

Flat Development Opportunity Near I-5

6015 N 20TH STREET, RIDGEFIELD, WA 98642



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FOR SALE

**MACADAM
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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

6015 N 20th Street, Ridgefield, WA 98642



PROPERTY DESCRIPTION

The subject site is a total of 30.11 acres of relatively flat land just East of I-5 in Ridgefield, WA. The land is zoned E (Employment in Clark County) which allows for a wide variety of retail (limited amount), office, and industrial uses. Ownership does expect some wetlands issues based upon some initial reports available for prospects to review. Tremendous opportunity for a developer or an owner/user to establish a location early on in a market that will continue to see explosive growth. Contact the City Manager about potential incentives for new developments under allowed uses.

OFFERING SUMMARY

Sale Price:	\$9.00/SF
Lot Size:	30.11 Acres
Property Taxes:	\$44,771.70
Zoning:	(E) Employment

ZONING INFORMATION

Within the Employment zone (Clark County, WA), allowed uses include wholesale retail, office, medical clinic/ laboratory/ hospital, light manufacturing, research & development, education, college/university and religious institutions. [Read more about employment zoning here.](#)

RIDGEFIELD DEVELOPMENT

Since 2018, the City of Ridgefield has experienced 1,708,764 SF of new industrial development. On the retail side, 187,269 SF of building area has been delivered to the market. In addition, a brand new Costco on the Westside of I-5 is planned to be built including the first In-N-Out Burger location in Washington State. Regarding new home development, since 2020 Ridgefield has seen over 2,004 new homes permitted.



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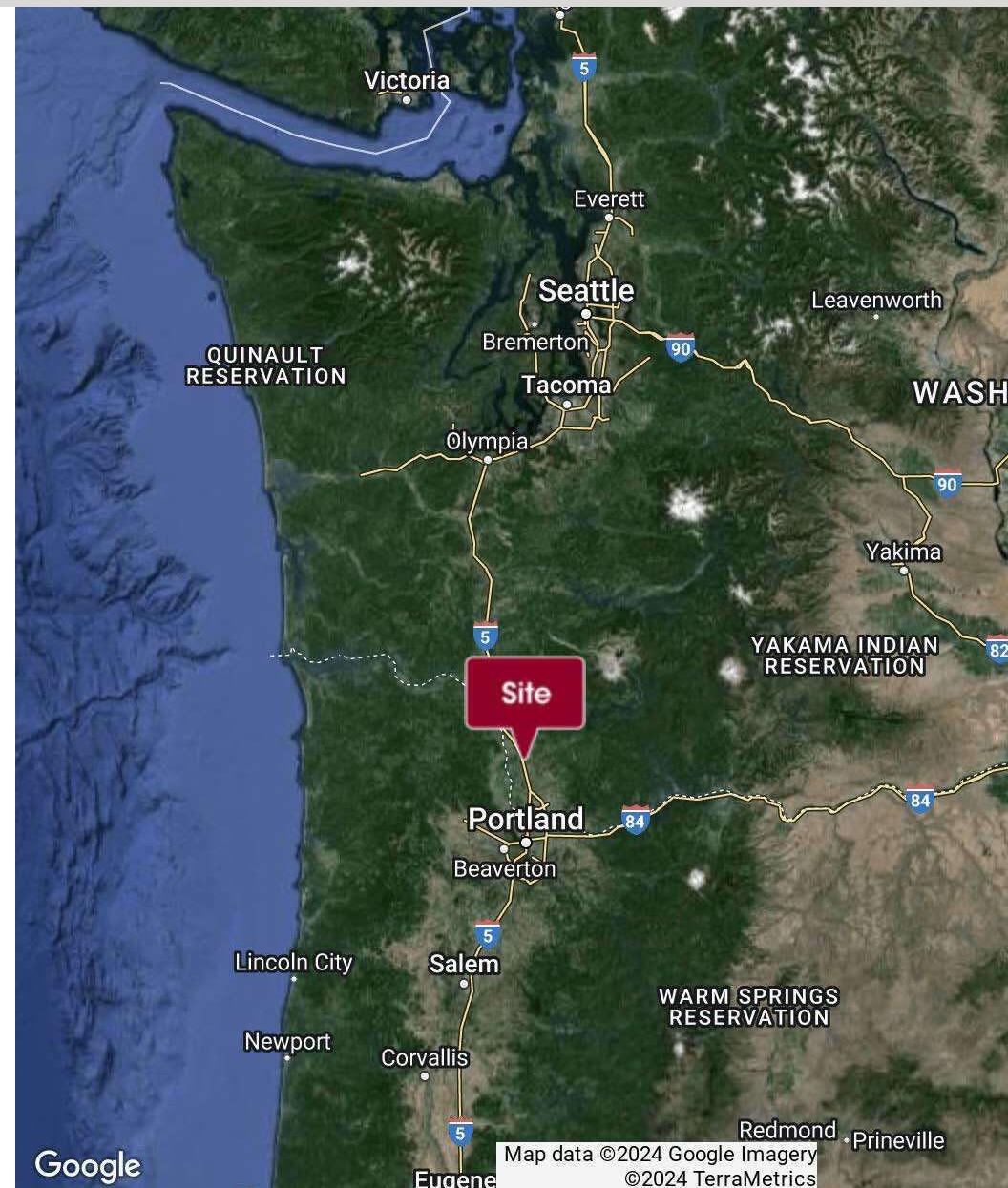
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LOCATION OVERVIEW

Ridgefield's proximity to major transportation routes, including I-5 and I-205, makes it a prime choice for a variety of industrial, manufacturing and transportation businesses. There are several new housing developments going in on both sides of I-5 in Ridgefield including a new Costco.

LOCATION	DISTANCE	TIME
I-5	1.6 mi	3 min
I-205	7.6 mi	9 min
Vancouver	15.1 mi	18 min
Portland	17.9 mi	30 min
Seattle	152 mi	2 hr 51 min



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