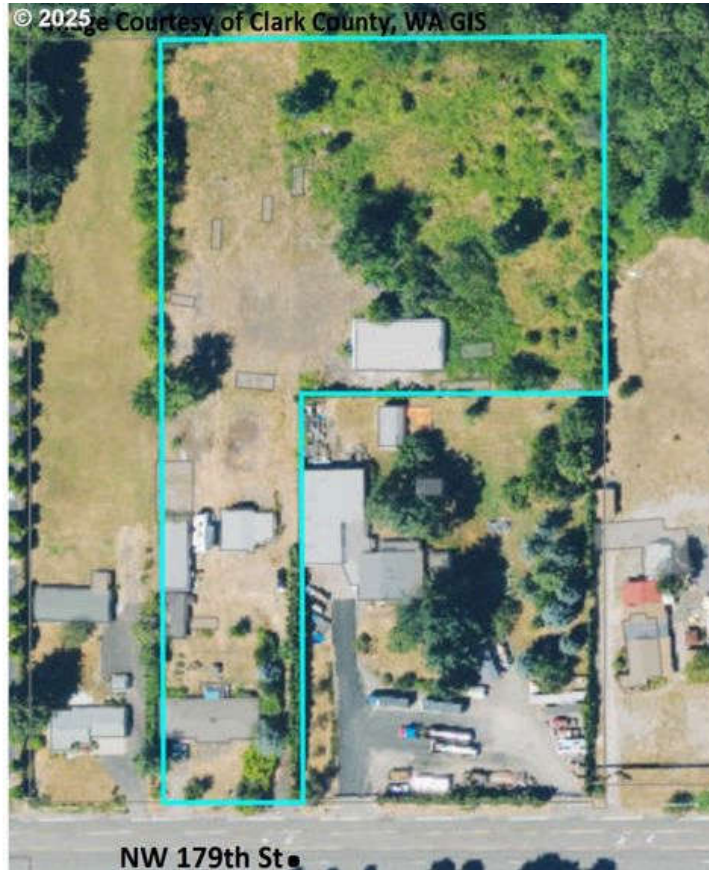


# John L. Scott®

## REAL ESTATE

PROPERTY REPORT

# 202 NW 179th St, Ridgefield, WA 98642



Presented by

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**John L. Scott**  
REAL ESTATE

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201 SE Park Plaza Drive, Tower 1 #105  
Vancouver, WA 98684

## Listing Facts and Details

### Listing Details

**Listing ID:** 24143915

**Listing Source:** RMLS™ Oregon and SW Washington

**Original List Price:** \$1,950,000

**Original List Date:** 1/31/2025

**Current List Price:** \$1,950,000

**Listing Agreement Type:** Exclusive Right to Sell(ER)

**Possession:** CloseOfEscrow

**Showing Instructions:** Lockbox, SeeRemarks, TextListingAgent

**Age:** Existing

#### Details:

General Commercial zoned (Mixed Residential-Commercial, Live-Work, Retail, Storage, Restaurant, Hotel, and more!): Level 3.5 acres including 1519 sq.ft. single level residence (1 bedroom, office, 3 bathrooms) and 4 outbuildings with approx. square footages of: Barn/2nd floor office 950 sq.ft., Storage barn stalls 1400 sq.ft., Recreation/bar space 500 sq.ft., Warehouse/shop 2800 sq.ft. Approx. 115 ft. of frontage on 179th St. and just a couple blocks west of I-5 in developing commercial/industrial/residential hub. Ask about additional 1.5 acres available. Contact County for list of potential uses in General Commercial zoning (chapter 40.230 of development code). Gated driveway on east side of house accesses back of property. Residential rent was \$1500/mo., net income and expenses are estimated. Average Daily Traffic: I-5 North at NE 179th St approx. 112,000, I-5 South at NE 179thSt approx. 84,000.

#### Legal:

LOT:7-8 DELFEL ACRES #3 LOT 7 & #3 #4 LOT 8 3.5A FOR ASSESSOR USE ONLY PTN LOTS 7 & 8 BAAP SW COR OF E 132 FT OF LOT 8 TH N 660 FT TO MAP REF:311102

### Price Change History

Change Date	Description	New List Price	% Change
1/31/2025	Active	\$1,950,000	-

## Public Facts

### Legal Description

<b>Parcel Number</b>	116531-000
<b>County</b>	Clark County
<b>Zoning</b>	GC : CLK
<b>Census Tract</b>	530110409.051023
<b>Carrier Route</b>	R008
<b>Abbreviated Description</b>	LOT:7-8 DELFEL ACRES #3 LOT 7 & #3 #4 LOT 8 3.5A FOR ASSESSOR USE ONLY PTN LOTS 7 & 8 BAAP SW COR OF E 132 FT OF LOT 8 TH N 660 FT TO MAP REF:311102
<b>Current Use</b>	Commercial

# Property Photos





# School: Ridgefield

## School Details

**Name**  
Ridgefield High School

**Level**  
High

**Type**  
Public

**Grades Served**  
9-12

**School District**  
Ridgefield School District

**Address**  
2630 S Hillhurst Rd,  
Ridgefield, WA 98642

**Phone**  
(360) 619-1320

## School Facts

**Overall Grade**

**B+**

**Total Enrollment**

**1,133**

**Students per Teacher**

**20:1**

**Students in Free Lunch Program**

**28%**

**Academic Grade**

**B**

**Average GPA**

**3.57 (out of 449 responses)**

**Math Proficiency**

**42%**

**Reading Proficiency**

**81%**

**Gifted Students**

**5%**

**AP Enrollments**

**–**

**Graduation Rate**

**92%**

**Average ACT Score**

**27 (out of 24 responses)**

**Average SAT Score**

**1,230 (out of 120 responses)**

**Teacher Grade**

**B+**

**Average Teacher Salary**

**\$78,467**

**Teachers in 1st or 2nd Year**

**8%**

## Ridgefield School District

**B+**

**3,987**

**18:1**

**25%**

**A-**

**3.57 (out of 451 responses)**

**49%**

**64%**

**–**

**–**

**92%**

**27 (out of 24 responses)**

**1,230 (out of 121 responses)**

**B+**

**\$78,467**

**–**

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly*

# Traffic Counts



Daily Traffic Counts:   
 ▲ Up 6,000 / day   ▲ 6,001 – 15,000   ▲ 15,001 – 30,000   ▲ 30,001 – 50,000   ▲ 50,001 – 100,000   ▲ Over 100,000 / day

**1**

## 3,573

2024 Est. daily traffic counts

---

Street: **NE 179th St**  
 Cross: **NE Delfel Rd**  
 Cross Dir: **E**  
 Dist: **-**

Historical counts

Year	Count	Type
2017	3,680	ADT
2012	3,365	ADT
2008	5,232	ADT
1998	4,508	ADT
1996	3,114	ADT

**2**

## 3,426

2024 Est. daily traffic counts

---

Street: **NE Delfel Rd**  
 Cross: **NE 179th St**  
 Cross Dir: **S**  
 Dist: **-**

Historical counts

Year	Count	Type
2017	3,756	ADT
2012	2,962	ADT
2007	3,105	ADT
1998	3,943	ADT
1995	2,632	ADT

**3**

## 2,118

2024 Est. daily traffic counts

---

Street: **-**  
 Cross: **-**  
 Cross Dir: **-**  
 Dist: **-**

Historical counts

Year	Count	Type
2022	2,113	AADT

**4**

## 2,118

2024 Est. daily traffic counts

---

Street: **-**  
 Cross: **-**  
 Cross Dir: **-**  
 Dist: **-**

Historical counts

Year	Count	Type
2021	2,113	AADT

**5**

## 1,056

2024 Est. daily traffic counts

---

Street: **NE Delfel Rd**  
 Cross: **NE 179th St**  
 Cross Dir: **N**  
 Dist: **-**

Historical counts

Year	Count	Type
2007	1,124	ADT
1998	1,414	ADT
1995	1,845	ADT
1992	1,123	ADT
1987	1,125	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

