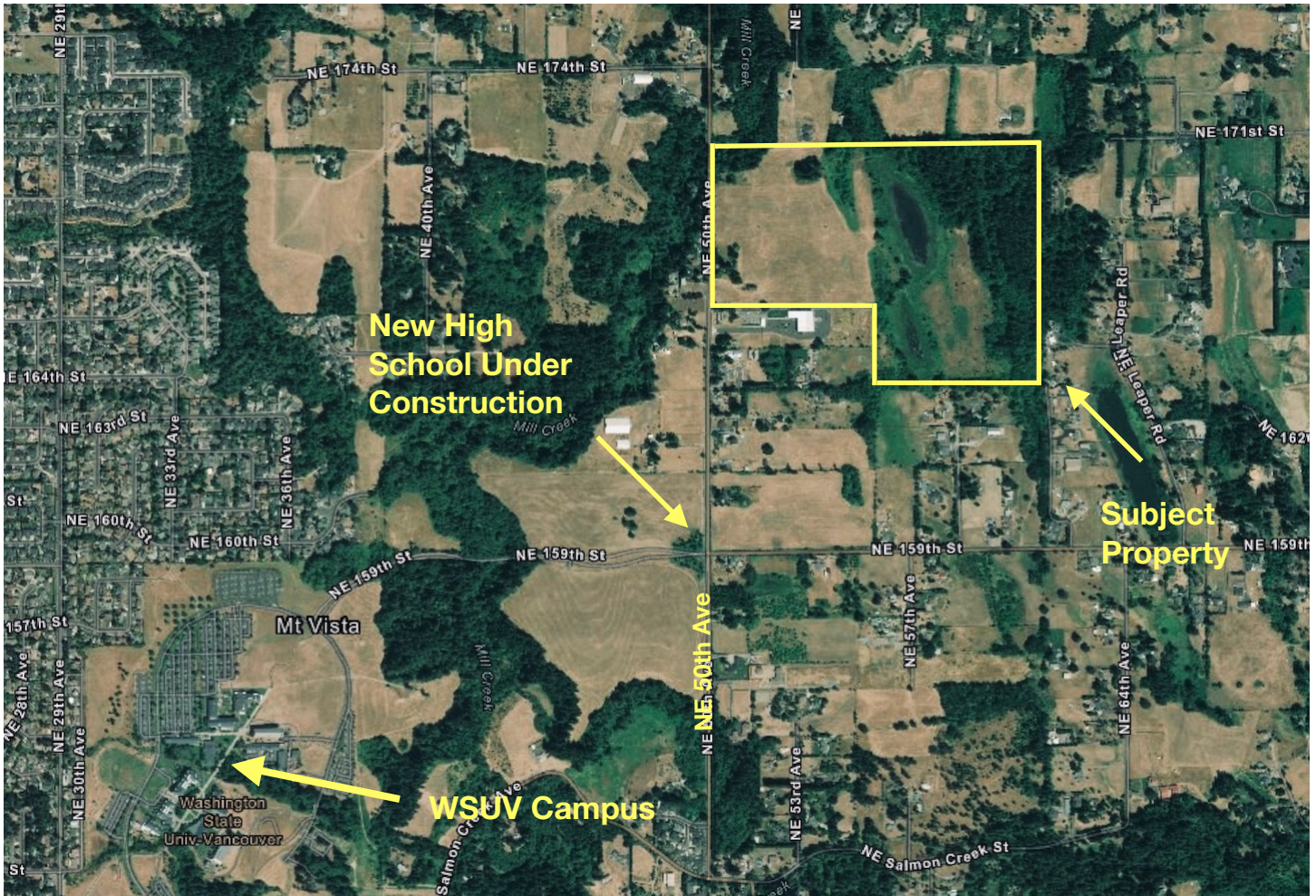


For Sale

100 Acres Zoned Business Park Near WSUV

16713 NE 50th Ave, WA 98686



- 100 Contiguous Acres
- Zoned Business Park, Inside Urban Growth Boundary
- Approximately 1/4 Mile from Washington State University Vancouver Branch
- Priced at \$7,950,000
- Presented By: Craig Johnson, CCIM



3806 SE 179th Ave, Vancouver, WA 98684 | P 360-281-3130 | F 866-892-0776
craig.johnson@nweire.com | www.nweire.com

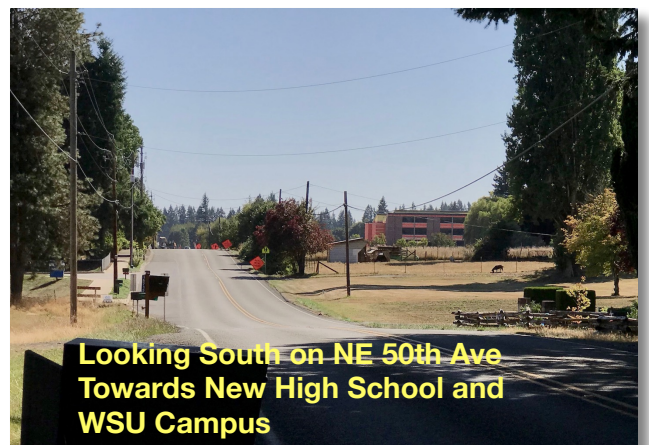
Property Description

- Site Size:** There are two tax lots for a total of 100 Acres:
- 16713 NE 50th Ave** is 60 Acres, Tax Parcel ID 195926000
- 17009 NE 50th Ave** is 40 Acres, Tax Parcel ID 195930000
- Location:** This property is just 1/4 mile north and east of the Washington State University Vancouver Campus, and is just under 2.5 miles from I-5 at the NE 179th Street exit, and just 3.6 miles to the confluence of I-5 and I-205 at the 134th Street exit.
- Access:** There is approximately 1,300 lineal feet of frontage on NE 50th Ave., and it is presumed most access would be from NE 50th Ave. There may be the possibility of an additional access point coming in from NE 58th Ave., just to the south of the property.
- Utilities:** Sewer will most likely come from the south where it has recently been extended to the new high school under construction on the northeastern corner of the Washington State University Vancouver Campus, approximately 1,300 feet to the south. Clark Regional Wastewater District is the sewer provider in the area. Clark Public Utility District is the water provider and according to their records, there is an existing 8" water main in NE 50th Ave.
- Topography:** Gentle rolling terrain with 20 feet variation in elevation over the most of the property. The western edge of the property is approximately at 220 feet of elevation, dropping slowly towards the eastern edge of the property. There are a couple of depressions near the eastern boundary that descend to about 190 feet elevation, and a localized slope in the northwest corner that descends down to 180 feet. That said most of property tends towards an elevation between 200 and 210 feet. This information is from the Clark County Washington Graphical Information Site.
- Wetlands:** The owner has had a wetlands study performed on the property and we are estimating up to 50 percent of the property may be either wetlands, or wetland buffers. That said there may be a lot of ways to incorporate the wetlands into the development by using them for landscaping area, storm drainage, walking paths, and an out door amenity to make the the site more competitive and attractive relative to other sites.
- Zoning:** BP, Business Park, Clark County, WA Jurisdiction

- Allowed Uses:** A short list of uses includes limited light manufacturing, wholesale trade, light warehousing, business and professional services, research, business and corporate offices, and other similar and supporting enterprises not oriented to the general public. With its proximity to Washington State University, and the talent pool that institution generates, it would seem some sort of R & D, and incubator space could be an interesting use of the property.
- 2019 Property Taxes:** **16713 NE 50th Ave**, Tax Parcel ID 195926000: \$1,545.14
17009 NE 50th Ave, Tax Parcel ID 195930000: \$365.32
- Views:** There are good views of Mt. St. Helens and Mt. Hood from several locations on the property which could be further enhanced with multi-story development.
- Existing Buildings:** There are 6 existing structures on the property, two residences (one somewhat overgrown), a barn, a garage, an outbuilding, and a pump house. These buildings are considered of no value in this transaction.
- Additional Notes:** There is some marketable timber on the property, with a 2018 cruise estimating the value of almost \$550,000.
- Price:** \$7,950,000 broken down as follows:
Uplands priced at \$2.90/SF
Wetlands prices at \$.075/SF
- Terms:** All Cash at Closing

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your use.

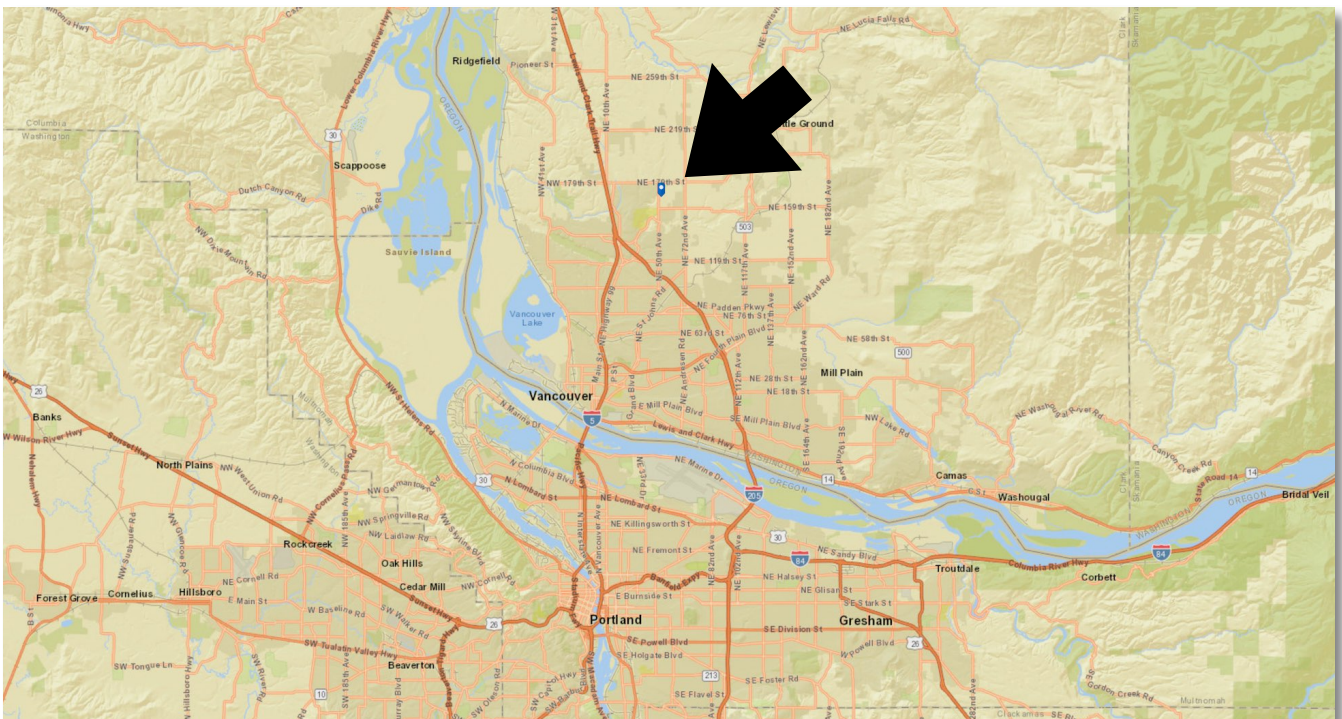
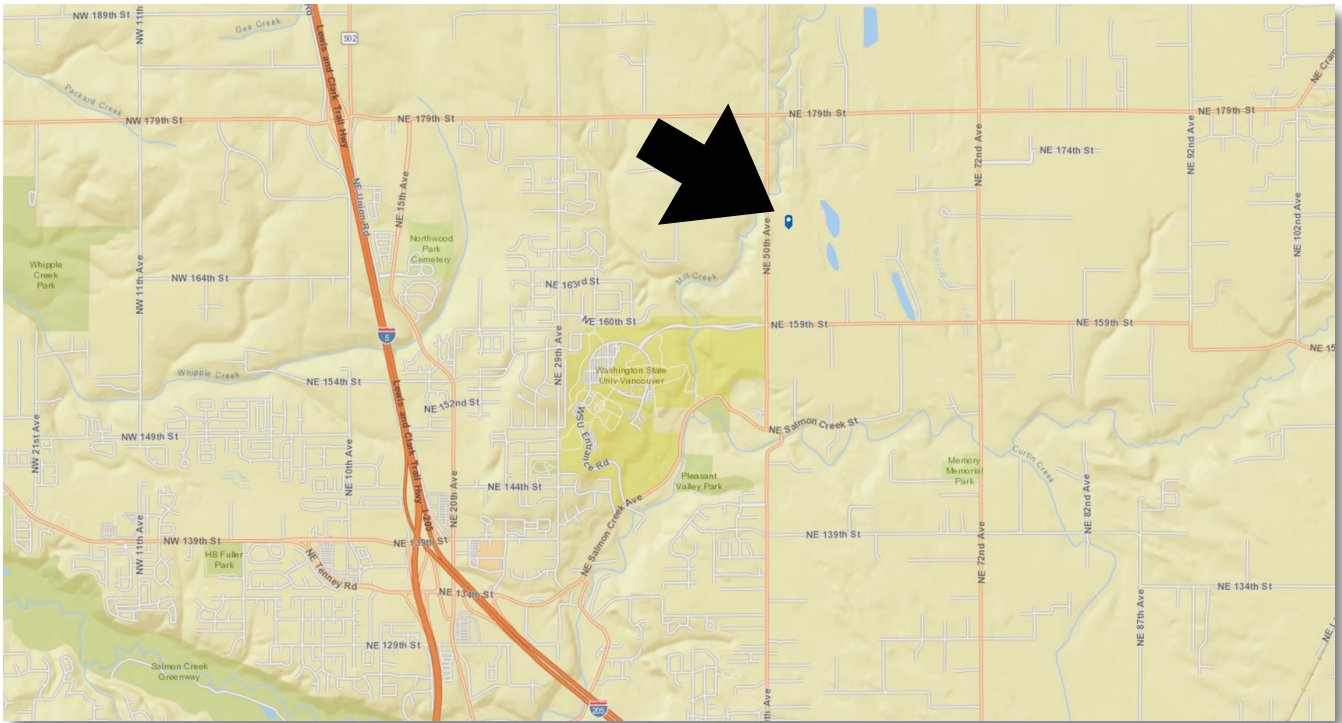
Pictures



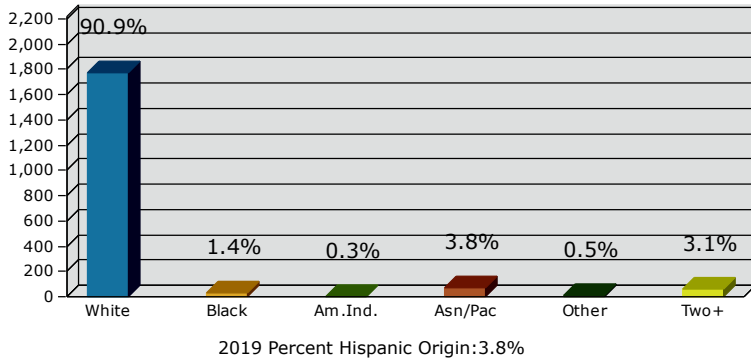
Aerial Photo



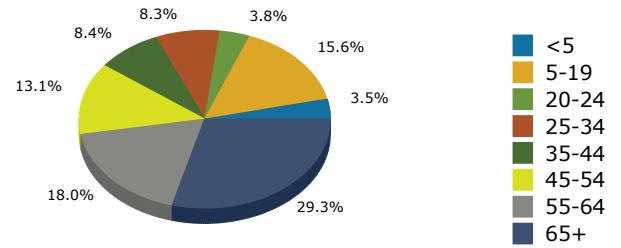
Maps



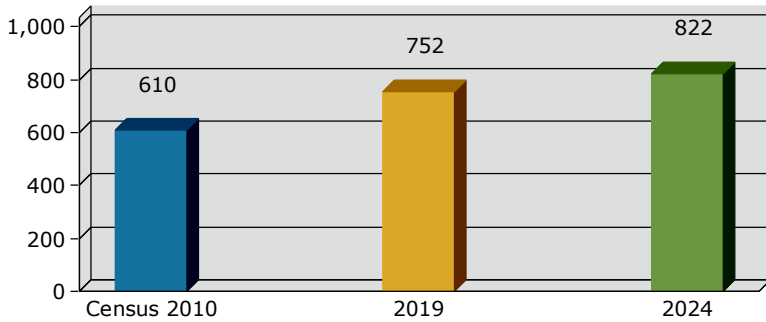
2019 Population by Race



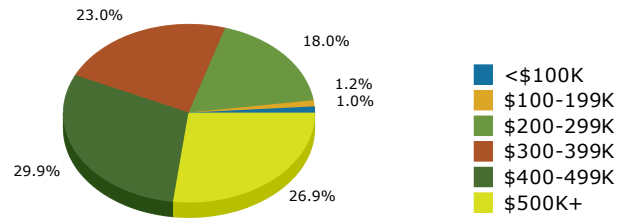
2019 Population by Age



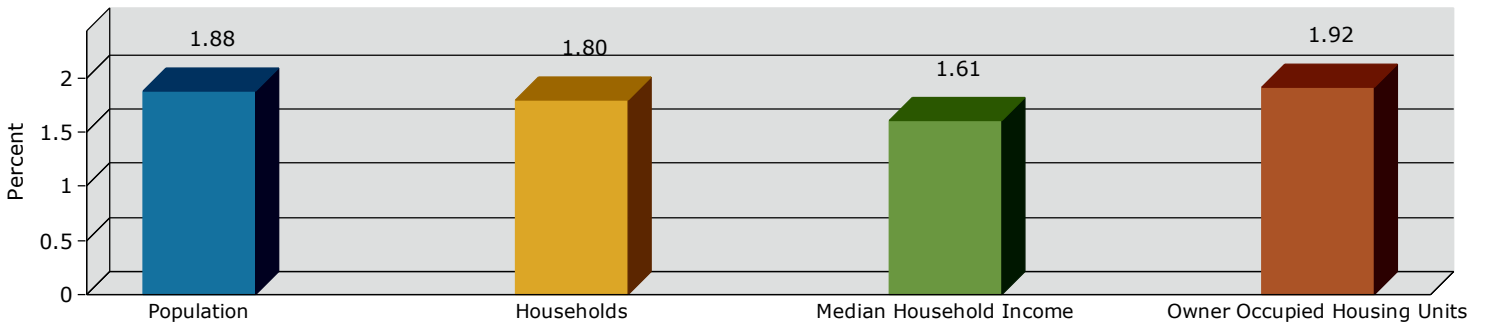
Households



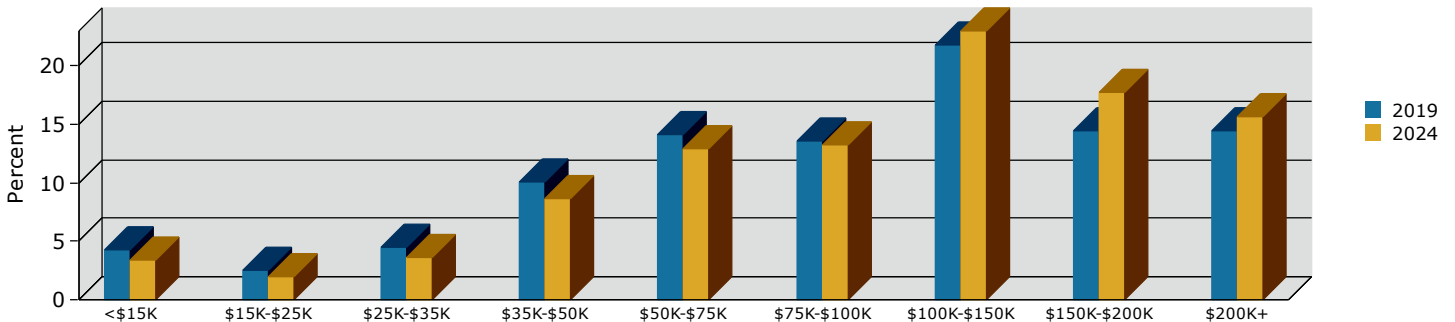
2019 Home Value



2019-2024 Annual Growth Rate

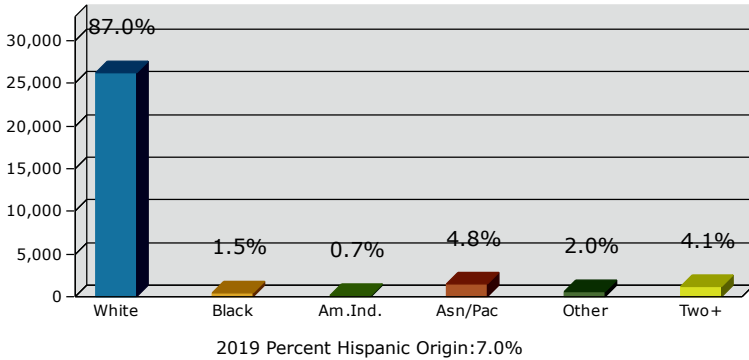


Household Income

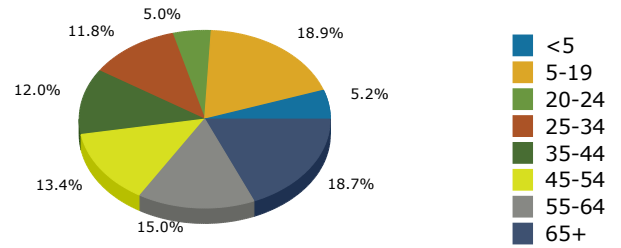


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

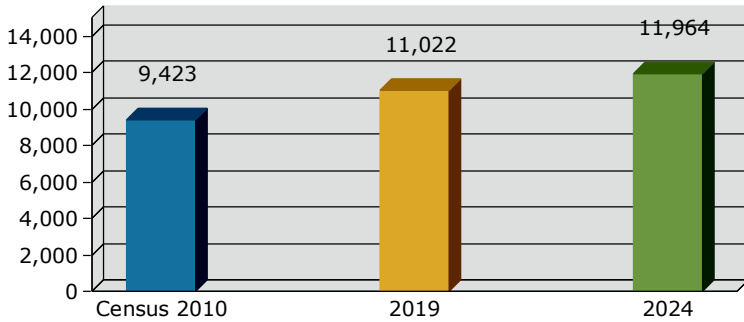
2019 Population by Race



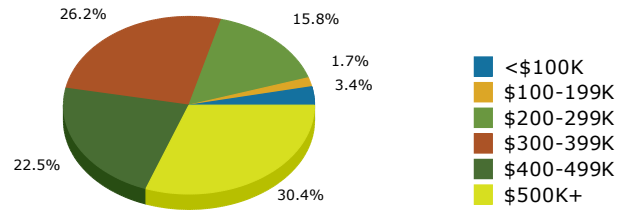
2019 Population by Age



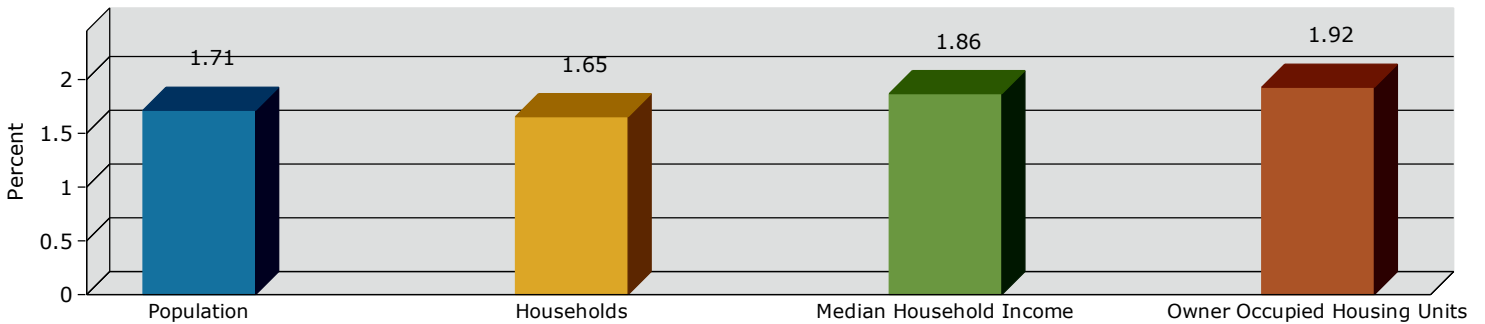
Households



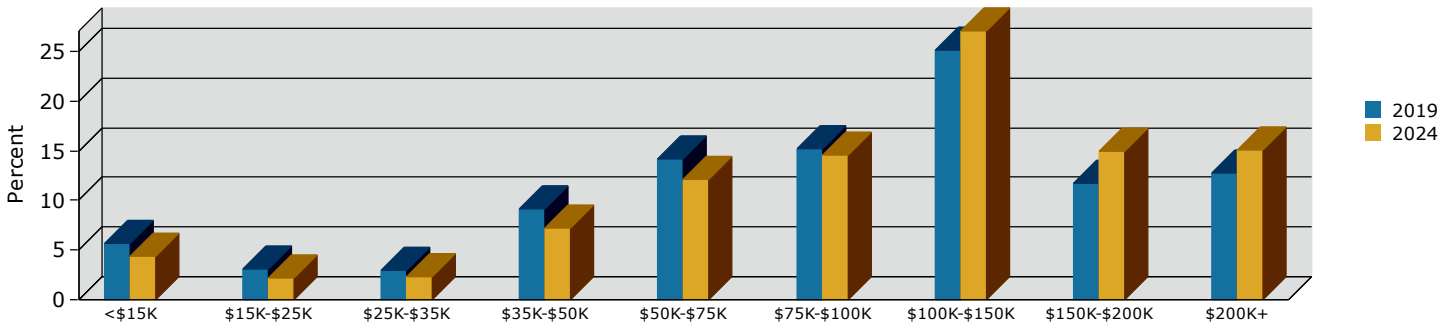
2019 Home Value



2019-2024 Annual Growth Rate

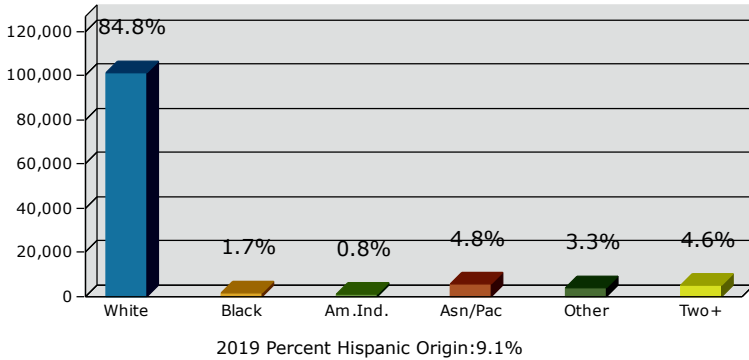


Household Income

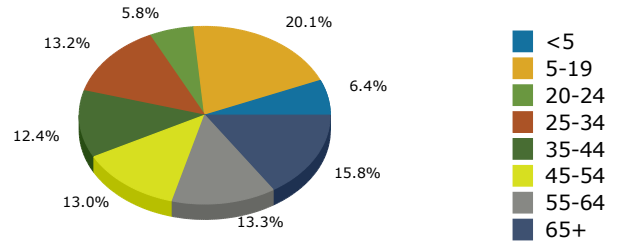


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

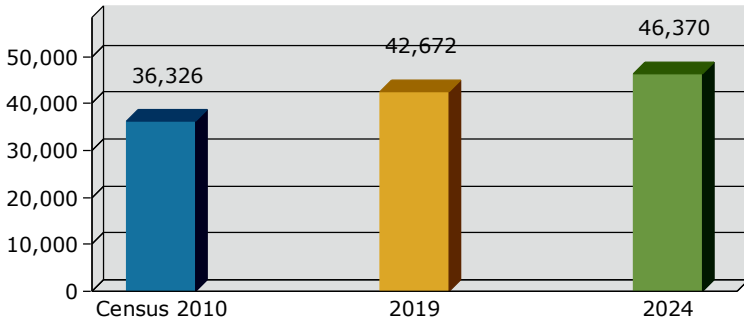
2019 Population by Race



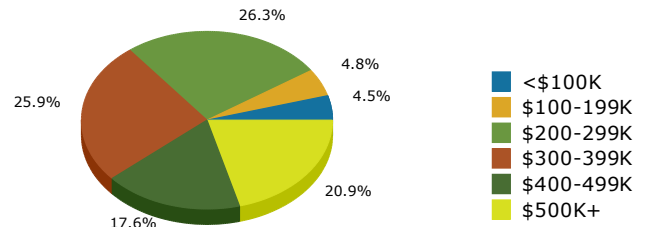
2019 Population by Age



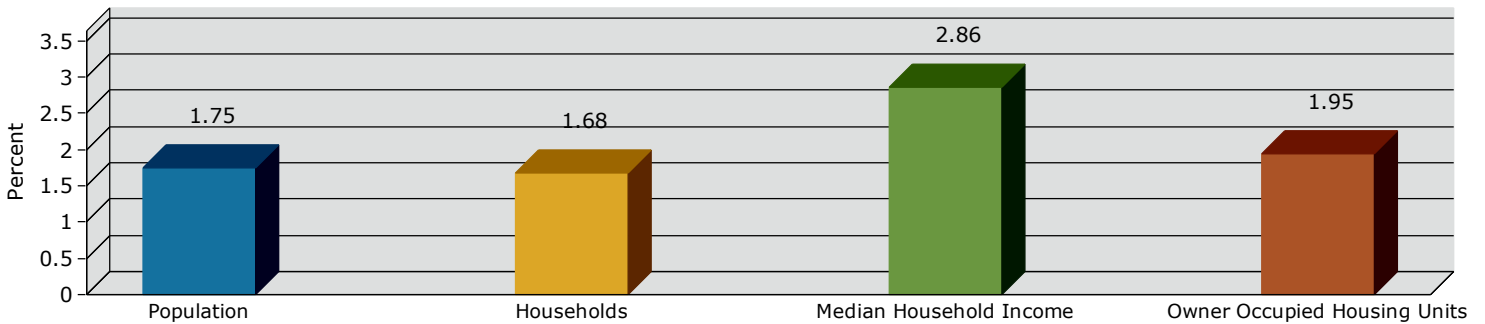
Households



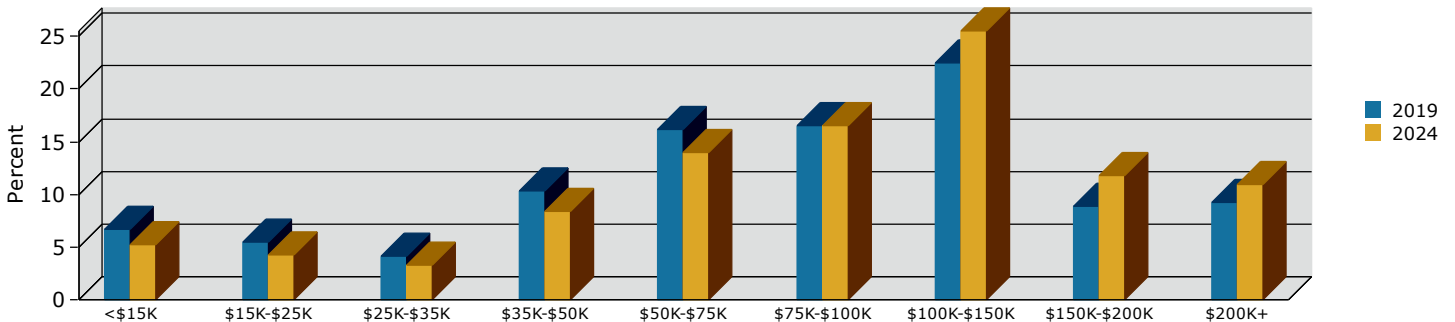
2019 Home Value



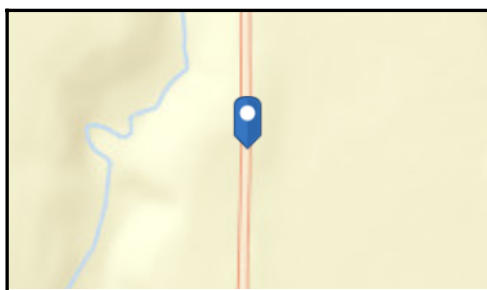
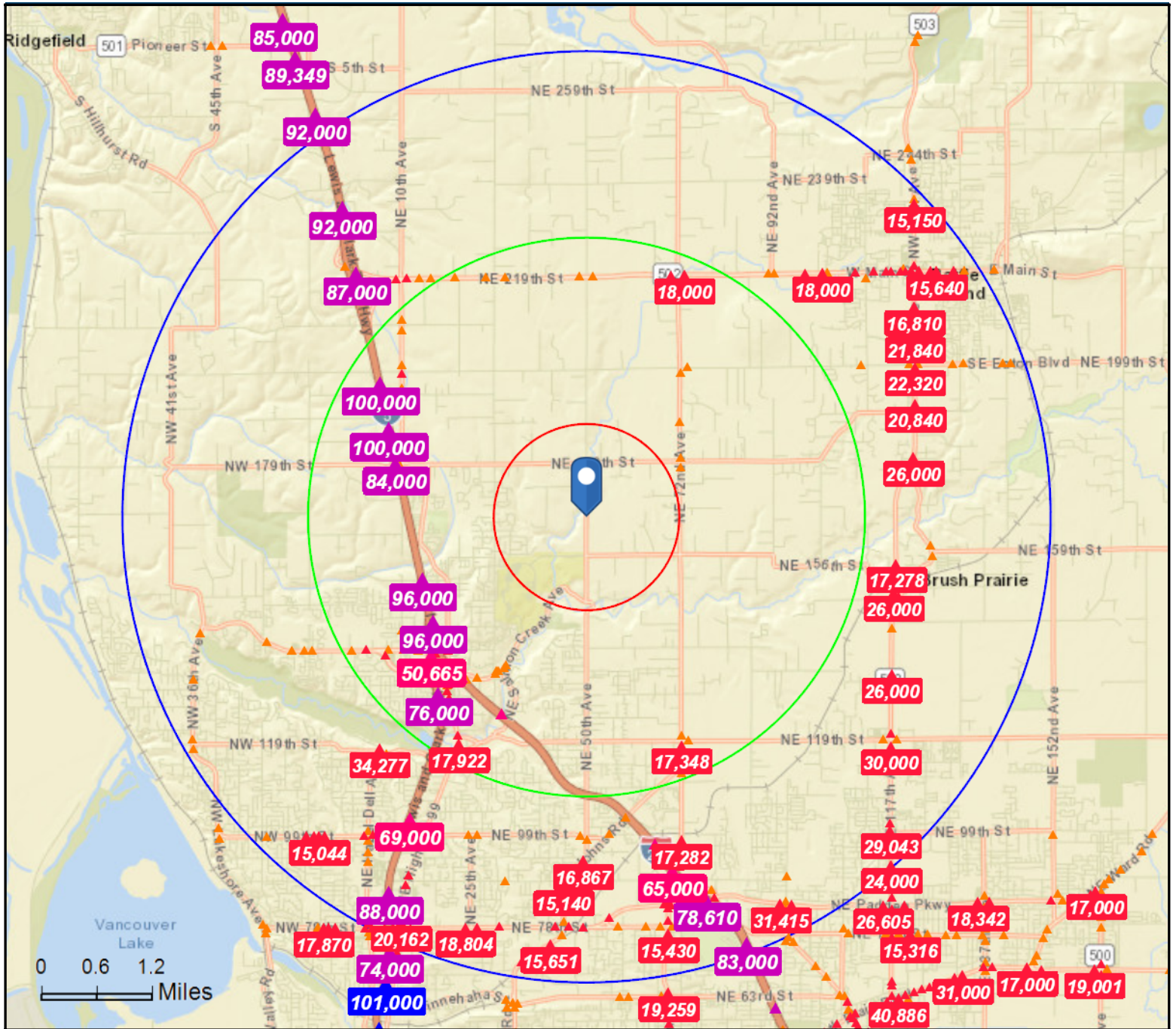
2019-2024 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q1 2019).