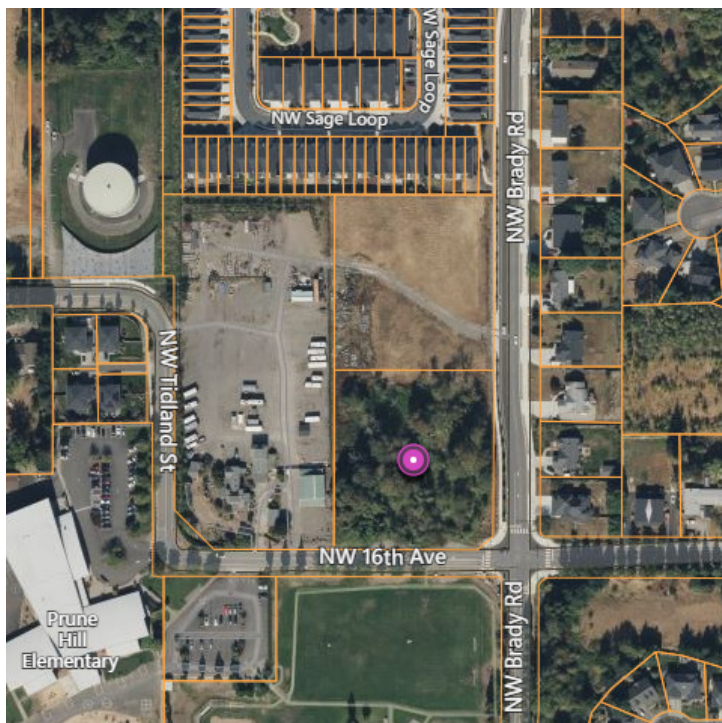


LAND | FOR SALE

NW CORNER 16TH & NW BRADY, CAMAS, WA 98607
NW CORNER 16TH & NW BRADY, CAMAS, WA 98607



PROPERTY OVERVIEW

\$3,300,000 FEE SIMPLE
APPRAISAL IN HAND

Discover an unparalleled commercial opportunity at the northwest corner of NW 16th Ave and NW Brady St in Camas, WA, where 2 acres of prime retail land await your vision in a high-traffic, rapidly growing community. With direct visibility, a flat terrain for streamlined development, and an engineered site plan showcasing the potential to partition into one 1-acre lot and two 0.5-acre lots, this \$3,300,000 fee simple parcel is perfect for innovative retail or service projects. The City of Camas's ownership of the adjacent Prune Hill Sports Park ensures long-term stability and community synergy, while the area's economic momentum—driven by a prosperous population and proximity to Portland—creates a dynamic environment for success. With a recent appraisal in hand and a seller open to flexible partnerships, this is your chance to shape a landmark development in one of Washington's most desirable markets. Contact us today to bring your vision to life!



TRADITION
REAL ESTATE PARTNERS

RICH KARLSON | PARTNER
PRINCIPAL BROKER (OR) | BROKER (WA)
503.804.4653
RICH@TRADITIONREP.COM

MATT BASSIST
COMMERCIAL RE ADVISOR
503.998.9817
MATT@TRADITIONREP.COM

AJ NASH | PARTNER
MANAGING PRINCIPAL BROKER
503.559.9279
AJ@TRADITIONREP.COM

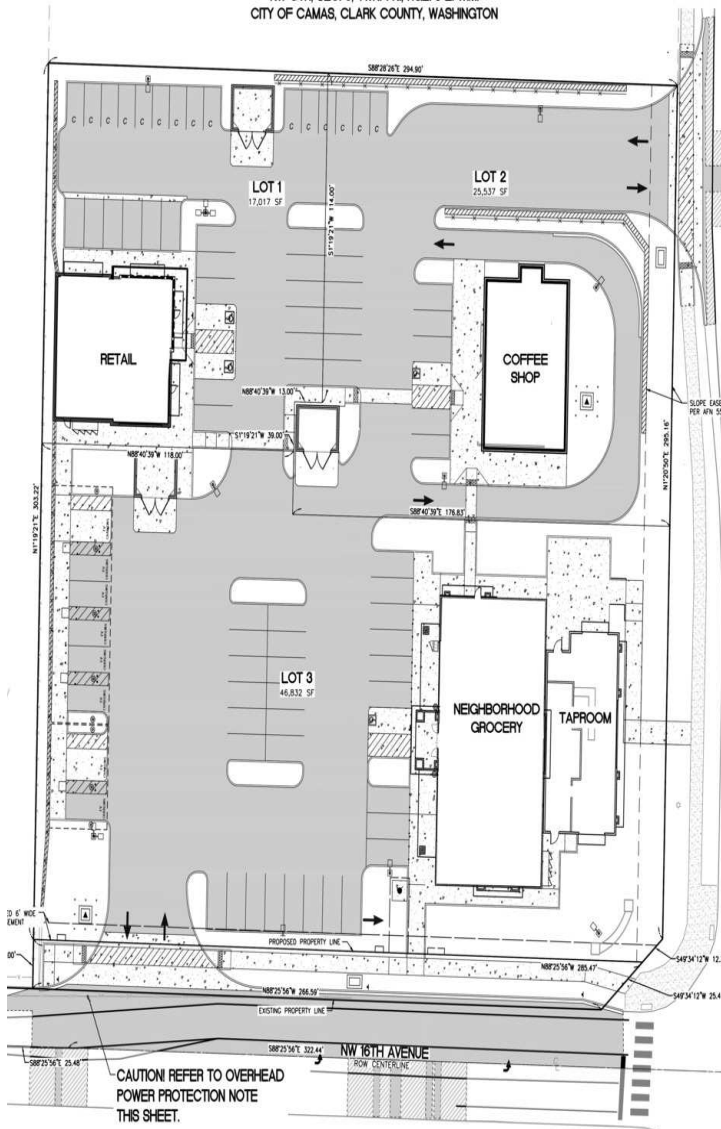
LAND | FOR SALE

NW CORNER 16TH & NW BRADY, CAMAS, WA 98607
NW CORNER 164TH & NW BRADY, CAMAS, WA 98607



LOT LINE EXHIBIT

FOR
CAMAS STATION
NW QTR. SEC. 6, TWN. 1 N, RGE. 3 E. W.M.
CITY OF CAMAS, CLARK COUNTY, WASHINGTON



Preliminary Not For Construction

PROPERTY HIGHLIGHTS

Strategic Prime Location: Positioned at the northwest corner of NW 16th Ave and NW Brady St in Camas, WA, offering exceptional visibility and accessibility in a high-traffic gateway, with the City of Camas-owned Prune Hill Sports Park adjacent to the south for added community stability.

Optimal Size and Terrain: Spanning 2 acres of level, developable land, this flat parcel minimizes site preparation costs and accelerates project timelines, ideal for retail or service-oriented developments.

Flexible Partitioning Potential: Engineered site plan demonstrates the ability to divide the 2 acres into three lots—one 1-acre lot and two 0.5-acre lots—offering versatility for single or multi-tenant developments.

Recent Appraisal: A current appraisal supports the \$3,300,000 fee simple price, providing confidence in the property's value and investment potential.

Development Flexibility: Seller open to outright sale or collaborative partnerships, catering to developers seeking to create a tailored retail or service project.

Community Synergies: Proximity to Prune Hill Sports Park enhances appeal for family-oriented or community-focused retail concepts.

Market Momentum: Located in Camas's growing commercial corridor, supported by a strong local economy and regional connectivity via SR-14 and I-205.



TRADITION
REAL ESTATE PARTNERS

RICH KARLSON | PARTNER
PRINCIPAL BROKER (OR) | BROKER (WA)
503.804.4653
RICH@TRADITIONREP.COM

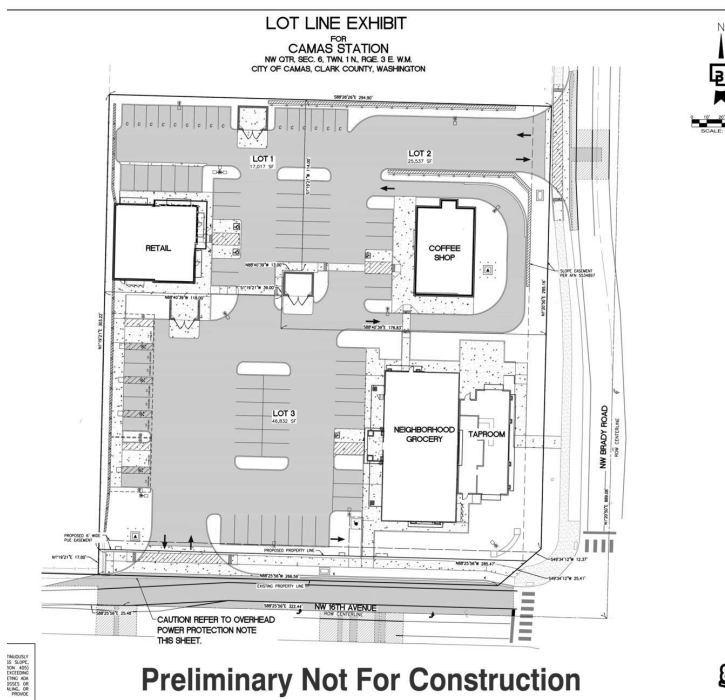
MATT BASSIST
COMMERCIAL RE ADVISOR
503.998.9817
MATT@TRADITIONREP.COM

AJ NASH | PARTNER
MANAGING PRINCIPAL BROKER
503.559.9279
AJ@TRADITIONREP.COM

TRADITIONREP.COM

LAND | FOR SALE

NW CORNER 16TH & NW BRADY, CAMAS, WA 98607
NW CORNER 16TH & NW BRADY, CAMAS, WA 98607



LOCATION DESCRIPTION

Nestled at the highly visible northwest corner of NW 16th Avenue and NW Brady Street in the charming city of Camas, Washington, this prime 2-acre parcel offers unparalleled accessibility and exposure in a rapidly growing community known for its scenic beauty along the Columbia River and proximity to the Portland metropolitan area. Positioned as a key gateway to Camas, the site benefits from high-volume traffic flows, making it an ideal hub for commercial ventures that capitalize on both local residents and commuters traveling through this thriving corridor. The property's flat, developable terrain ensures ease of construction, while its adjacency to the City of Camas-owned Prune Hill Sports Park to the south adds long-term stability, community appeal, and potential synergies with recreational activities that draw families and visitors year-round. Surrounded by a blend of residential neighborhoods, emerging retail developments, and natural landscapes, this location taps into Camas's economic momentum, driven by its strong employment base in manufacturing, technology, and outdoor recreation, all within easy reach of major highways like SR-14 and I-205 for seamless regional connectivity.



TRADITION
REAL ESTATE PARTNERS

RICH KARLSON | PARTNER
PRINCIPAL BROKER (OR) | BROKER (WA)
503.804.4653
RICH@TRADITIONREP.COM

MATT BASSIST
COMMERCIAL RE ADVISOR
503.998.9817
MATT@TRADITIONREP.COM

AJ NASH | PARTNER
MANAGING PRINCIPAL BROKER
503.559.9279
AJ@TRADITIONREP.COM

TRADITIONREP.COM

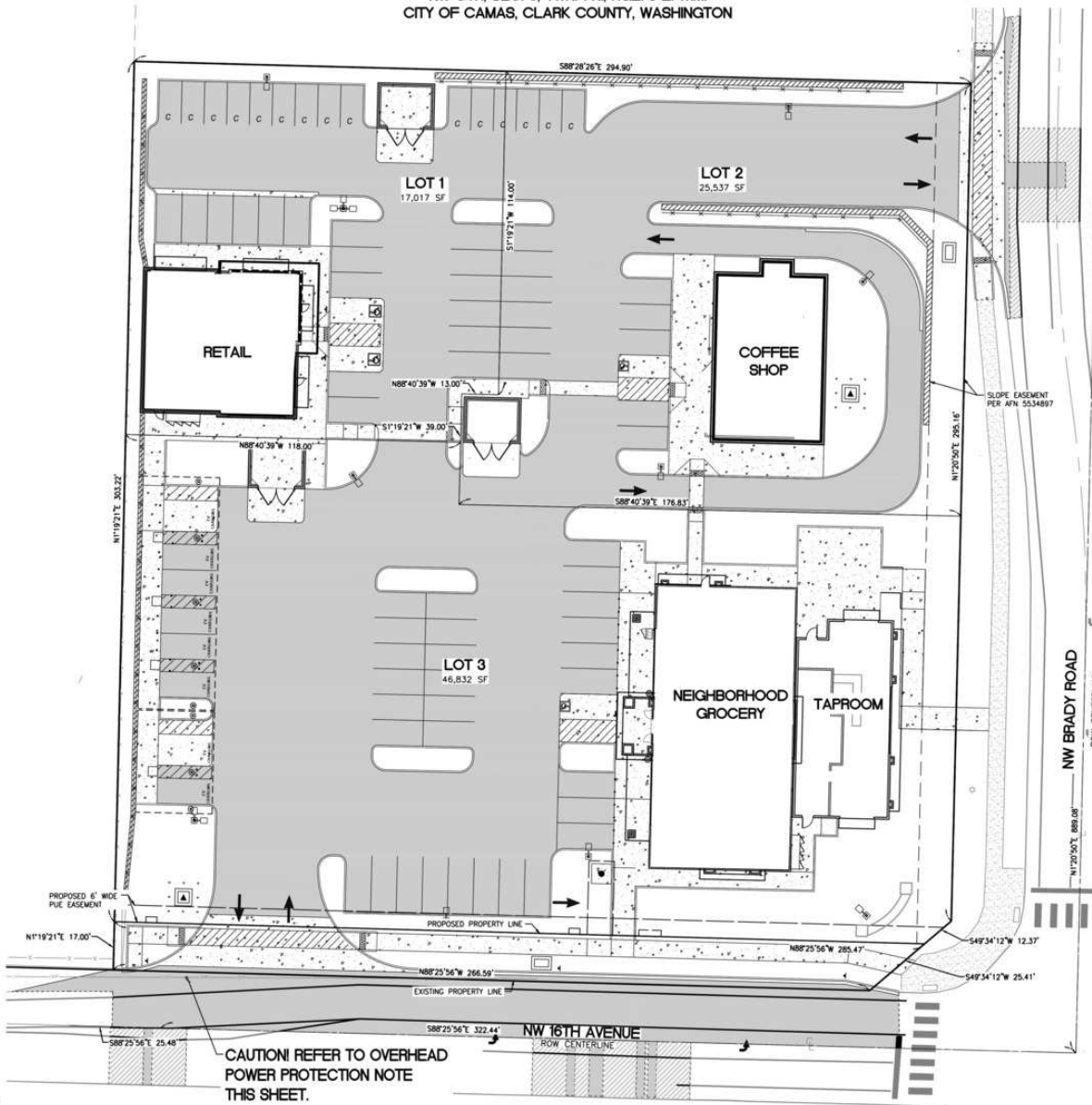
LAND | FOR SALE

NW CORNER 16TH & NW BRADY, CAMAS, WA 98607
NW CORNER 16TH & NW BRADY, CAMAS, WA 98607



LOT LINE EXHIBIT

FOR
CAMAS STATION
NW QTR, SEC. 6, TWN. 1 N, RGE. 3 E, W.M.
CITY OF CAMAS, CLARK COUNTY, WASHINGTON



Preliminary Not For Construction



TRADITION
REAL ESTATE PARTNERS

RICH KARLSON | PARTNER
PRINCIPAL BROKER (OR) | BROKER (WA)
503.804.4653
RICH@TRADITIONREP.COM

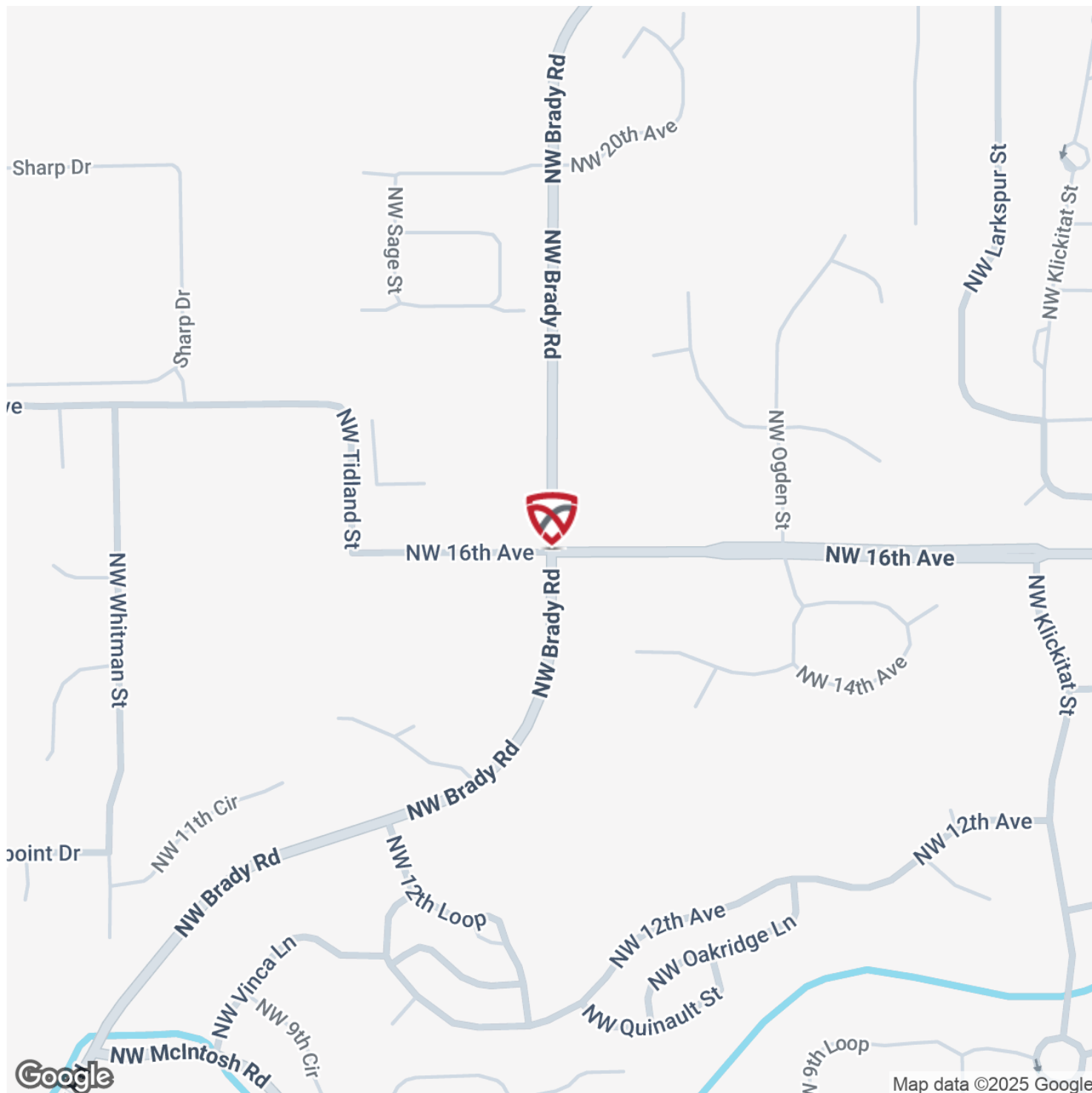
MATT BASSIST
COMMERCIAL RE ADVISOR
503.998.9817
MATT@TRADITIONREP.COM

AJ NASH | PARTNER
MANAGING PRINCIPAL BROKER
503.559.9279
AJ@TRADITIONREP.COM

TRADITIONREP.COM

LAND | FOR SALE

NW CORNER 16TH & NW BRADY, CAMAS, WA 98607
NW CORNER 16TH & NW BRADY, CAMAS, WA 98607



TRADITION
REAL ESTATE PARTNERS

RICH KARLSON | PARTNER
PRINCIPAL BROKER (OR) | BROKER (WA)
503.804.4653
RICH@TRADITIONREP.COM

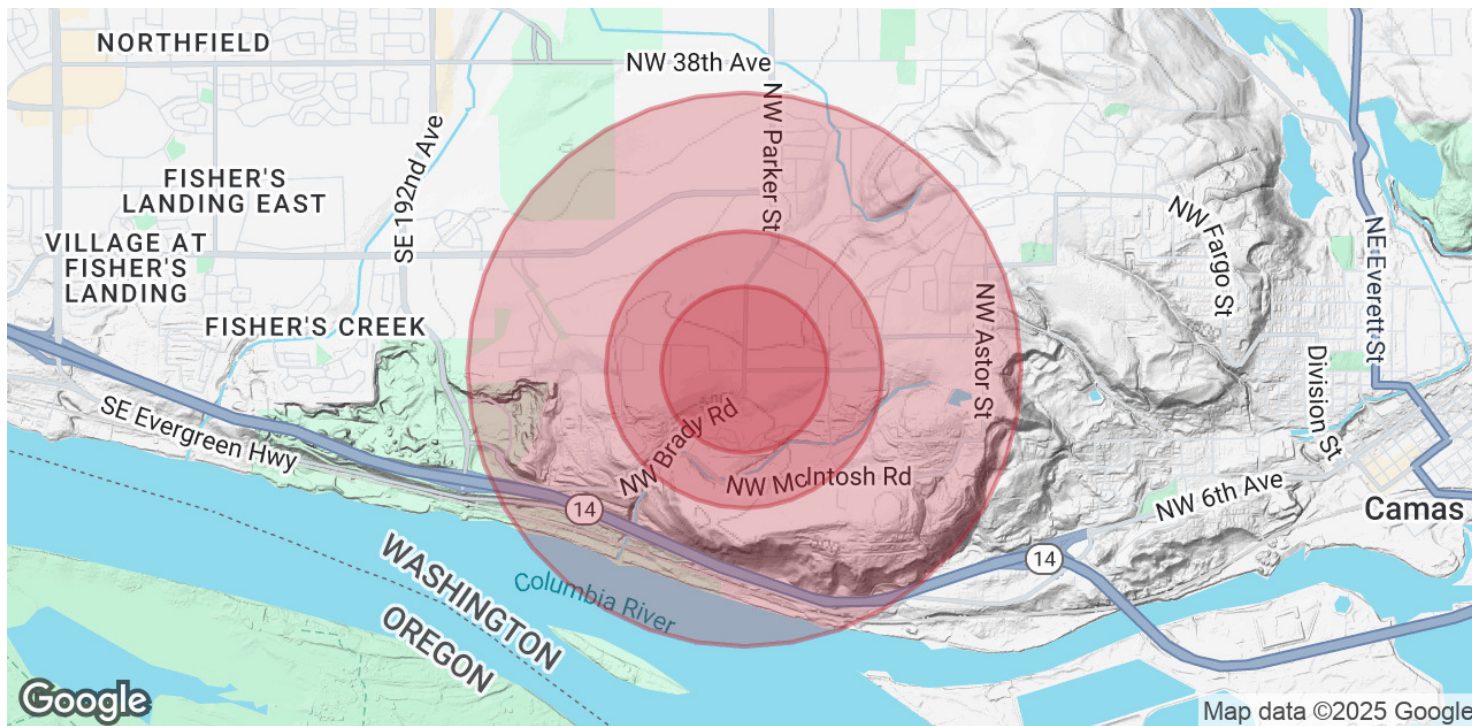
MATT BASSIST
COMMERCIAL RE ADVISOR
503.998.9817
MATT@TRADITIONREP.COM

AJ NASH | PARTNER
MANAGING PRINCIPAL BROKER
503.559.9279
AJ@TRADITIONREP.COM

TRADITIONREP.COM

LAND | FOR SALE

NW CORNER 16TH & NW BRADY, CAMAS, WA 98607
NW CORNER 16TH & NW BRADY, CAMAS, WA 98607



POPULATION

0.3 MILES

0.5 MILES

1 MILE

| | | | |
|----------------------|-------|-------|-------|
| Total Population | 1,180 | 2,795 | 7,668 |
| Average Age | 37 | 37 | 38 |
| Average Age (Male) | 37 | 37 | 37 |
| Average Age (Female) | 38 | 38 | 38 |

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 373 | 884 | 2,485 |
| # of Persons per HH | 3.2 | 3.2 | 3.1 |
| Average HH Income | \$208,312 | \$205,938 | \$195,062 |
| Average House Value | \$799,330 | \$808,024 | \$806,701 |

Demographics data derived from AlphaMap



TRADITION
REAL ESTATE PARTNERS

RICH KARLSON | PARTNER
PRINCIPAL BROKER (OR) | BROKER (WA)
503.804.4653
RICH@TRADITIONREP.COM

MATT BASSIST
COMMERCIAL RE ADVISOR
503.998.9817
MATT@TRADITIONREP.COM

AJ NASH | PARTNER
MANAGING PRINCIPAL BROKER
503.559.9279
AJ@TRADITIONREP.COM

TRADITIONREP.COM

NW CORNER 16TH & NW BRADY, CAMAS, WA 98607

NW CORNER 16TH & NW BRADY, CAMAS, WA 98607



This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon. This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a real estate licensee (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent - Represents the seller only;

Buyer's Agent - Represents the buyer only;

Disclosed Limited Agent - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of both clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who agrees to represent a buyer acts only as the buyer's agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller's property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client's interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale. When representing a buyer, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase or to show properties for which there is no written agreement to pay compensation to the buyer's agent.



TRADITION
REAL ESTATE PARTNERS

RICH KARLSON | PARTNER
PRINCIPAL BROKER (OR) | BROKER (WA)
503.804.4653
RICH@TRADITIONREP.COM

MATT BASSIST
COMMERCIAL RE ADVISOR
503.998.9817
MATT@TRADITIONREP.COM

AJ NASH | PARTNER
MANAGING PRINCIPAL BROKER
503.559.9279
AJ@TRADITIONREP.COM

NW CORNER 16TH & NW BRADY, CAMAS, WA 98607
 NW CORNER 16TH & NW BRADY, CAMAS, WA 98607



None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property only under a written "Disclosed Limited Agency" agreement, signed by the seller, buyer(s) and their agent.

When different agents associated with the same real estate firm establish agency relationships with different parties to the same transaction, only the principal broker (the broker who supervises the other agents) will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agent already has an established agency relationship unless all parties agree otherwise in writing. The supervising principal broker and the agents representing either the seller or the buyer have the following duties to their clients:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent **must** disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.



TRADITION
 REAL ESTATE PARTNERS

RICH KARLSON | PARTNER
 PRINCIPAL BROKER (OR) | BROKER (WA)
 503.804.4653
 RICH@TRADITIONREP.COM

MATT BASSIST
 COMMERCIAL RE ADVISOR
 503.998.9817
 MATT@TRADITIONREP.COM

AJ NASH | PARTNER
 MANAGING PRINCIPAL BROKER
 503.559.9279
 AJ@TRADITIONREP.COM