

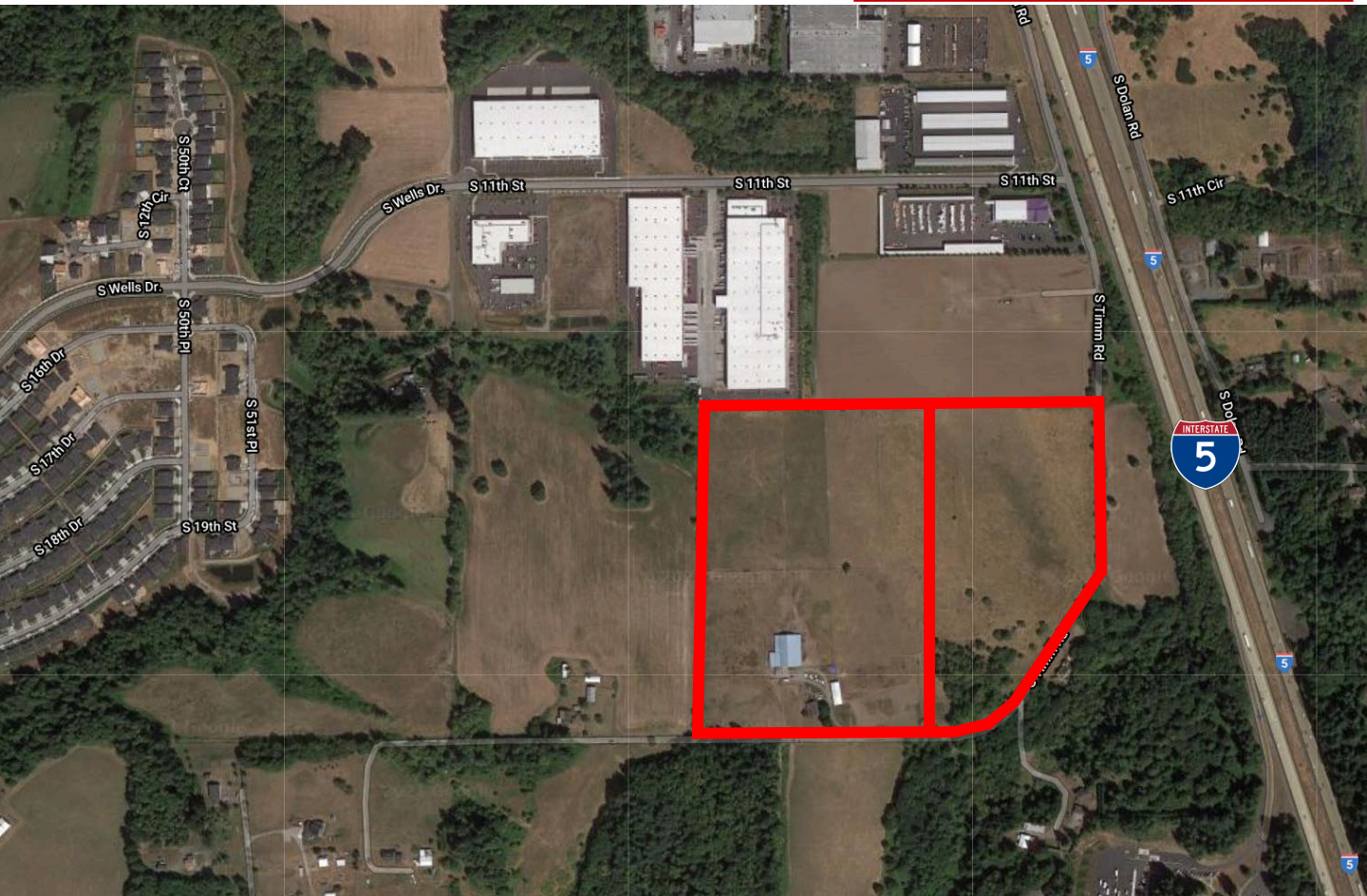
# FOR SALE

2 TAX LOTS – 46.35 ACRES

6100 S 20<sup>th</sup> Way | Ridgefield, WA 98642

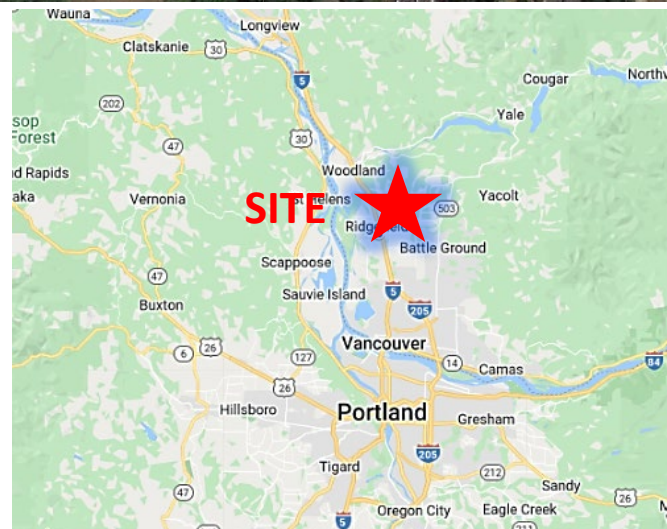


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)



## 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:

Eric Fuller, CCIM, SIOR | 360.901.2827 | [efuller@fg-cre.com](mailto:efuller@fg-cre.com)

KC Fuller | 360.597.0569 | [kfuller@fg-cre.com](mailto:kfuller@fg-cre.com)



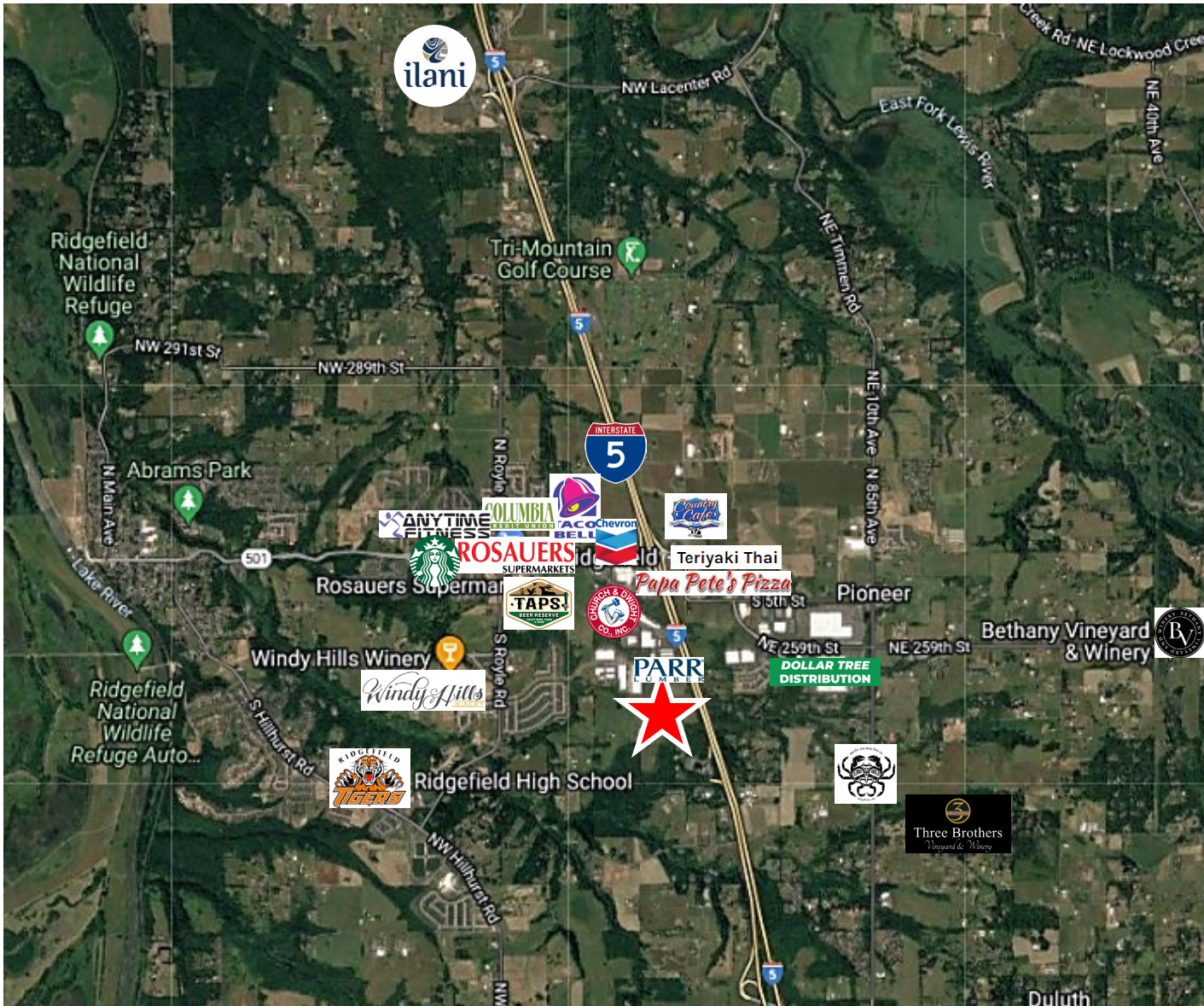
# FOR SALE

2 TAX LOTS – 46.35 ACRES

6100 S 20<sup>th</sup> Way | Ridgefield, WA 98642



900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## 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 6<sup>th</sup> Way S: 8,318  
Pioneer St @ I-5 NE: 67,257



# FOR SALE

2 TAX LOTS – 46.35 ACRES

6100 S 20<sup>th</sup> Way | Ridgefield, WA 98642



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



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.



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.