

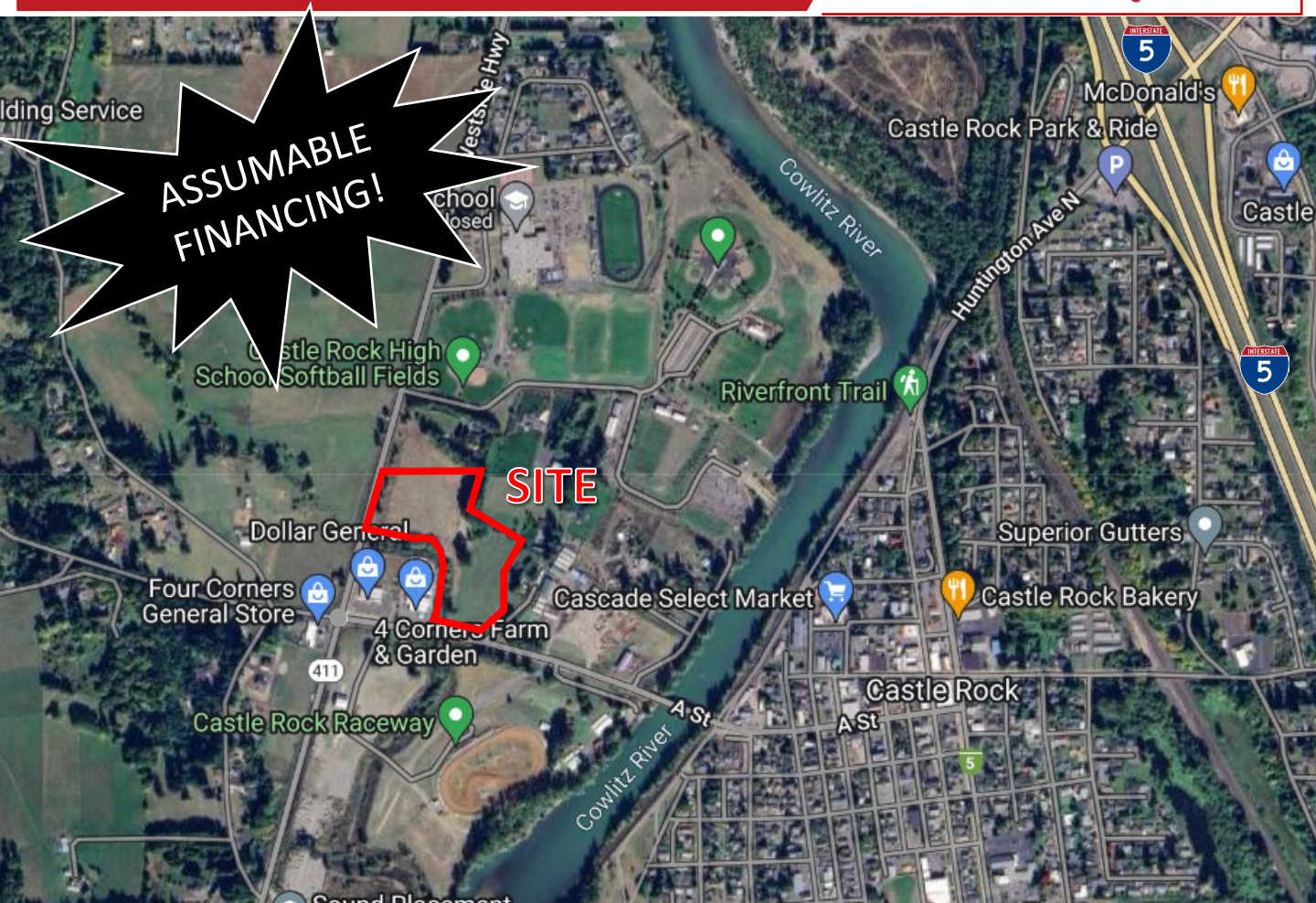
FOR SALE

10.45 ACRES ZONED MIXED-USE (MX)

Castle Rock, WA 98611



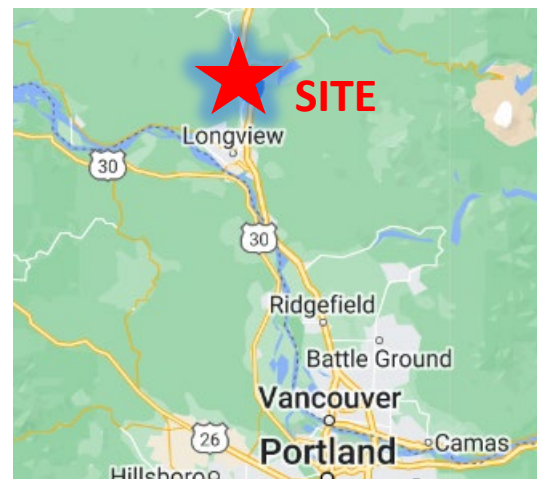
900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Multiple allowed uses: light industrial, commercial, office, retail, gas station, convenience, healthcare, microbrewery, auto repair, auto sales, etc.
- 10.45 acres
- Proposed 5-lot concept
- Parcel number 3009100100
- Zoned Mixed Use (MX)
- Sale price: \$1,865,000

Seller can provide all construction services (from site work to finished building(s)).



FOR MORE INFORMATION:

Lance Brown
360.597.0573 | lbrown@fg-cre.com

FOR SALE

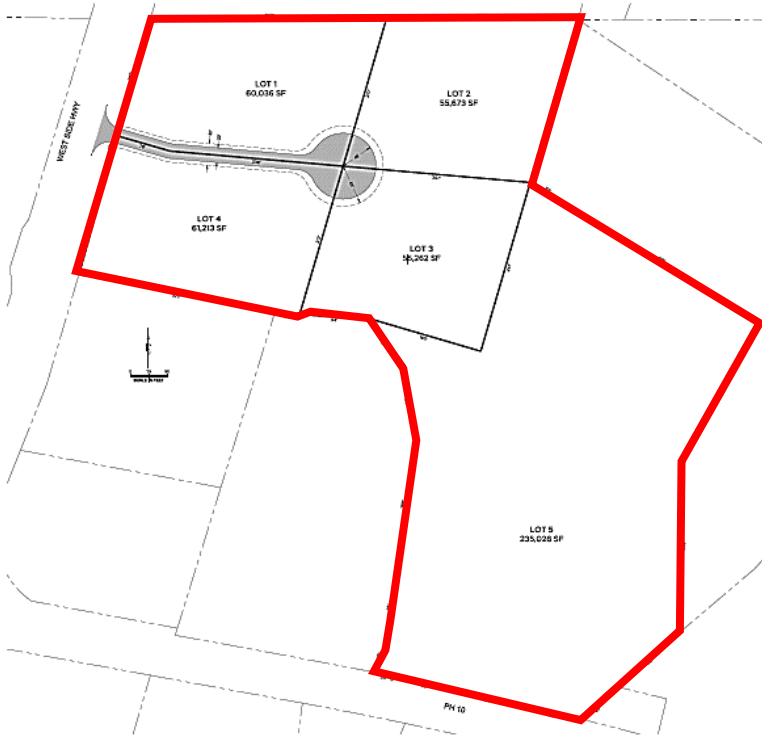
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Proposed 5-Lot Concept



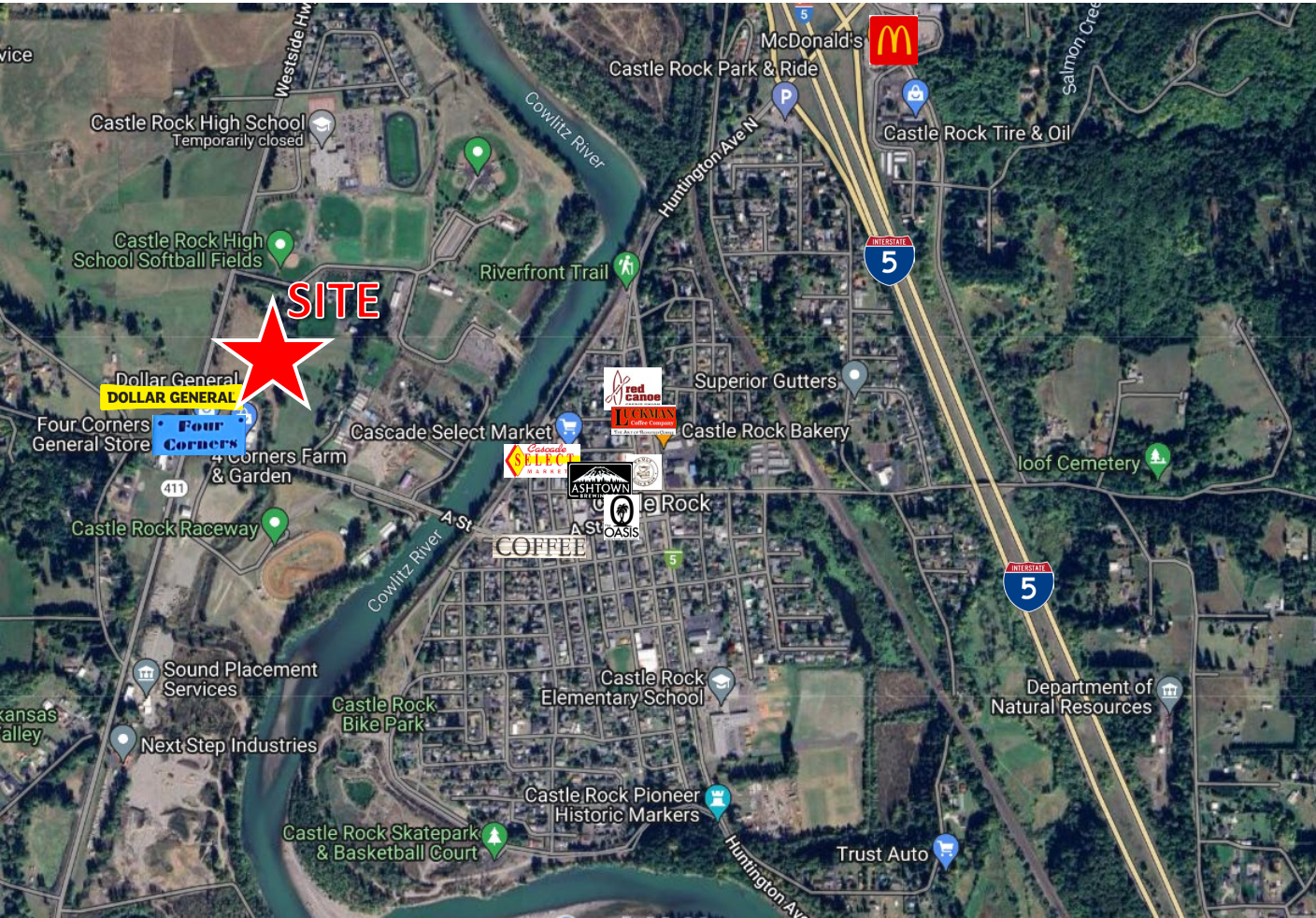
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	2,416	6,705	10,079
2028 Projected Population	2,483	6,889	10,336
Est. Average Household Income	\$64,691	\$76,453	\$80,622
Est. Total Employees	624	1,291	1,480

Distance To
I-5 – 7 miles
Vancouver, WA – 50 miles
Portland International Airport – 56 miles

Average Daily Traffic
Westside Hwy @ Ph 10 N – 4,500
Ph 10 @ Maddox Rd E – 6,603
Huntington Ave N @ Cedar St NE S – 6,868

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.