

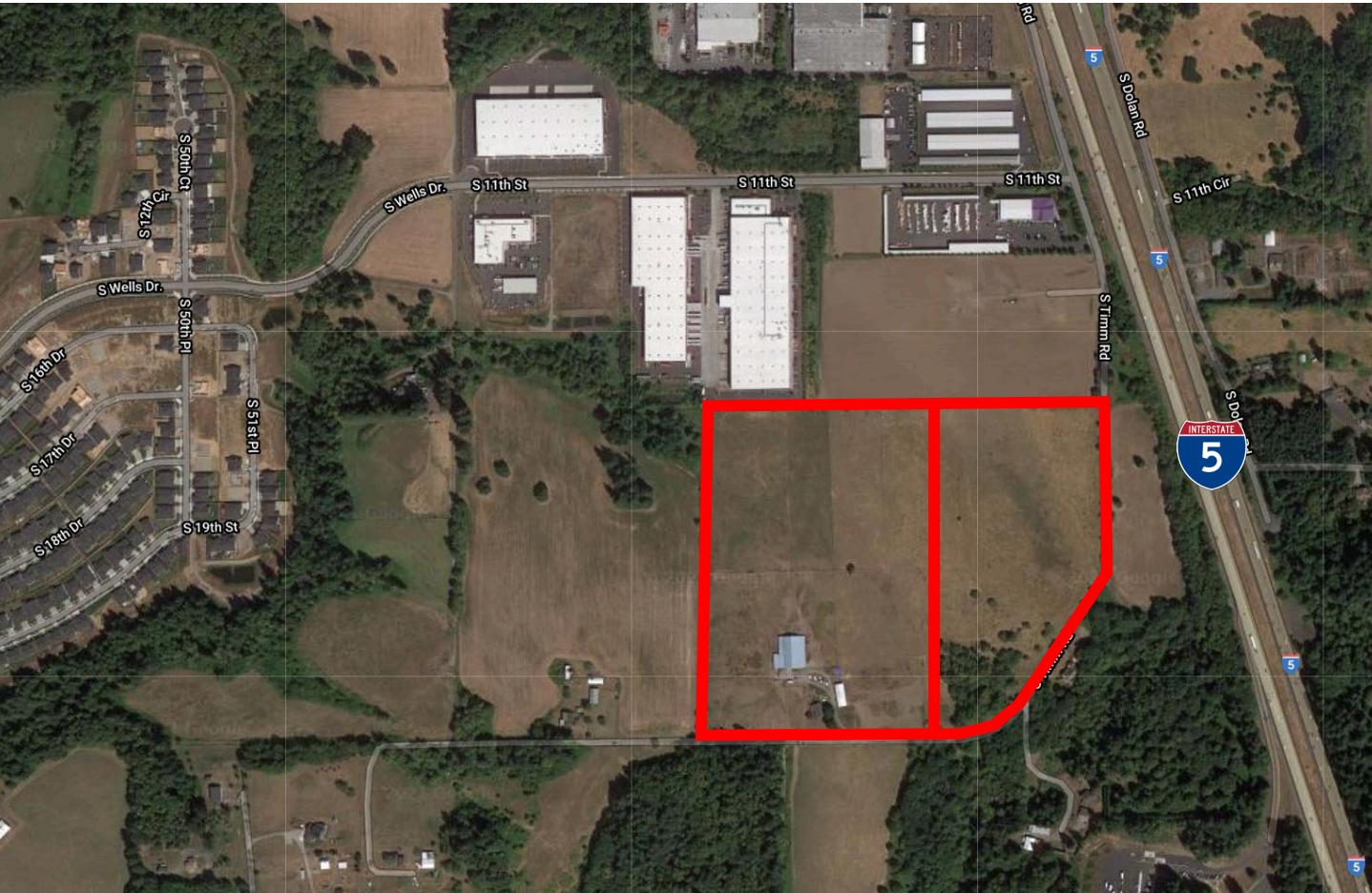
# FOR SALE

2 TAX LOTS – 46.35 ACRES

6100 S 20th Way | Ridgefield, WA 98642

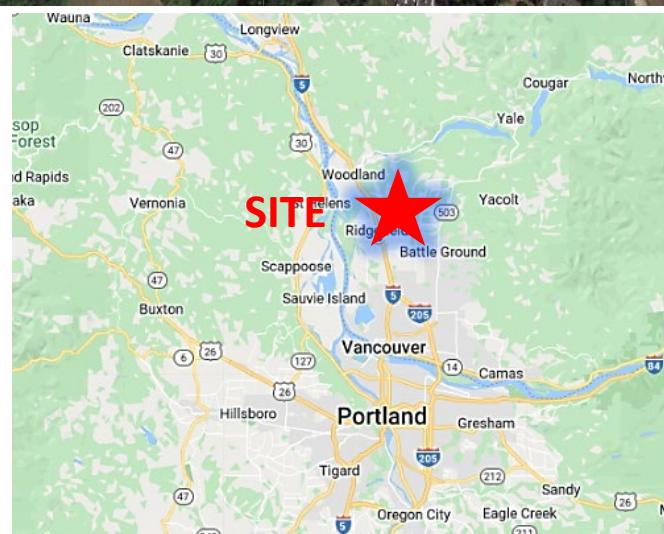


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)



## PROPERTY HIGHLIGHTS

- 46.35 acres total
- Zoned Employment (E), Ridgefield
- Price: \$14,638,000.00 - \$7.25/SF
- 2 TAX LOTS:
  - 215592-000
  - 215605-000



## FOR MORE INFORMATION:

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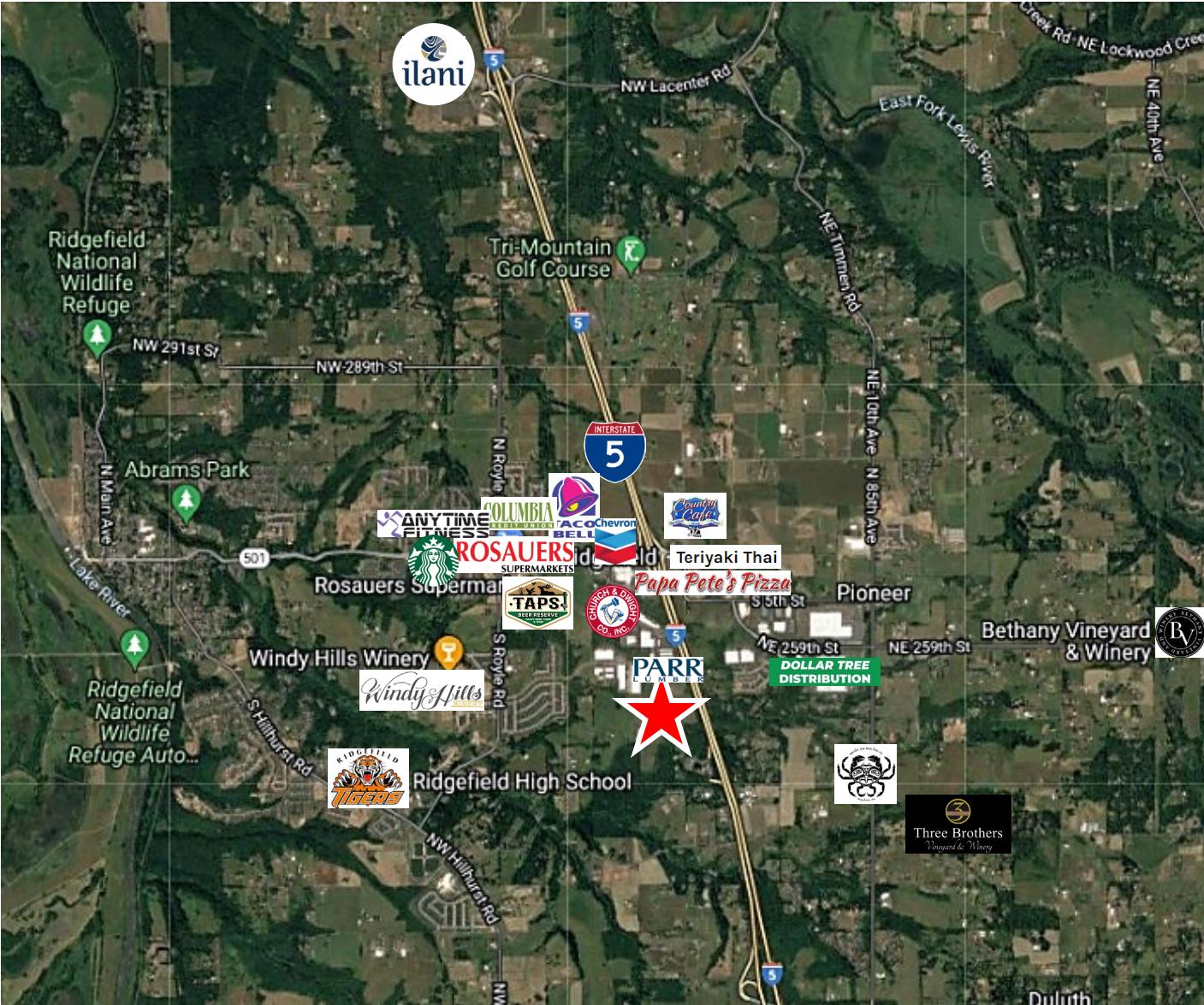
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## 2022 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	
Est. Population	1,485	15,325	31,584	
2027 Projected Population	1,722	17,543	35,424	
Median Household Income	\$119,436	\$131,560	\$125,962	
Daytime Employment	1,026	2,612	5,471	

Traffic Counts

I-5 @ Pioneer St N: 98,754

S Timm Rd @ S 6th Way S: 8,318

Pioneer St @ I-5 NE: 67,257

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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.