

# CORDATA DEVELOPMENT LAND

311-331 W HORTON RD, BELLINGHAM, WA 98226



\* Lot Lines Approximated



- 1.66 – 3.36 AC. AVAILABLE
- MEDICAL USES ALLOWED WITHIN THE ZONE
- FLAT, LEVEL SITE. APPROX. 400 FT. HORTON ROAD FRONTAGE
- SITE IS NEARLY PAD READY FOR CONSTRUCTION
- PARCELS CAN BE COMBINED OR SOLD SEPERATELY

## FOR SALE

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# PROPERTY SUMMARY

## 311 - 331 W HORTON RD

- Incredible Opportunity to join the quickly expanding Cordata area of Bellingham.
- Easy access to Guide Meridian & I-5. Incredible location, near Cordata Park and many other amenities.
- Nearly Pad Ready site for construction. Lot is apart of Horton Health Campus Association (HHCA).
- Storm Water Detention completed (Regional stormwater pond in place & operational).
- Overall wetland mitigation plan completed.
- All civil work finalized to complete private road (access off Horton Rd) for city Water/sewer/fire access to the property.

Members of the HHCA include; subject property, North Cascade Cancer Center, Proposed Health & Wellness Center, and vacant lot.

Immediately adjacent to the beautiful Cordata Park, with access via public trail starting at the end of the private road. Park offers many miles of walking trails, multiple playgrounds, bike park, picnic area and other amenities.

## NEARBY MEDICAL PROVIDERS

Provider Name	Services Offered	Distance from Subject
North Cascade Cancer Center	Radiology & Oncology	0.04 Mi.
Undisclosed (Under Construction)	Proposed Health and Wellness Clinic	0.04 Mi.
Infusion Solutions	Infusion Services (IV & other)	0.08 Mi.
North Sound Dermatology	Dermatology Services	0.11 Mi.
Clough Dental (Under Construction)	Dental Services	0.20 Mi.
PeaceHealth Cordata Campus	Family Medicine, Gastroenterology, Endoscopy, Dermatology	0.22 Mi.
PeaceHealth Laboratories	Lab Testing	0.29 Mi.

# PROPERTY OVERVIEW

**Address:** 311-331 W Horton Rd, Bellingham, WA 98226

**Site Area:** 1.66 - 3.36 Acres (72,310 - 146,362 SF)

**Price:** \$1,156,960 - \$2,267,740

**Parcel #'s:** 3802014171140000, 3802014170920000

**Area:** Cordata North

**Association Dues:** Approx. \$264.00

**Zoning:** Light Industrial  
<https://bellingham.municipal.codes/BMC/20.36>

Address	Size	Price
<b>311 W Horton Rd</b>	1.66 Ac.	\$1,156,960
<b>331 W Horton Rd</b>	1.70 Ac.	\$1,110,780
<b>311 - 331 W Horton Rd (Combined)</b>	3.36 Ac.	\$2,267,740

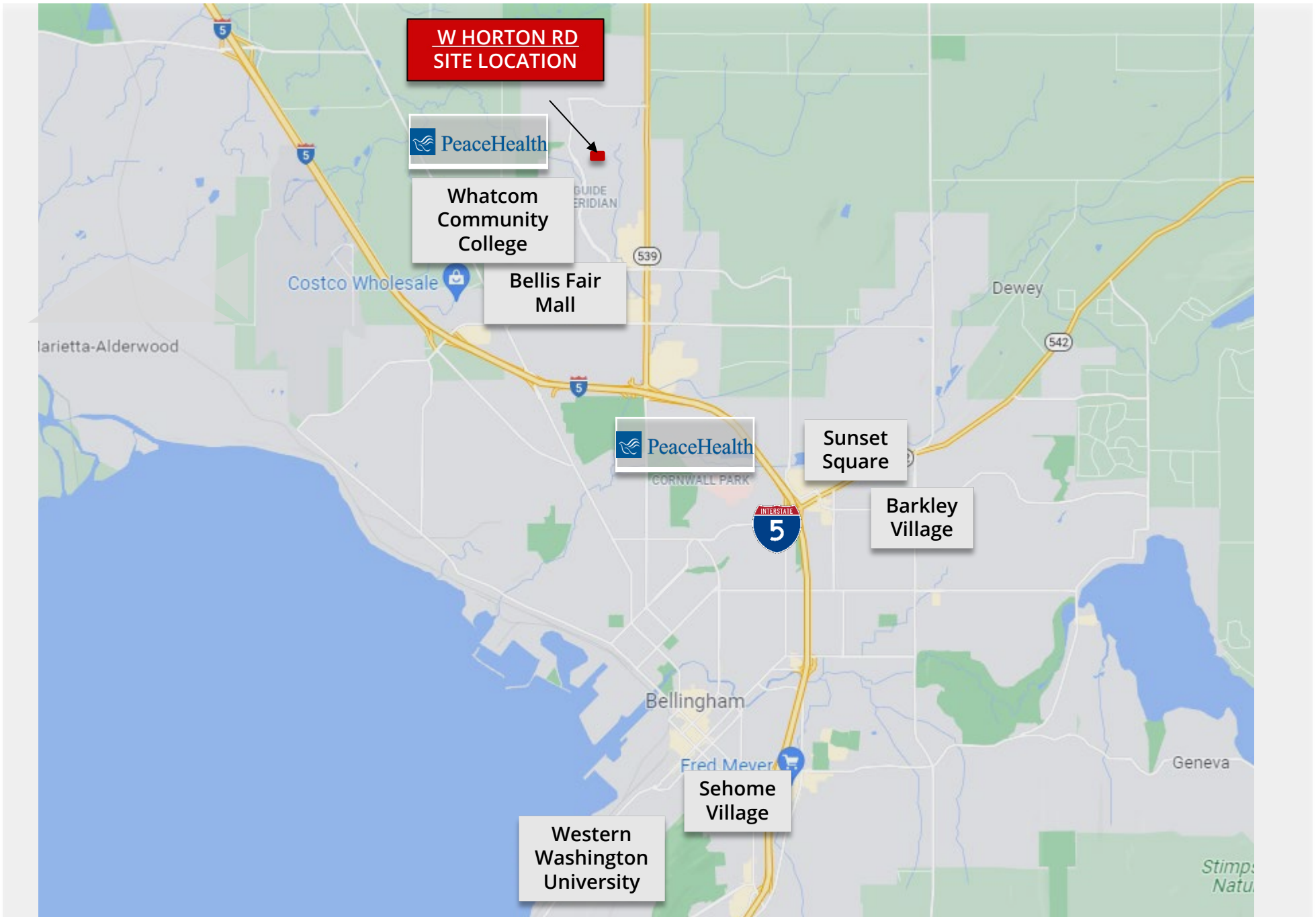
# NEARBY MEDICAL PROVIDERS - MAP



# NEIGHBORING PARCELS



# MAP



# PROPERTY AERIAL PHOTO



# PROPERTY AERIAL PHOTO



\* Lot Line Approximated



**FOR MORE INFORMATION**

PLEASE CONTACT:

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