

FOR SALE

\$1,500,000

4.64 AC

Hwy Commercial



Goerig St



4.64 AC

Lakeshore Dr

Water Treatment



Park Rd

Woodland Air Strip

Horseshoe Lake Park



SOLD

700 Goerig St | Woodland, WA 98674

>>> WWW.SHEACRE.COM

Kelly Shea

Commercial - Industrial

Kelly@SheaCRE.com

(360) 823-5110 Office

(360) 921-3710 Cell



MAJ COMMERCIAL REAL ESTATE

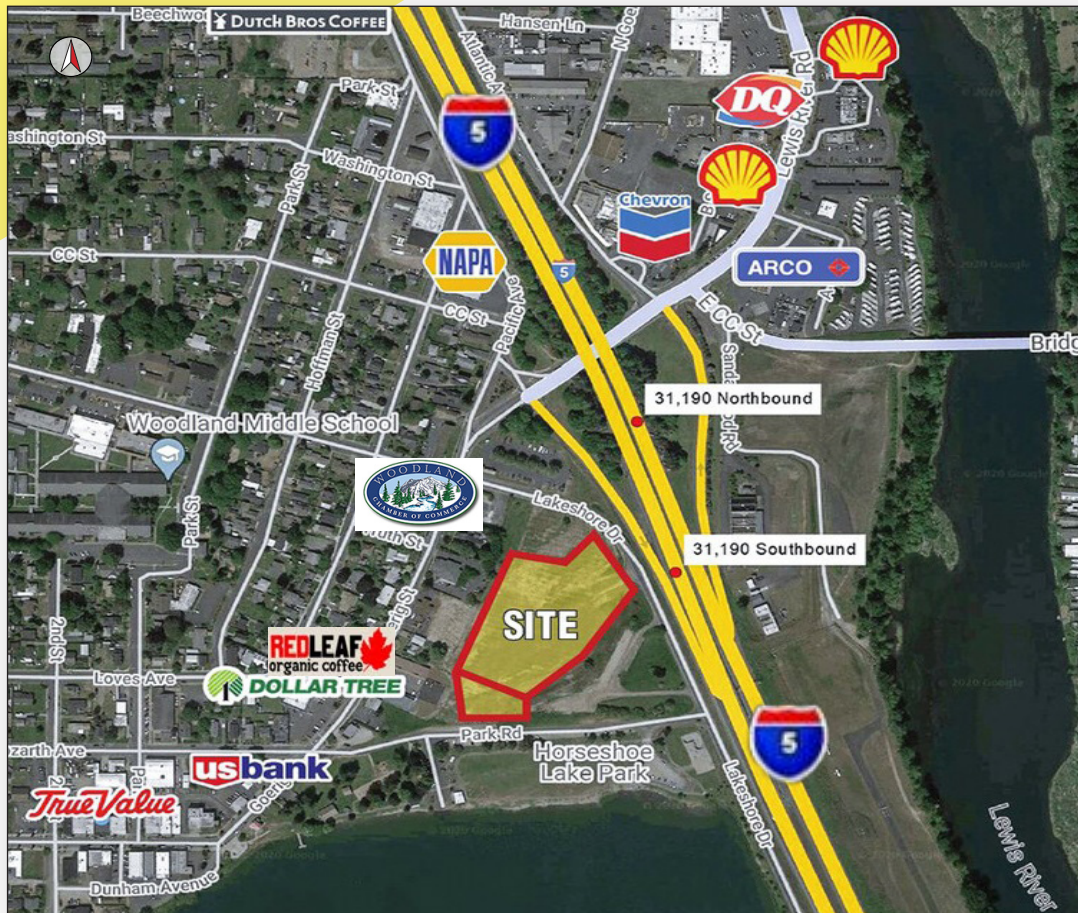
300 W 15th St., Ste 201
Vancouver, WA 98660

WHILE THE INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, IT HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE MAJ COMMERCIAL REAL ESTATE OR BY BROKER.

PRIME DEVELOPMENT COMMERCIAL LAND

- 4.64 AC PARCEL
- ON SB I-5 AT EXIT 21
- HWY COMMERCIAL
- WITHIN WOODLAND CITY LIMITS
- PUBLIC UTILITIES AVAILABLE
- EASY ACCESS FROM I-5
- AVG DAILY TRAFFIC 63,000+ AT EXIT 21
- 6,000+ POPULATION CITY OF WOODLAND
- MANY NATIONAL BRANDED BUSINESSES CLOSE BY
- ZONING ALLOWS FOR A DIVERSITY OF USE OPTIONS

I-5 Exit 21
ADT 63,000+



Kelly@SheaCRE.com

(360) 823.5110 Office
(360) 921.3710 Cell



MAJ COMMERCIAL
REAL ESTATE
300 W 15th St., Ste 201
Vancouver, WA 98660



PRIME DEVELOPMENT COMMERCIAL LAND



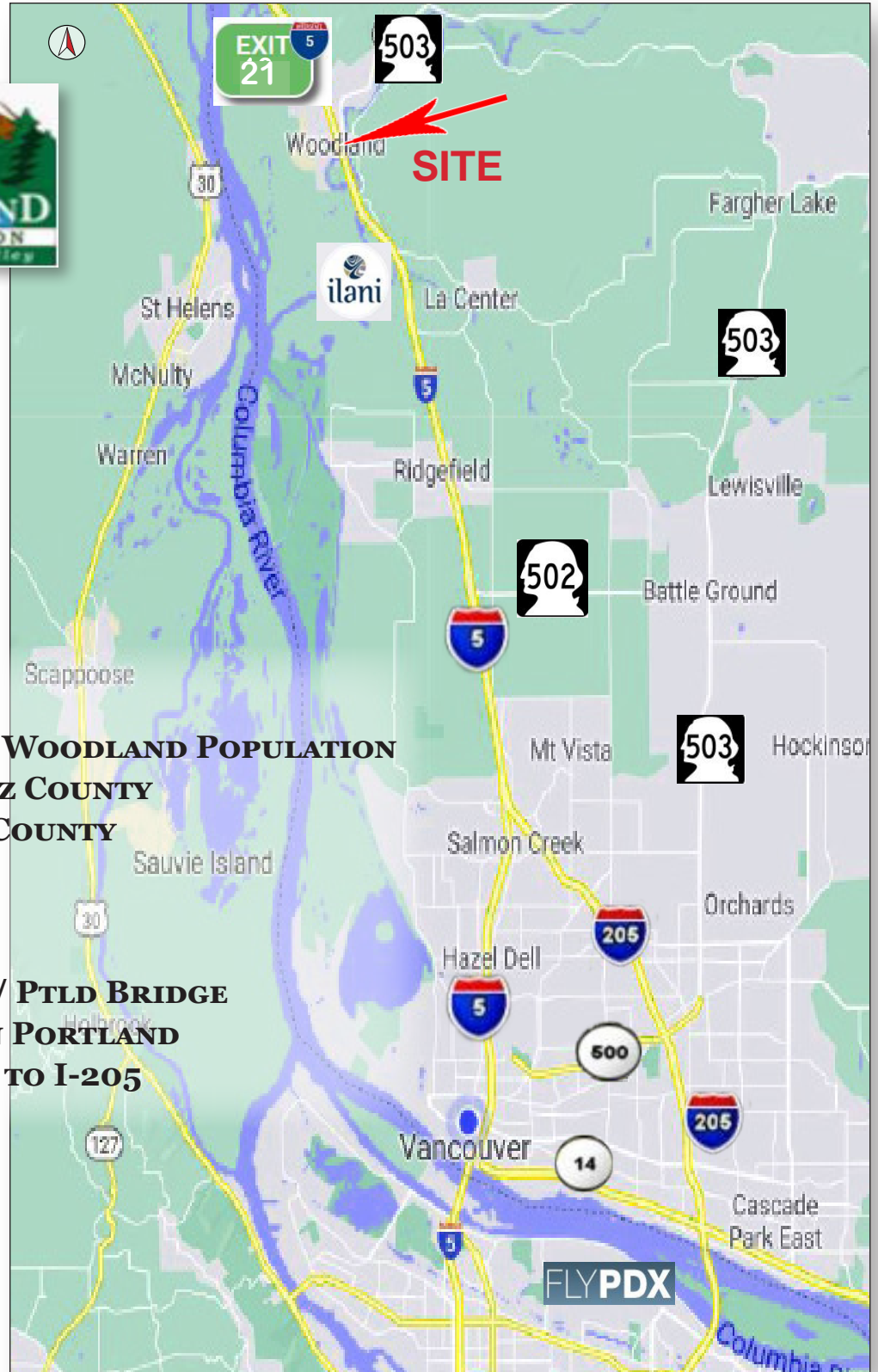
Kelly@SheaCRE.com

(360) 823.5110 Office
(360) 921.3710 Cell



MAJ COMMERCIAL
REAL ESTATE
300 W 15th St., Ste 201
Vancouver, WA 98660

700 GOERIG ST. WOODLAND, WA 98674



DEMOGRAPHICS

- 6,000 +/- CITY OF WOODLAND POPULATION
- 110,000 +/- COWLITZ COUNTY
- 492,000 +/- CLARK COUNTY

MILEAGE & LOCATIONS

- 21 M. TO VANCOUVER/ PTLD BRIDGE
- 23 M. TO DOWNTOWN PORTLAND
- 35 M. TO PDX VIA I-5 TO I-205

Kelly@SheaCRE.com

(360) 823.5110 Office
(360) 921.3710 Cell



MAJ COMMERCIAL
REAL ESTATE
300 W 15th St., Ste 201
Vancouver, WA 98660

ZONING INFORMATION

Chapter 17.36 - HIGHWAY COMMERCIAL DISTRICT (C-2)

17.36.010 - Purpose.

The highway commercial district (C-2) is a zoning classification providing for commercial services which are accessible by automobiles and trucks, require extensive outdoor storage or display areas as well as off-street parking and loading areas. This classification is intended to minimize any undesirable impacts of these uses on other nearby uses and zoning districts. Furthermore, the district provides for uses which will complement and not adversely compete with other commercial use districts.

(Ord. 490 § 9.01 (part), 1979)

17.36.020 - Permitted uses.

The following uses only are permitted in the C-2 districts; all other uses are not permitted or are permitted as a conditional use pursuant to this chapter.

1. Automobile and truck tire sales and repair;
2. Automobile diagnostic and repair facilities, major and minor repairs;
3. Automobile service stations and car washes;
4. Automobile, truck, motorcycle, bicycle, recreational boat, recreational vehicle, and mobile home sales dealerships with related equipment, services, repair and parts facilities;
5. Commercial parking lots and garages;
6. Commercial recreation and entertainment facilities;
7. Drive-in and fast food restaurants;
8. Dry cleaning and pressing, except those using volatile or combustible materials and chemicals or using high pressure steam tanks or boilers;
9. Farm machinery sales and service;
10. Feed and seed stores;
11. Food lockers, primarily retail;
12. Funeral homes, mortuaries and living quarters for owners of funeral homes (living quarters are to be within the funeral home or mortuary);
13. Furniture and home furnishing establishments;
14. Grocery stores;
15. Lumber and building supply yards;
16. Motels, hotels and living quarters for owners or a resident manager (living quarters are to be within the hotel or motel);
17. Nurseries, greenhouses, yard and garden supplies;
18. Pet stores;
19. Police and fire stations;
20. Public parks and recreation facilities;
21. Public transportation system terminals;
22. Real estate offices;
23. Restaurant and hotel supply;

24. Restaurants, cafes, drinking establishments pursuant to state law;
25. Retail stores;
26. Shopping centers;
27. Signs pursuant to Chapter 17.52;
28. Storage buildings for household goods and property only, i.e., mini-storage and living quarters for resident watchmen or custodian (living quarters are to be within the storage buildings);
29. Uses permitted in the C-3 neighborhood commercial district;
30. Veterinary offices and clinics with no outside animal runs; dog grooming facilities;
31. Professional and business offices;
32. Churches;
33. Bed and breakfast inns;
34. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully permitted in this zone, provided that such facilities must meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210 as now or hereafter amended;
35. Banks and financial services; and
36. Electric vehicle infrastructure.

(Ord. 816 § 1, 1996; Ord. 671 § 4, 1988; Ord. 656 § 2, 1987; Ord. 654 § 7, 1987; Ord. 573 § 6, 1984; Ord. 536 §§ 11, 21, 1982; Ord. 501 § 2, 1980; Ord. 490 § 9.01(A), 1979)

(Ord. No. 1257, § 8, 1-7-2013)

17.36.025 - Conditional uses—Administrative.

The following uses in the highway commercial district (C-2) require administrative conditional use permit approval from the community development director per Chapter 17.72:

- A. Vending stands or kiosks (e.g. espresso stands).

(Ord. 982 § 4, 2003)

(Ord. No. 1378, § 72, 11-21-2016)

17.36.026 - Administrative temporary uses.

The following uses in the highway commercial district (C-2) require temporary use permit approval from the community development director per Chapter 17.70:

- A. Roadside produce stand;
- B. Farmer's market.

(Ord. 982 § 4, 2003)

(Ord. No. 1378, § 73, 11-21-2016)

Kelly@SheaCRE.com

(360) 823.5110 Office
(360) 921.3710 Cell



MAJ COMMERCIAL
REAL ESTATE
300 W 15th St., Ste 201
Vancouver, WA 98660