

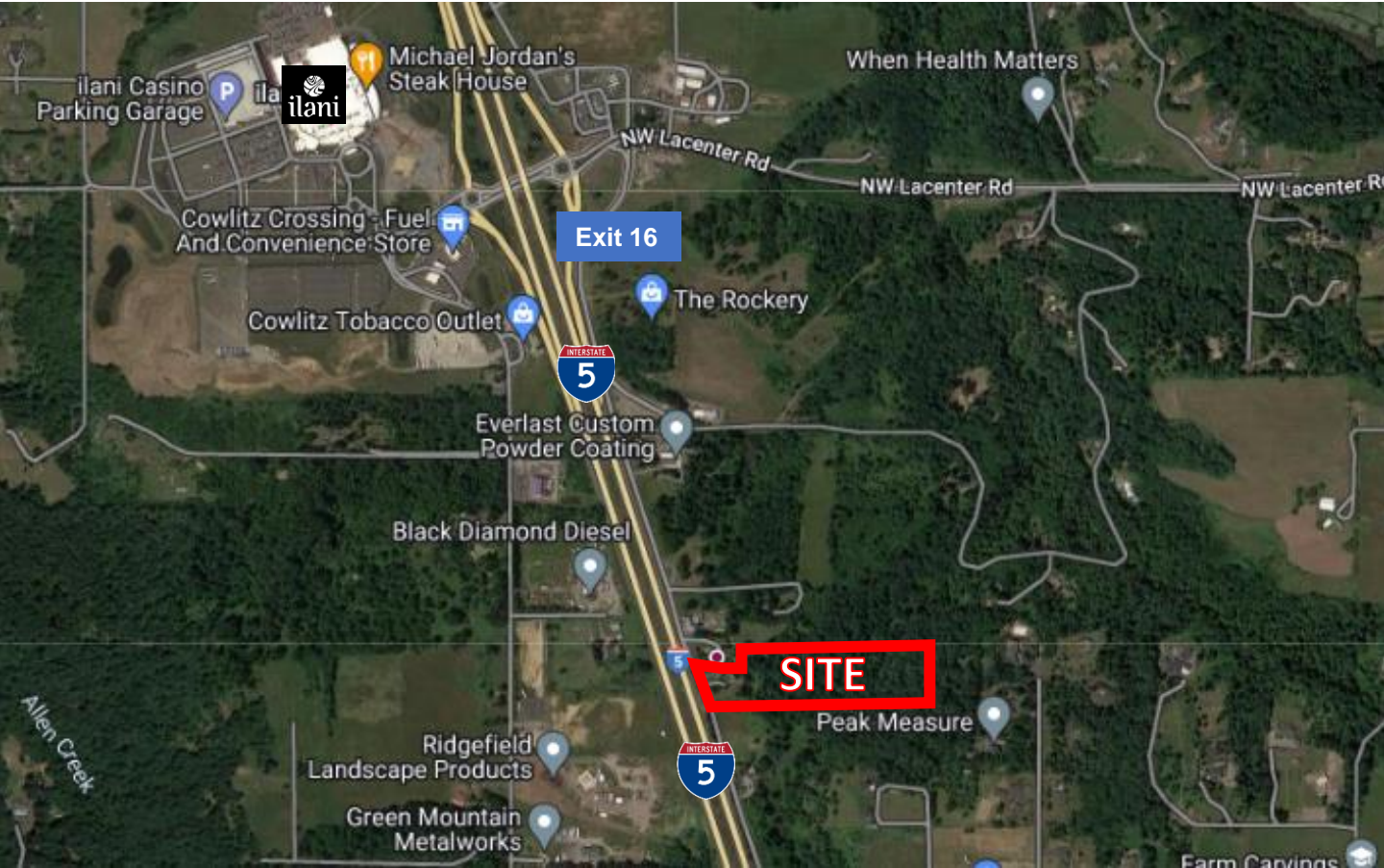
# FOR SALE

APPROX. 5 ACRES MULTI-USE LAND PARCEL

30517 NW Paradise Park Rd | Ridgefield, WA 98642

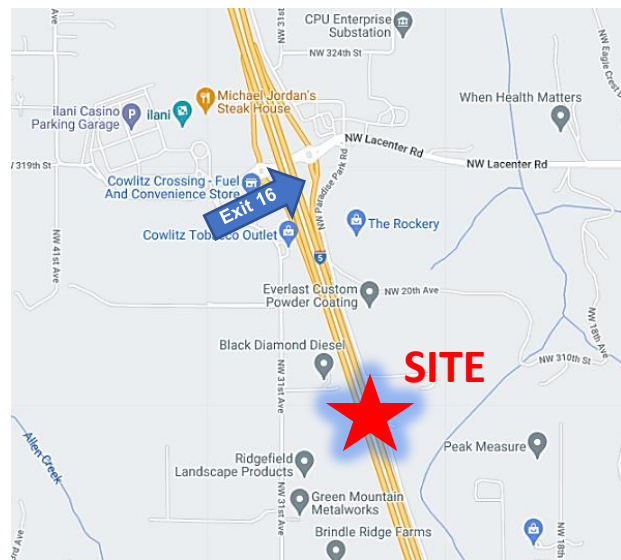


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- Located in the Discovery Corridor in Ridgefield, Washington, the fastest growing community in Washington
- Exit 16, same exit as Ilani Casino (\$1 billion capital improvement)
- Approximately 5 +/- net acres (9.08 gross acres)
- Junction plans (JP) allowing for office, industrial and commercial users ([click here to read the full use table](#))
- Tax lot 211229-000
- Sale Price: \$2,400,000



## FOR MORE INFORMATION:

Eric Fuller, CCIM | 360.597.0564 | efuller@fg-cre.com  
KC Fuller | 360.597.0569 | kfuller@fg-cre.com

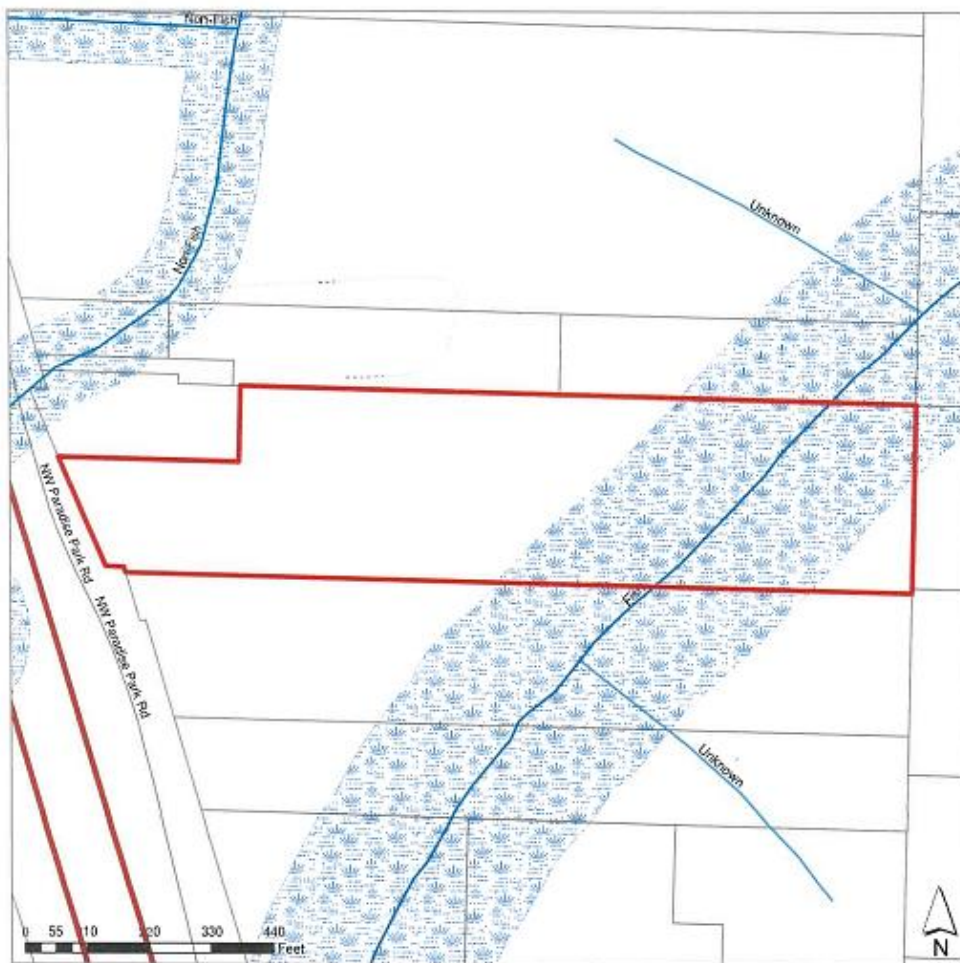
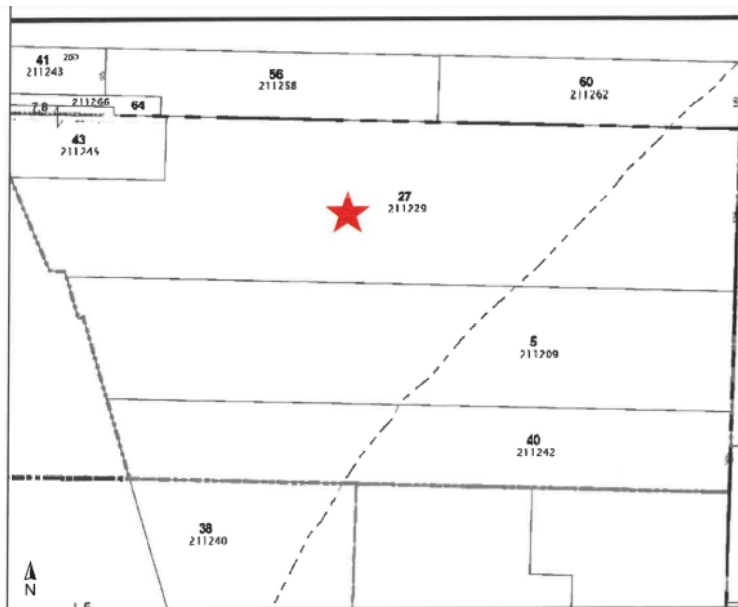
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## RIDGEFIELD MARKET FACTS

- Located in SW Washington's Discovery Corridor, which features land for development of commercial, industrial/flex and business parks. Location and transportation advantages of the Corridor are expected to develop the economic base of Clark County, attracting high quality jobs in today's growth-oriented companies
- Located 20 minutes north of Portland, OR and Portland International Airport
- Vibrant, growing community in Ridgefield zip code area
- Population projected to exceed 8% growth per year (2017 – 2022)
- Higher median household income compared to nearby cities – above \$119,511
- Abundant nearby recreation including the National Wildlife Refuge and Tri Mountain Golf Course
- PeaceHealth Southwest and Clark College are each planning complexes; Vancouver Clinic has built and opened in the area of the I-5/Ridgefield interchange
- Cowlitz Tribe's Ilani Casino Resort is on I-5 just north of Ridgefield at the La Center junction
- Traffic counts average 89,349 vehicles per day at the I-5 junction



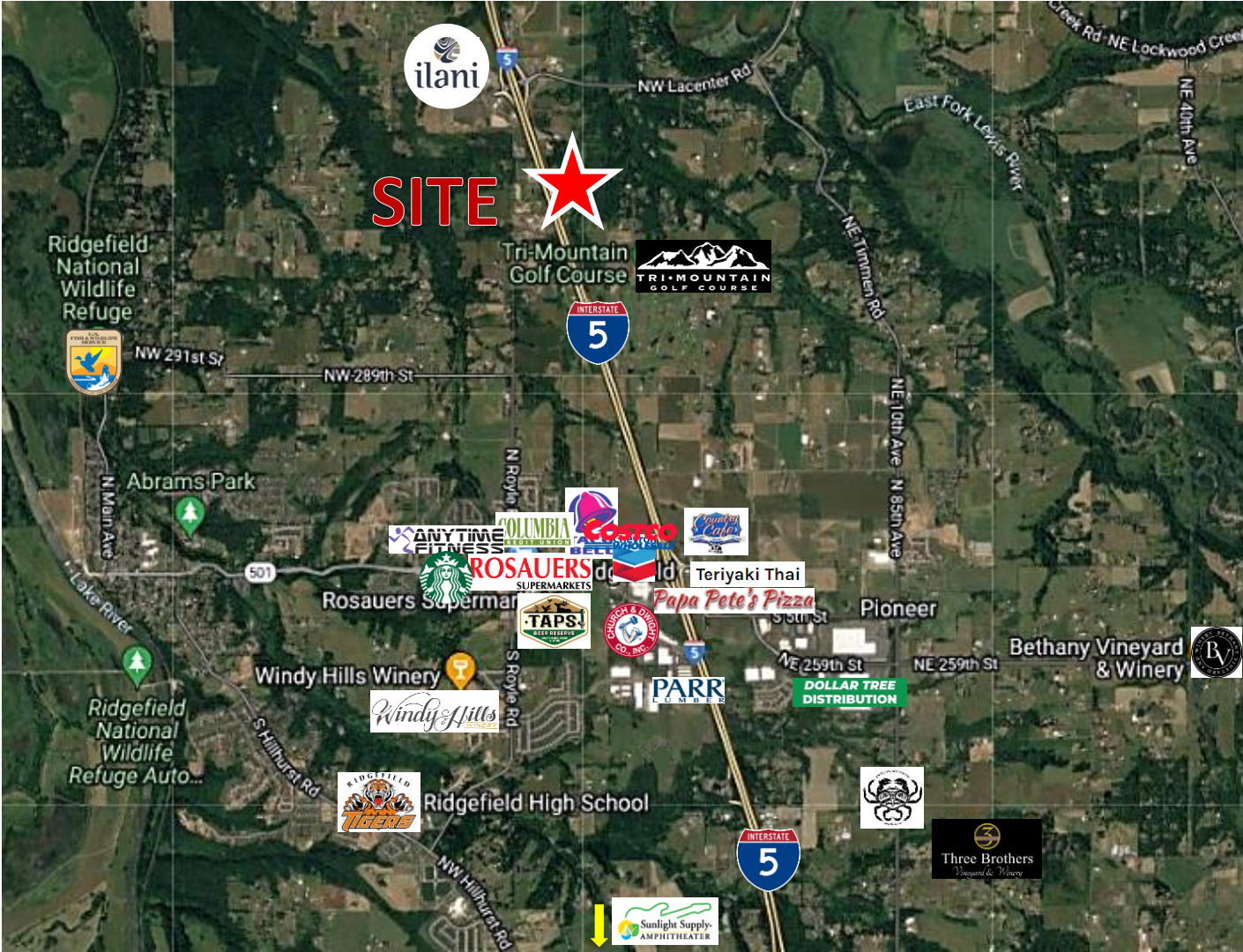
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### 2023 Area Demographics

	3-Mile	5-Mile
Total Population	16,181	27,917
Avg. Household Income	\$130,387	\$125,054
Daytime Employment	2,901	5,361

### 2023 City of Ridgefield Demographics

Total Population	16,720
Avg. Household Income	\$123,457

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.