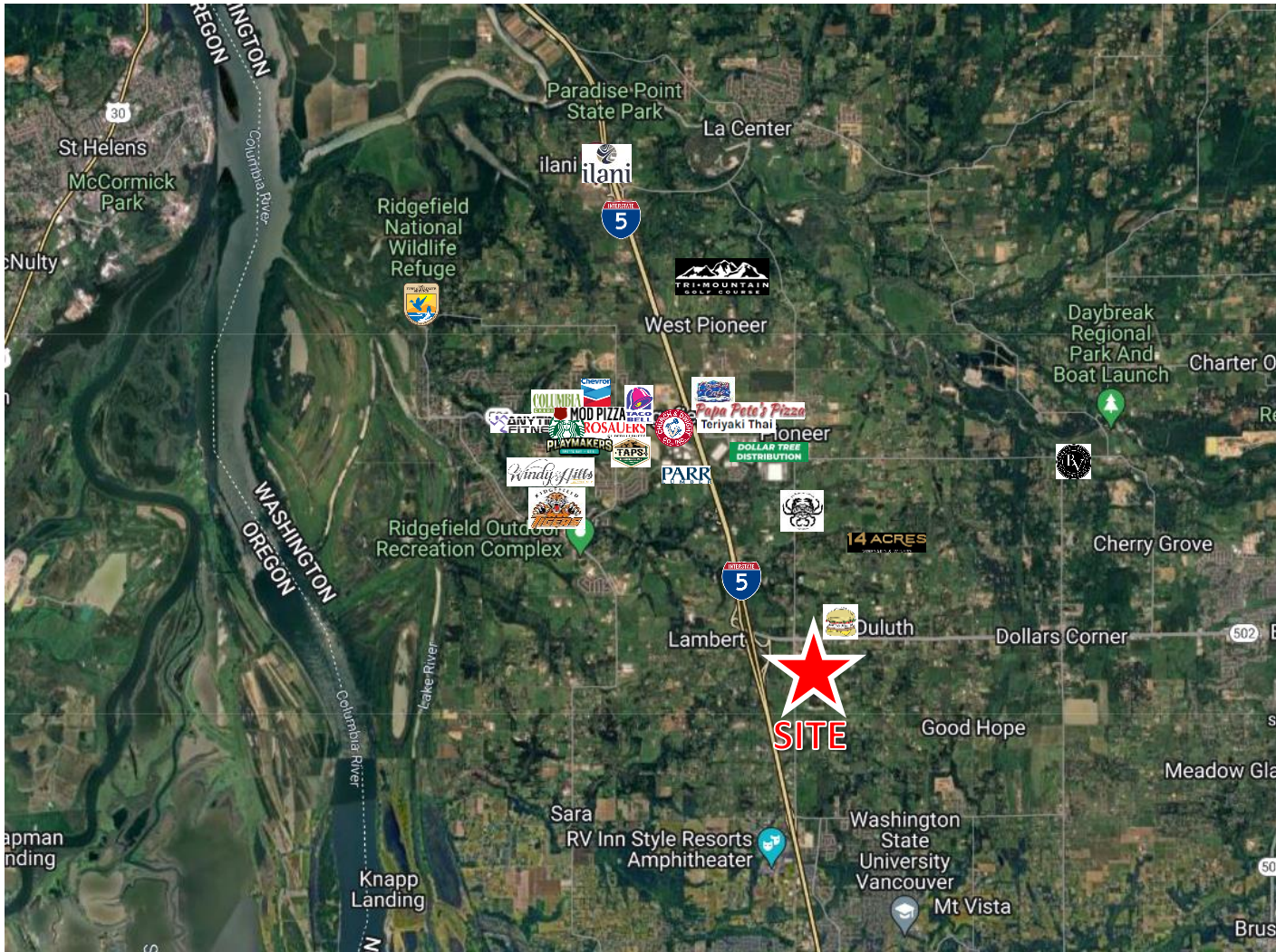


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2023 DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Est. Population	4,119	63,493	315,348
2028 Projected Population	4,335	67,617	332,189
Est. Average Household Income	\$114,232	\$122,987	\$98,377
Est. Total Businesses	131	2,634	12,550
Est. Total Employees	654	14,736	91,975

Average Daily Traffic

NE 219th St @ NE 10th Ave W – 17,075
 NE 219th St @ NE 29th Ave W – 18,060
 NE 10th Ave @ NE 209th St S – 9,901

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.