



FOR SALE | \$1,558,000⁰⁰ (\$4.90/SqFt)



7.3+/- ACRES ZONED CR-2
SR 502 & NE 72ND AVE | BATTLE GROUND, WA

PROPERTY INFORMATION

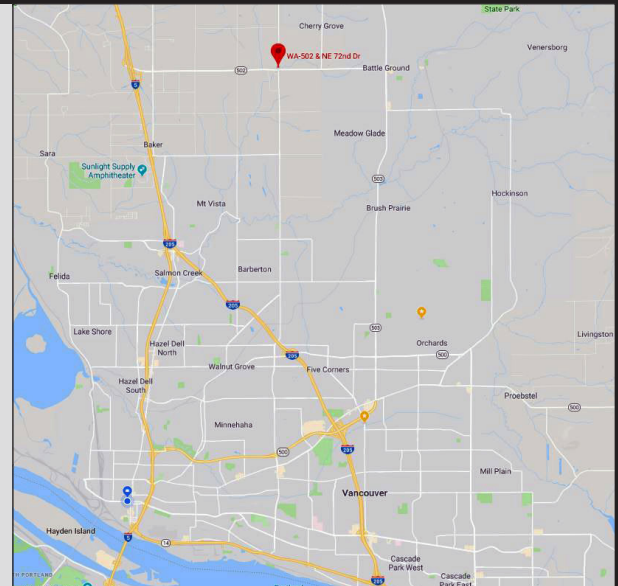
- 323+/- Frontage Feet on SR 502
- 332+/- Frontage Feet on NE 72nd Ave

TRAFFIC COUNTS

- 18,000 Vehicles East & West on SR 502
- 7,000 Vehicles North & South on NE 72nd

CR-2 RURAL COMMERCIAL (CLARK COUNTY)

- Allows assisted living facilities, markets & general retailers less than 25,000 SqFt, restaurants, contractors yards and many other “conditional” uses.



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MAJ COMMERCIAL
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7.3+/- Acres Zoned CR-2 Rural Commercial

The NE intersection of the Battle Ground HWY / SR502 & NE 72nd Ave., Battle Ground, WA

This well-located intersection of SR 502 and NE 72nd is also known as Dollars Corner. It's a 4-way lighted intersection recently improved by the State of Washington. The site is approximately 5 minutes / 4 miles from Exit 11 off Interstate-5 with another 6 minutes from the property to the center of downtown Battle Ground.

Battle Ground is a fast-growing community located in North Clark County approximately 20 minutes from the I-5 Bridge connecting Portland, OR with Vancouver, WA. Battle Ground is a vibrant community well serviced by a wide variety of prominent national and regional grocers, retail businesses, restaurants and service providers.

Development of the subject site will require a septic system. City water is stubbed to the property on SR 502 and also along NE 72nd Avenue. Storm sewer is located on NE 72nd Avenue in the street near the center of the 2.96 acre parcel. The topography on both parcels is flat and level. Planning jurisdiction is Clark County.

The CR-2 Zoning is intended to provide for the location of businesses and services that are sized to serve the rural community. The zoning allows a variety of residential uses with an emphasis toward assisted living; food & drink retail sales; hardware & farm equipment businesses; service retail plus dozens of other "Conditional Uses".

Nearby businesses include Pioneer Equipment Rentals, Dan's Tractor, a lumber sales yard and several small service retail businesses. A gas station with a convenience store was located on the northwest hard corner of SR 502 and NE 72nd Avenue, but closed in 2010 due to the widening of SR 502 by the State of Washington. That former gas station property is not included in this sale and is approximately 39,640 square feet (0.91+/- acre). It's outlined in yellow on the aerial photo on this marketing flier.

Valued at \$1,558,000 / \$4.90 SqFt

* Note: The trees located on the property will be removed by the current owner prior to the sale.

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