

# FOR SALE

## Multi-Family Development

NW Parker St. | Camas, WA 98607



900 Washington St, Suite 850, Vancouver, WA  
360.597.0574 | [www.fg-cre.com](http://www.fg-cre.com)

## Property Details

### Parcel

- Parcel Number: 986028433
- Gross Land Area: 19.56 Acres
- Net Developable Land Area: 12.15 Acres\*
- Zoning: MF-18 (Multi-Family) Subject to GMA update
- Seller has wetland delineation assessments

### Allowed Uses (18 Units per Acre)

- Apartments
- Duplexes
- Cottage-Style Homes
- Assisted Living

### Zoning Specifications

- Max Building Height: 50 ft
- Max Lot Coverage: 65%
- Zoning Code: MF-18

### Highlights

- High-density zoning in a growing residential market
- Rare infill opportunity with 12.15 net developable acres\*
- Excellent for investors, developers
- Located in desirable Camas, WA — strong demand & community growth
- Purchase Price: Best offer and terms above appraised value of \$5,630,000.00

*\*Size provided is for reference only and may vary.*

Prospective buyers are encouraged to independently verify zoning and land use regulations to ensure the property meets their intended use.



### For More Information:

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## Site Map



\*Lines shown are not to scale or exact.



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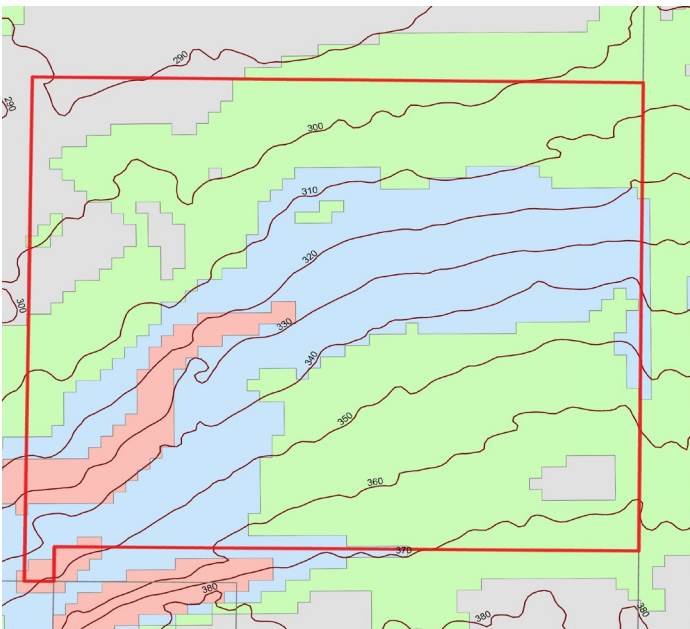
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### Demographic Overview (2025–2030)

Category	2025	2030	Growth %
Population	30,224	32,048	6.0%
Households	10,374	11,045	6.5%
Housing Units	10,922	11,564	5.9%
Owner Occupied Units	7,891	8,346	5.8%
Renter Occupied Units	2,483	2,699	8.7%
Vacant Units	548	519	-5.3%
Median Household Income	149,552	172,540	15.4%
Average Household Income	182,911	206,266	12.8%
Per Capita Income	62,791	71,096	13.2%

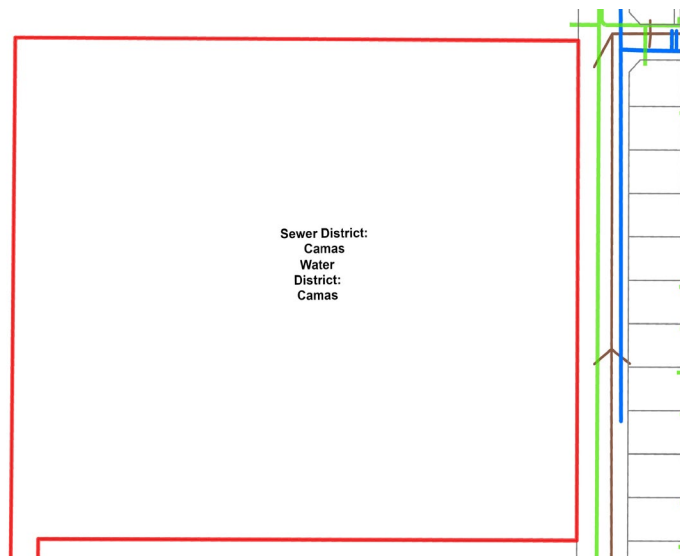
#### Topography

Topography - 10'   Topography - 2'   0 - 5 percent   5 - 10 percent  
10 - 15 percent   15 - 25 percent   25 - 40 percent   40 - 100 percent



#### Utilities

Septic System   Olympic Pipeline   Fire Hydrants   Electric Lines   Water District   Power Sub Station   NW Pipeline   Sewer Lines   Storm Water   Water Bodies   Major Well   BPA Power Lines   Water Lines   Sewer District   Parcels



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.