

FOR SALE

APPROX. 6.22 GROSS ACRES

Tax Lot 158339-000 | Orchards, WA

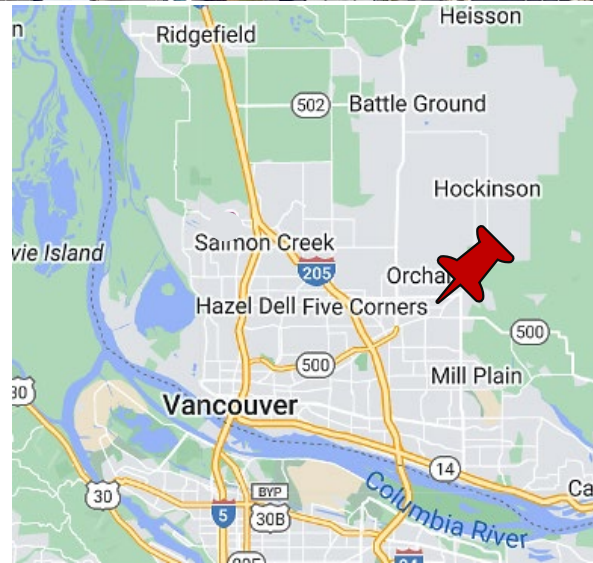


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Located in the Orchards submarket
- Approximately 6.22 gross acres, encumbered by BPA right-of-way- see Landowner's Guide
- Access: I-5 to SR 500 to Fourth Plain to North on NE 124th Ave.
- Zoned GC, General Commercial, allowing for office, industrial and commercial users [Zoning Codes](#)
- Tax lot 158339-000
- Utilities to the site
- Sale Price: \$950,000

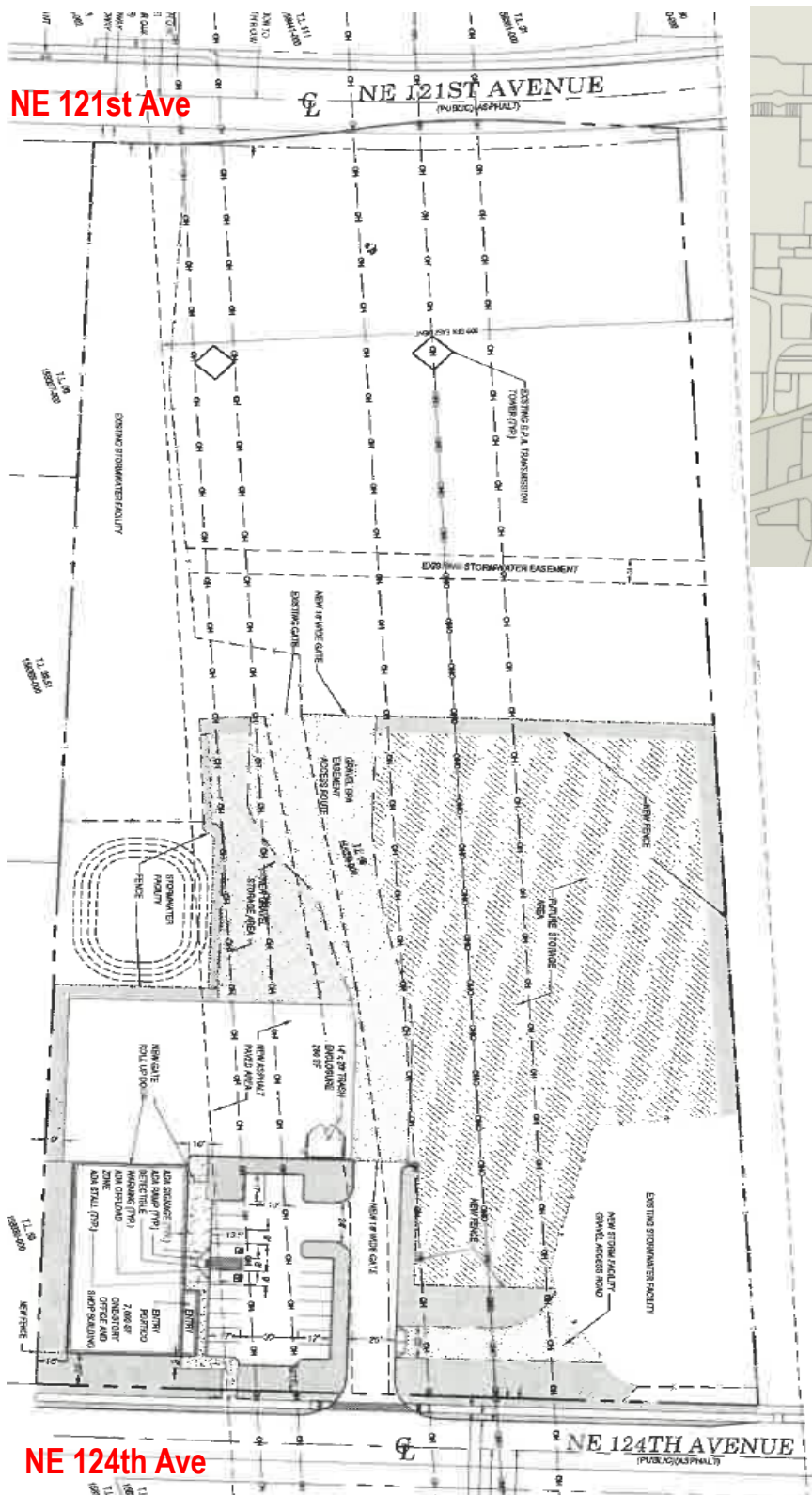


FOR MORE INFORMATION:

Eric Fuller, CCIM
360.597.0564 | efuller@fg-cre.com

KC Fuller
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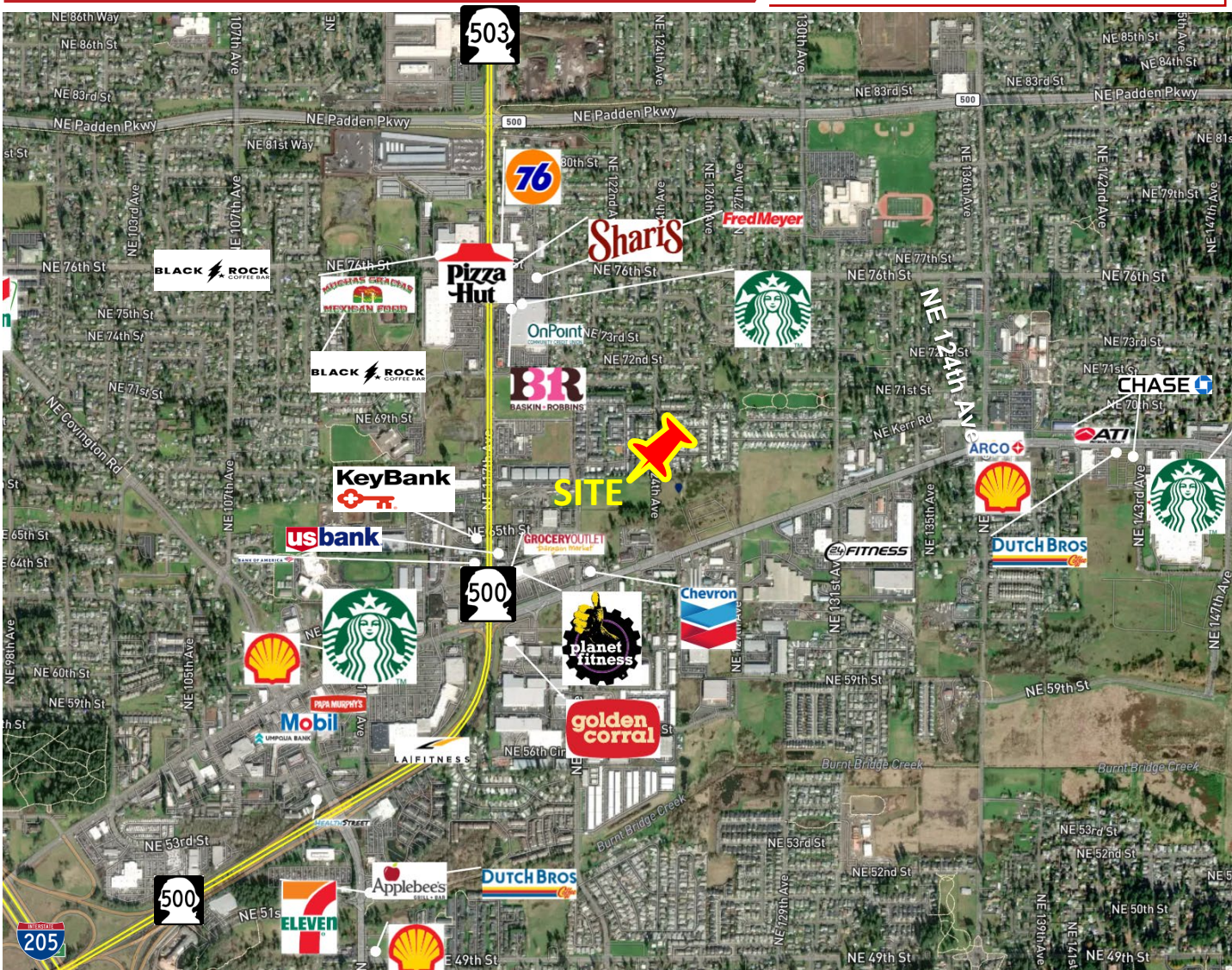
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	13,013	124,011	249,863
2029 Projected Population	13,971	134,031	269,886
Est. Average Household Income	\$120,146	\$114,251	\$107,303
Daytime Employment	5,772	29,971	75,956

Average Daily Traffic 2025

NE Fourth Plain Rd. @ NE 124th Ave. W – 35,335

NE Fourth Plain Rd. @ NE 124th Ave. E – 35,998

NE Fourth Plain Rd. @ NE 121st Ave. NE– 33,362

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.

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B O N N E V I L L E P O W E R A D M I N I S T R A T I O N



Landowner's guide for compatible use of BPA rights-of-way

We need your help to keep the way clear for safe and reliable service

Keeping transmission lines safe and reliable is a critical priority for the Bonneville Power Administration. The key element in achieving those objectives is BPA's ability to construct, operate and maintain its transmission lines and rights-of-way — the area under and around the lines.

You can help BPA keep these rights-of-way clear of trees, brush and structures that could affect the safety or reliability of the transmission system.

Prior to planting, digging, or constructing within BPA's rights-of-way, fill out BPA's Land Use Application Form. The information you provide on the application helps BPA understand your proposed use and the potential

impacts to public safety, and the safety of our crews.

BPA also reviews the application to determine whether a proposed use of land is compatible with the construction, operation and maintenance of BPA transmission lines. Coordinating with BPA early in your planning process can keep you safe and avoid wasting time and money.

Coordination of land uses

Landowners may use BPA's right-of-way for purposes that are not expressly prohibited by the easement document and that do not interfere with BPA's easements rights to operate and maintain transmission lines. Examples of permissive uses may include lawns and low-growing crops. Driveways, parking lots and other improvements may also be acceptable if plans have been reviewed and approved by BPA. If you have a question about a proposed use in the right of way, please contact BPA at 1-800-836-6619. If you are ready for BPA to review your proposed use of the right of way, please submit a Land Use Application to BPA.

BPA takes several factors into consideration when applications for use of the right-of-way are reviewed. Our transmission lines were designed to take topography



**Keep the
way clear**
FOR SAFETY AND
SERVICE.



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and physical features into account. BPA's land rights as they relate to the location of your proposed use are also reviewed. If your project is not compatible with BPA's transmission lines and easement rights, you will be asked to modify your design. In extreme cases, BPA may be able to modify its transmission facilities; however, you would be required to pay for the modifications.

Please consider the following guidelines when preparing your application:

- Maintain at least 50 feet of clearance from BPA's poles, structures or guy wires, whether it be vegetation, roads, fences, utilities, pipelines, or any other improvements.
- Maintain at least 25 feet of clearance from the top of any vegetation and the lowest point of BPA's wires. Do not attempt to measure this distance yourself! You only need to identify the species of the vegetation you propose to plant in the right-of-way so that BPA can consider the mature height of the vegetation.
- Design roads, underground utilities and pipelines to withstand HS-20 loadings.
- Design roads, utilities and pipelines to cross BPA's rights-of-way, rather than being in parallel alignment with transmission lines.
- Ensure concurrence of underlying property owner when not BPA.

WHO WE ARE

The Bonneville Power Administration is a federal agency headquartered in Portland, Ore., that markets wholesale electricity and transmission services to the Pacific Northwest's public and private utilities as well as to some large industries.

BPA provides about one-third of the electricity used in the Northwest and operates more than 15,000 circuit miles of transmission lines.

To deliver power, BPA operates and maintains a transmission network throughout Oregon, Washington, Idaho and Montana with small portions into Wyoming, Nevada, Utah and California.

Three important steps

In order to keep safe and avoid wasting time and money:

1. Call BPA before you plant, dig or build:
1-800-836-6619.
2. Fill out BPA's Land Use Application:
www.bpa.gov/land.
3. Obtain a written Land Use Agreement from BPA before proceeding with your project.

Location surveys

You are encouraged to have a licensed surveyor determine the location of the BPA rights-of-way before beginning any construction activities. Unfortunately, many people inadvertently build structures on BPA rights-of-way because they believe they know the boundaries of their property. In such cases, many believe measuring off the conductor or centerline of the towers is sufficient to fix the location of the rights-of-way. Without survey instruments, knowledge of survey law and an understanding of BPA's rights-of-ways, it is impossible to accurately locate property boundaries. By having your surveyor coordinate with the BPA Survey Section, we can prevent many of the encroachment problems that BPA experiences (call 1-800-836-6619 and ask to be connected to BPA's Survey Section).

Danger trees

BPA must identify and arrange to cut trees that, although outside the rights-of-way, may threaten the transmission line because they could fall into the conductor (wires) or structures. Trees that are unstable, diseased, dead or leaning toward the transmission facilities don't need to touch power lines to be dangerous. Electricity can arc or flashover to trees or equipment, where it can cause fires, injuries or even fatalities to anyone near the tree or equipment. BPA will arrange to remove these trees.

Available uses of BPA-owned land

Although BPA acquired most of its transmission line rights-of-way as easements, some of BPA's transmission lines are constructed on property BPA owns

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Never cut or trim a
tree near a power line.
Call BPA! 1-800-836-6619

in fee. BPA also has fee ownership of most of its substation sites as well as other properties BPA acquired to meet its responsibilities. There are three possible options if you wish to use land that BPA owns in fee. You will need to fill out BPA's Land Use Application so that we can determine whether your proposed use interferes with BPA's use. Easements may be granted for permanent uses such as private road crossings or utilities. Leases may be granted

primarily for agricultural purposes on occupied or vacant BPA property. Nontransferable Land Use Agreements may also be granted for use of BPA's fee owned property. Current market value of the land is the basis for the consideration for these transactions.

Information resources

For more information, including regional realty specialist contacts, or access to BPA's electronic Land Use Application form visit BPA's Web site at:

www.bpa.gov/land

Should you have any questions or would like assistance in completing the application, please call 1-800-836-6619. A BPA realty representative will return your call within two business days.

DOS AND DON'TS

BPA does not permit any use of rights-of-way that are unsafe or might interfere with constructing, operating or maintaining our facilities. These restrictions are part of the legal rights BPA acquires for its rights-of-way. Even when no transmission line has been constructed on the rights-of-way, BPA's rights are maintained for future use. You can avoid or minimize incurring redesign or removal costs and benefit from developing reasonable construction schedules by being aware of the prohibited uses and by applying early in your planning process to BPA for concurrence.

DO call BPA before planting, digging or constructing.

DO check your property and review your property records for transmission rights-of-way encumbrances.

DO take the time to plan projects that conform to proper use of the rights-of-way which includes submitting a BPA Land Use Application form for approval.

DO comply with the terms and conditions of the Land Use Agreement provided by BPA for your safety.

DO consult with BPA when planning subdivisions. Backyards and BPA rights-of-way may not be compatible.

DO report criminal or suspicious activities to local authorities and to BPA's federal Crime Witness Hotline at 1-800-437-2744.

DON'T cut or trim a tree near a power line. Call BPA!

DON'T plant, dig or construct in BPA's rights-of-way without first contacting BPA and submitting a BPA Land Use Application for approval.

DON'T store equipment, materials, waste, flammable material or anything that would cause a fire hazard or other safety issue or impede access by line crews to towers and lines.

DON'T assume the location of BPA's fee-owned or rights-of-way boundaries without first contacting a licensed surveyor and having them coordinate with BPA's surveyors by calling 1-800 836-6619.

DON'T construct structures or buildings in the right of way without first contacting BPA and submitting a BPA Land Use Application for approval.