



**PRIME LAND  
DEVELOPMENT  
FOR SALE**

9565 S Old Pacific Hwy  
Woodland, WA 98674

**\$6,425,000**



Chris Roewe  
Partner/Broker  
C. 360.556.5101  
chrisroewe@hotmail.com

Lindsay Johnson  
Licensed Assistant  
360.501.5500  
lindsay@woodfordcre.com



# PROPERTY FEATURES

**RETAIL PRICE** \$6,425,000

**LAND SIZE** 21.51 Acres Total | 936,976 SF  
19.94 Acres Usable Land | 868,586 SF  
1.57 Acres Wetland | 68,389 SF

**PARCELS** 50714 | 111,514 SF  
50730 | 212,137 SF  
50729 | 577,606 SF  
50680023 | 35,719 SF

**ZONED** LI | LIGHT INDUSTRIAL: 2.56 ACRES  
HC | HIGHWAY COMMERCIAL: 18.95 ACRES

**DEMOGRAPHICS (2022)** POPULATION: 6,523  
MEDIAN HOUSEHOLD INCOME: \$78,870

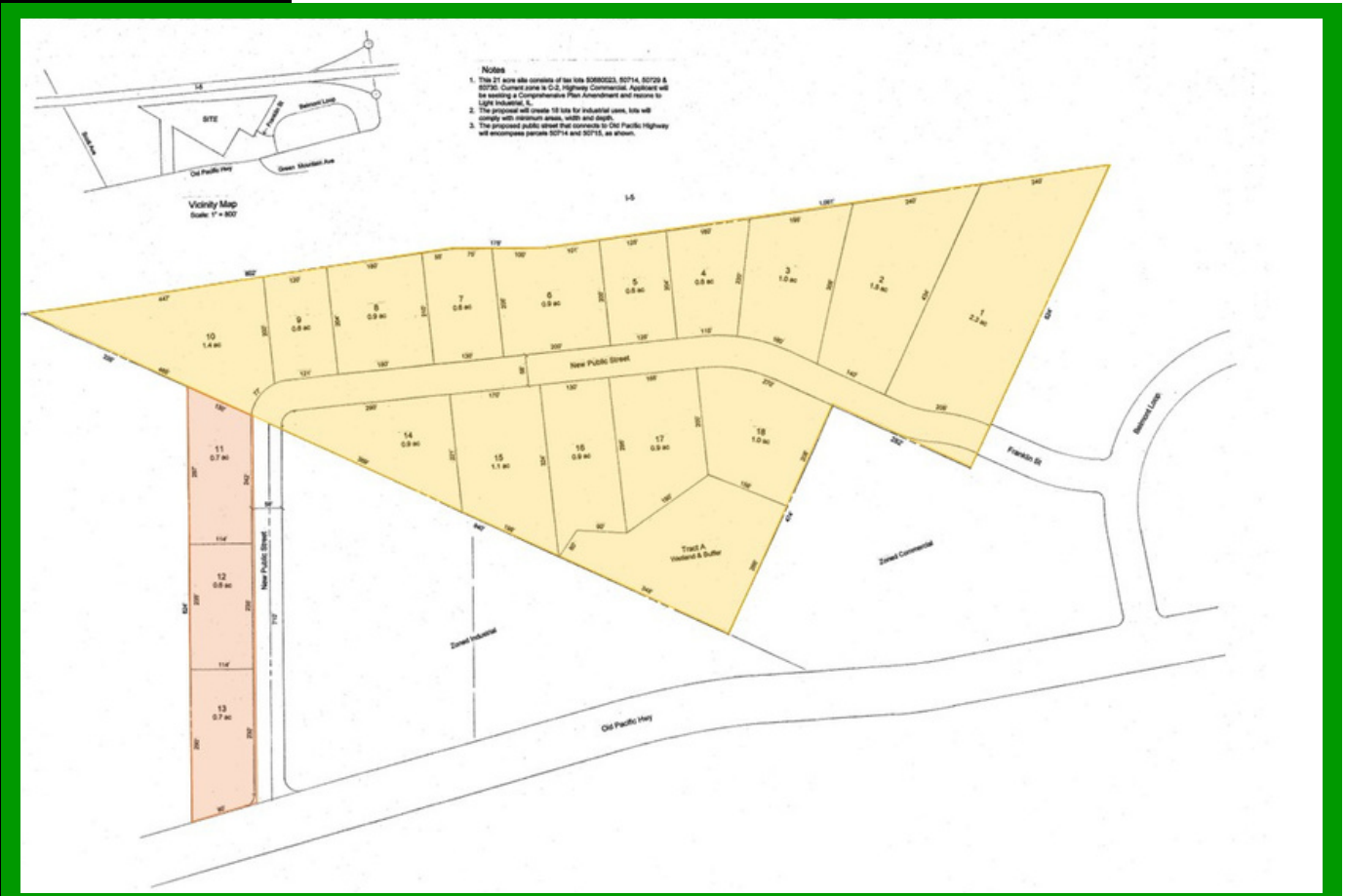
**TRAVEL TIMES** PORTLAND: 30.8 MILES - 45 MIN  
VANCOUVER: 22.0 MILES - 25 MIN  
LONGVIEW: 19.8 MILES - 24 MIN  
CHEHALIS: 57.1 MILES - 53 MIN  
TACOMA: 114 MILES - 1 HR 45 MIN  
SEATTLE: 144 MILES - 2 HR 17 MINUTES

Rare opportunity in one of the largest development properties along the I-5 off exit 22 in Woodland. The Woodland market is the next opportunity north of Clark County to have significant commercial development. This site is 21.51 acres of land spread over 4 parcels, with approx. 19.94 acres of usable land and 1.57 acres of wetlands. The land is dual zoned with 18.95 acres zoned highway commercial (HC) and 2.56 acres zones light industrial (LI). Multiple uses allowed within this zoning. Prior work on file includes a traffic study, wetland delineation, commercial subdivision and mixed use site plans. Call today for more information or to schedule your tour.

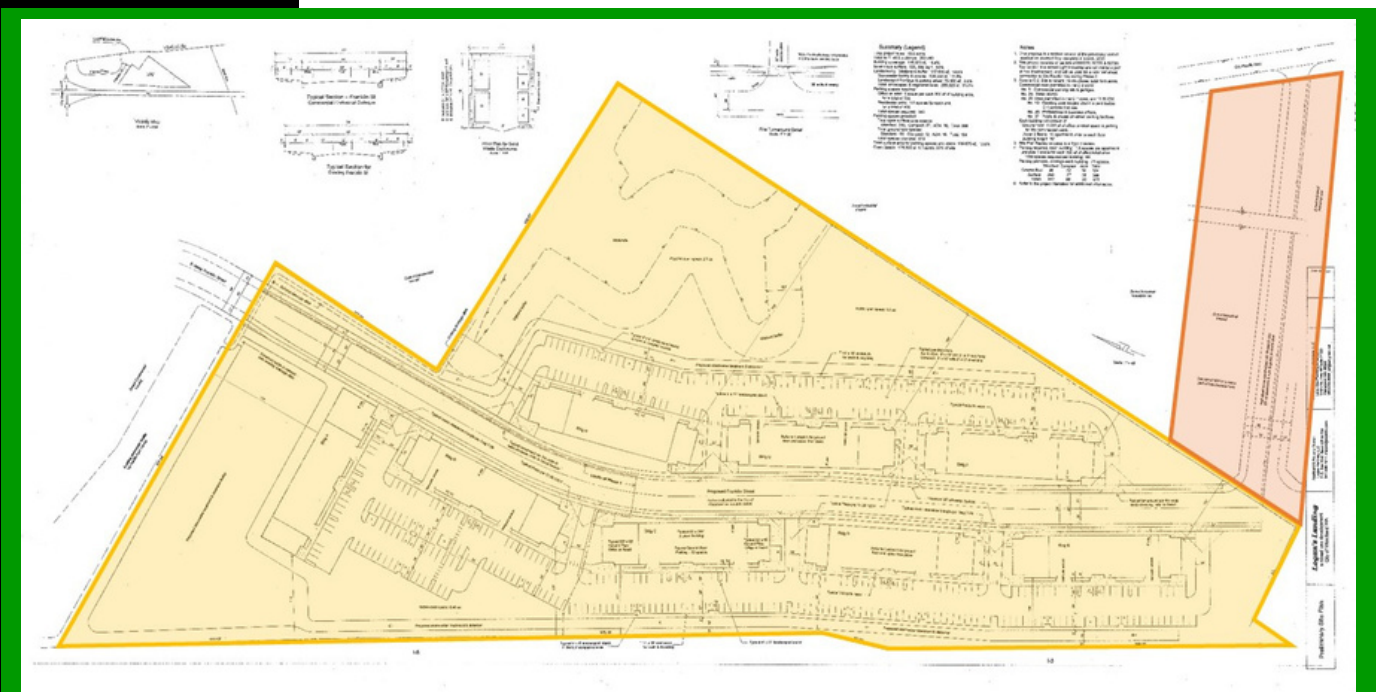




## COMMERCIAL SUBDIVISION CONCEPTUAL SITE PLANS



## MIXED-USE CONCEPTUAL SITE PLAN



### WETLAND DELINEATION | 02.24.2022





# Woodford

---

## Commercial Real Estate



[woodfordre.com](http://woodfordre.com)



[chrisroewe@hotmail.com](mailto:chrisroewe@hotmail.com)



(360) 501-5500



208 Vine St, Kelso WA 98626

The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.

© Woodford Commercial Real Estate.