



FOR SALE



## 907 NW 99TH ST

**Residential Zoned Development Land Opportunity**  
± 1.45 Acres (± 63,162 SF\*) | Call For Pricing

**907 NW 99th St, Vancouver, WA 98665**

- Close to Columbia River High School
- Hazel Dell Area near Lake Shore neighborhood
- Easy Access to I-5 on 99th
- Rare infill development lot for this neighborhood
- Close to Retail and Services
- Excellent exposure onto 99th
- **Zoning:** Residential - R1-7.5
- \*Subject to Lot Partition

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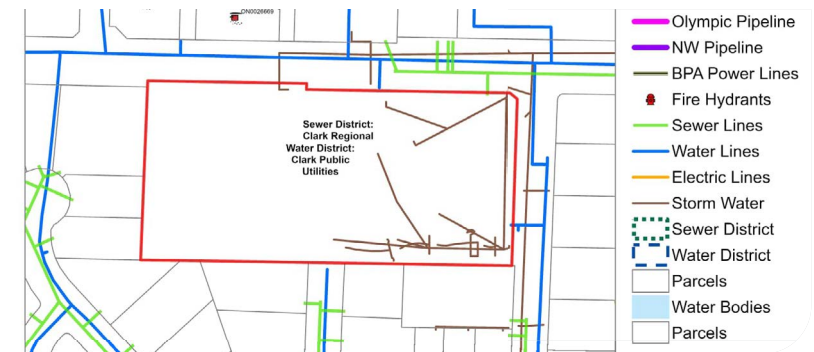
PROPERTY SUMMARY



PROPERTY DETAILS	
Address	907 NW 99th St, Vancouver, WA 98665
Parcel Size	± 1.45 Acres (± 63,162 SF)
Sale Price	Call for Pricing
Zoning	Residential - R1-7.5
APN	146214000

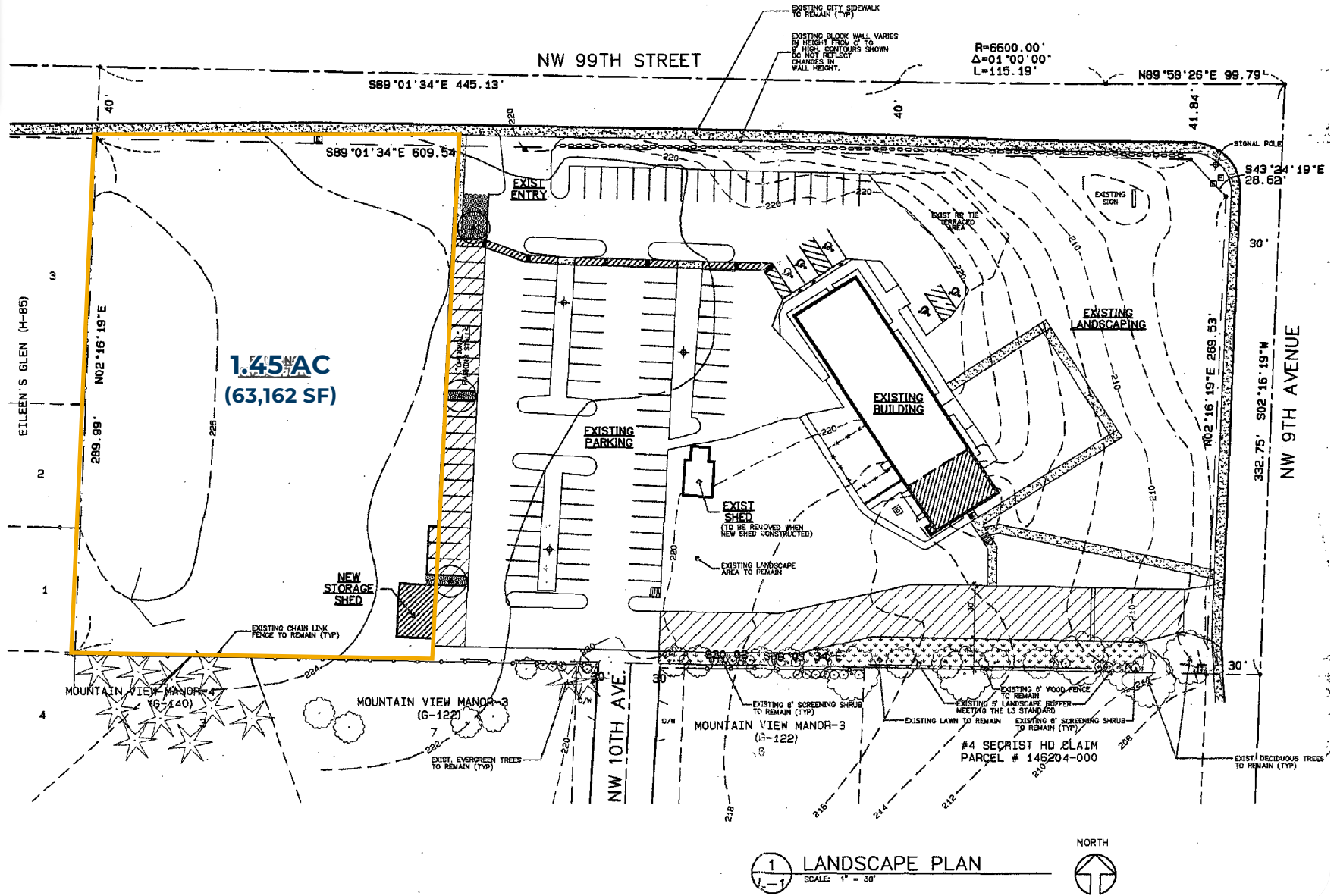
Table 40.220.010-2. Lot Requirements

Zoning District	Residential Density (d.u./acre) <sup>1</sup>	Minimum Average Lot Area (sq. ft.)			Maximum Average Lot Area (sq. ft.)	Average <sup>2,3</sup> Minimum Lot Width (feet)	Average <sup>2,3</sup> Minimum Lot Depth (feet)
		Single-Family Detached and Duplex	Triplex	Quadplex			
R1-20	2.7 – 1.4	16,000	16,000	16,000	30,000	100	100
R1-10	5.1 – 2.9	8,500	8,500	8,500	15,000	70	90
<b>R1-7.5</b>	<b>6.7 – 4.1</b>	<b>6,500</b>	<b>6,500</b>	<b>8,000</b>	<b>10,500</b>	<b>50</b>	<b>90</b>





# SITE PLAN





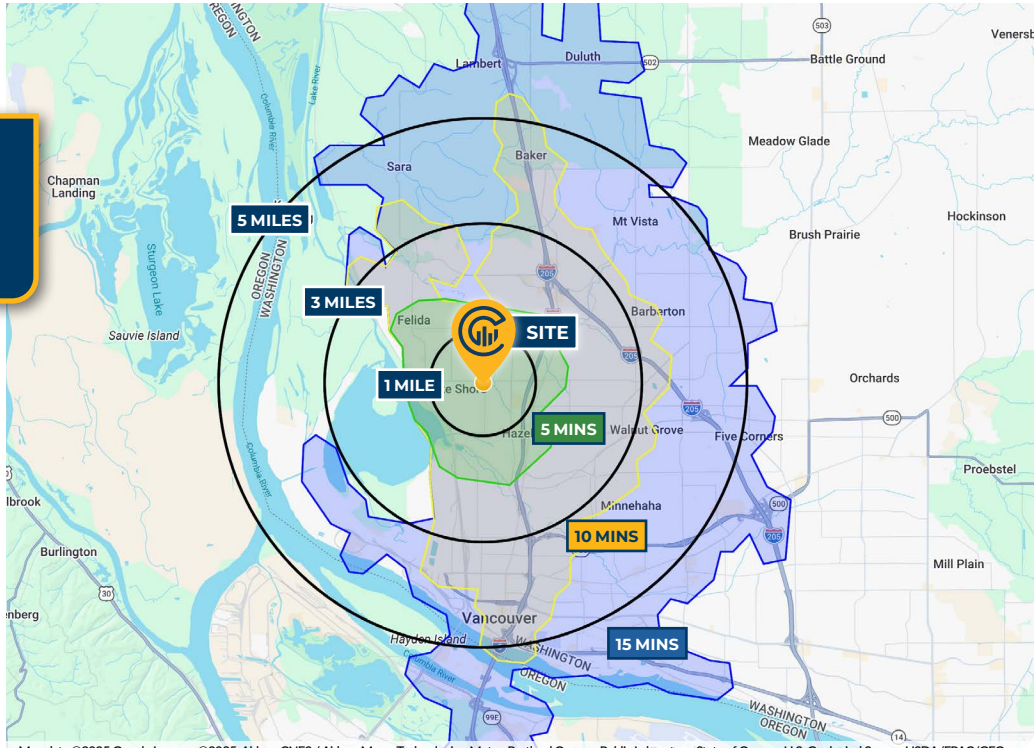
# LOCAL AERIAL MAP



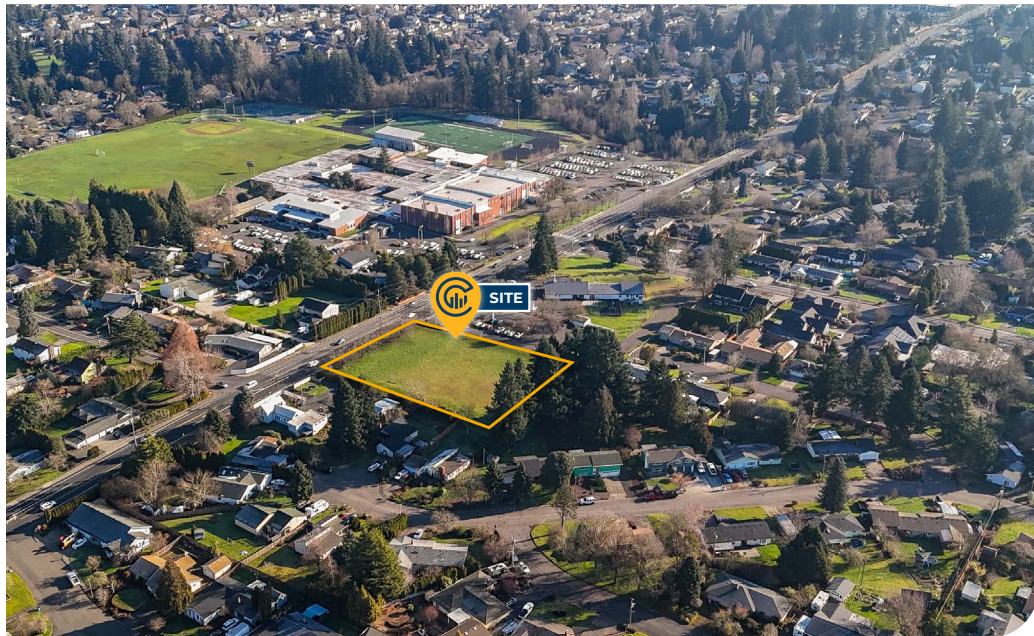
\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025  
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# DRIVE TIMES & DEMOGRAPHICS



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## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	15,212	78,972	176,395
2030 Projected Population	14,404	79,075	180,178
2020 Census Population	15,824	77,457	168,484
2010 Census Population	14,460	67,216	144,383
Projected Annual Growth 2025 to 2030	-1.1%	-	0.4%
Historical Annual Growth 2010 to 2025	0.3%	1.2%	1.5%
<b>Households &amp; Income</b>			
2025 Estimated Households	6,117	31,474	73,116
2025 Est. Average HH Income	\$129,075	\$135,273	\$126,491
2025 Est. Median HH Income	\$107,239	\$106,135	\$96,017
2025 Est. Per Capita Income	\$51,992	\$54,022	\$52,554
<b>Businesses</b>			
2025 Est. Total Businesses	603	3,468	7,797
2025 Est. Total Employees	2,949	21,213	55,967

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

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