

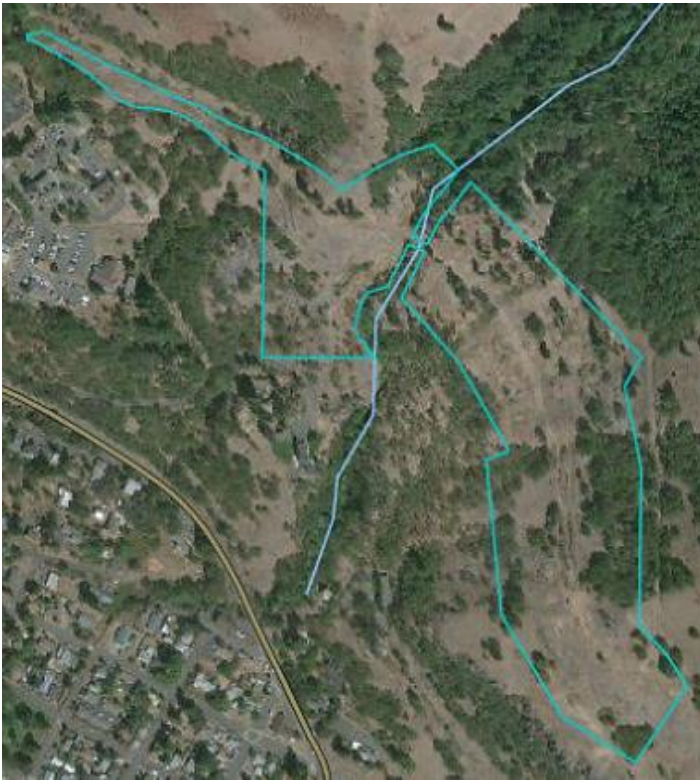
FOR SALE

COLUMBIA RIVER GORGE DEVELOPMENT OPPORTUNITY

47.58 Acres | White Salmon, WA



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



PROPERTY HIGHLIGHTS

- Residential development opportunity in White Salmon, WA
- 1 hour east of Portland, Oregon, in the gorgeous Columbia River Gorge
- Two proposed conceptual site plans for Columbia River and Mt. Hood View Lots
- Sale price: \$6,800,000
- Third party studies available including
 - 2018 Traffic Study
 - 2018 Geotech Mitigation Plan
 - 2017 Geologic Hazards Assessment
 - 2016 Habitat Study



FOR MORE INFORMATION:

Lance Brown | 360.597.0573 | lbrown@fg-cre.com
Brett Irons | 360.597.0574 | birons@fg-cre.com

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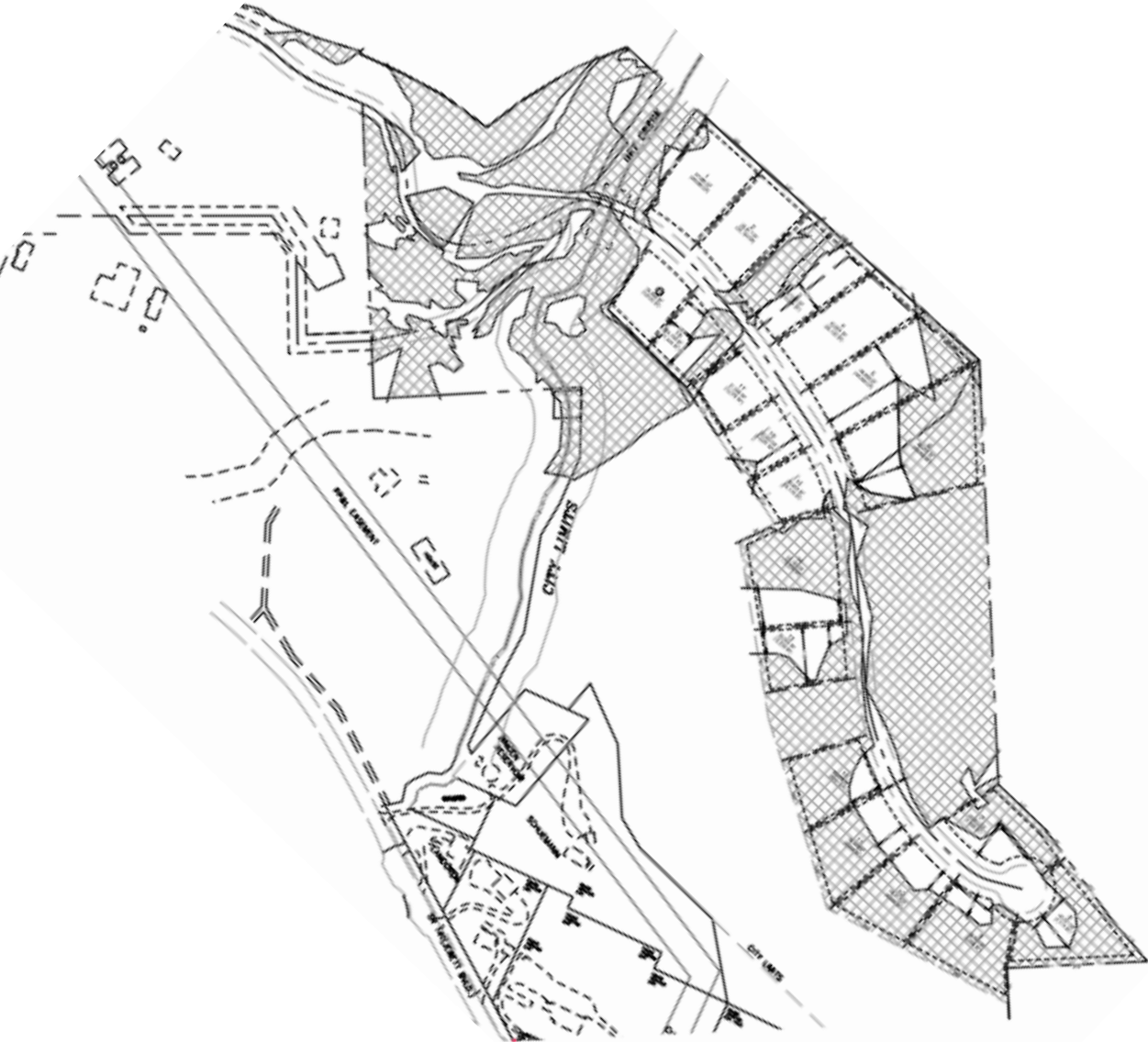
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Dry Creek Ranch Proposed Concept 1 - 19+ Lots



SITE INFORMATION:

EXISTING ZONING:

RL - SINGLE FAMILY LARGE LOT RESIDENTIAL - 17.23

MAXIMUM LOT AREA:

20,000 SF

MAXIMUM LOT DEPTH:

THREE TIME LOT WIDTH

MINIMUM LOT WIDTH:

125 FEET

MINIMUM FRONT YARD DEPTH:

20 FEET

MINIMUM SIDE YARD WIDTH:

5 FEET

MINIMUM REAR YARD:

15 FEET

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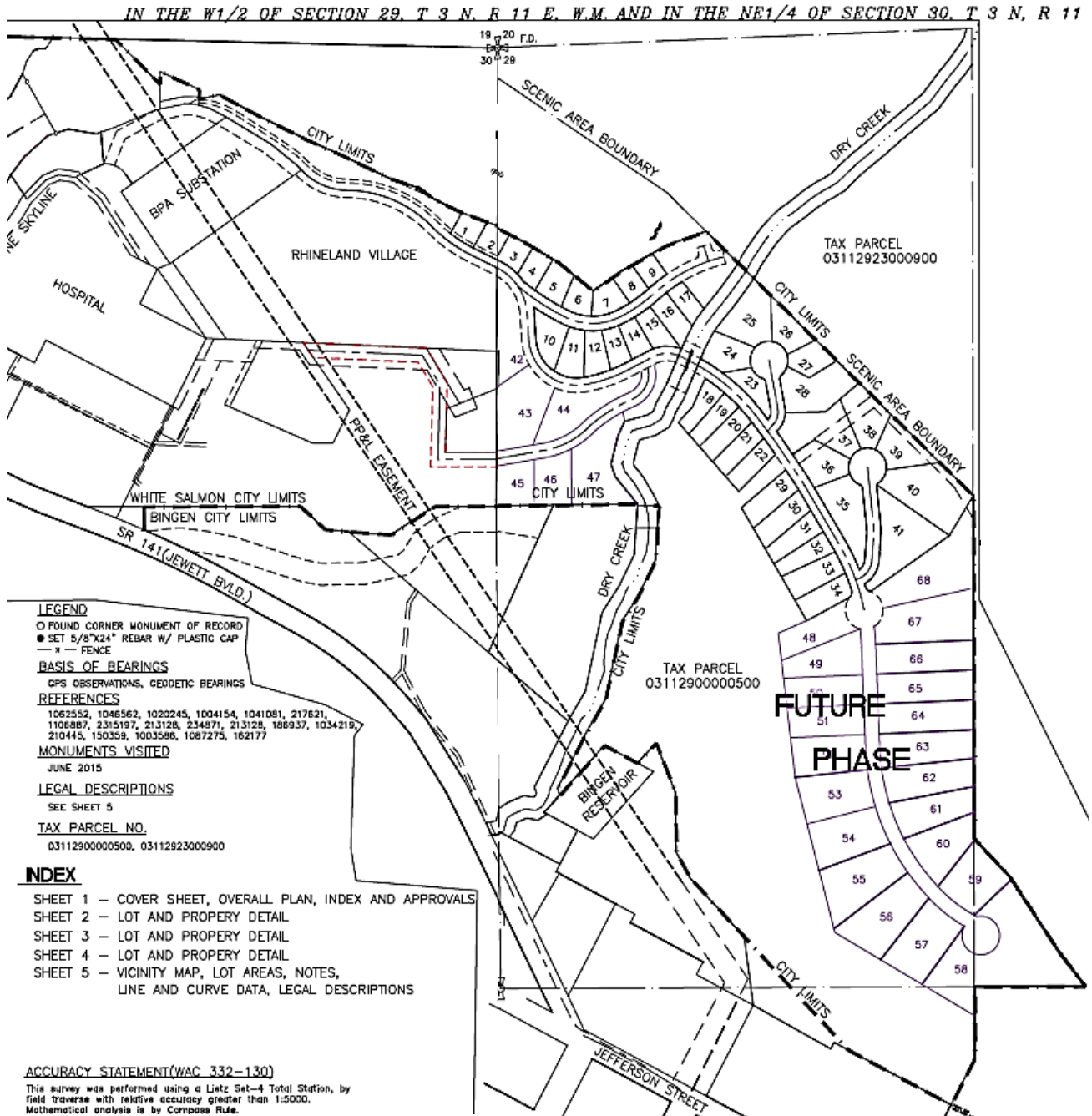
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Dry Creek Ranch Proposed Concept 2 Planned Unit Development – 50+ Lots



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Photos from Dry Creek Ranch Habitat Conservation Plan



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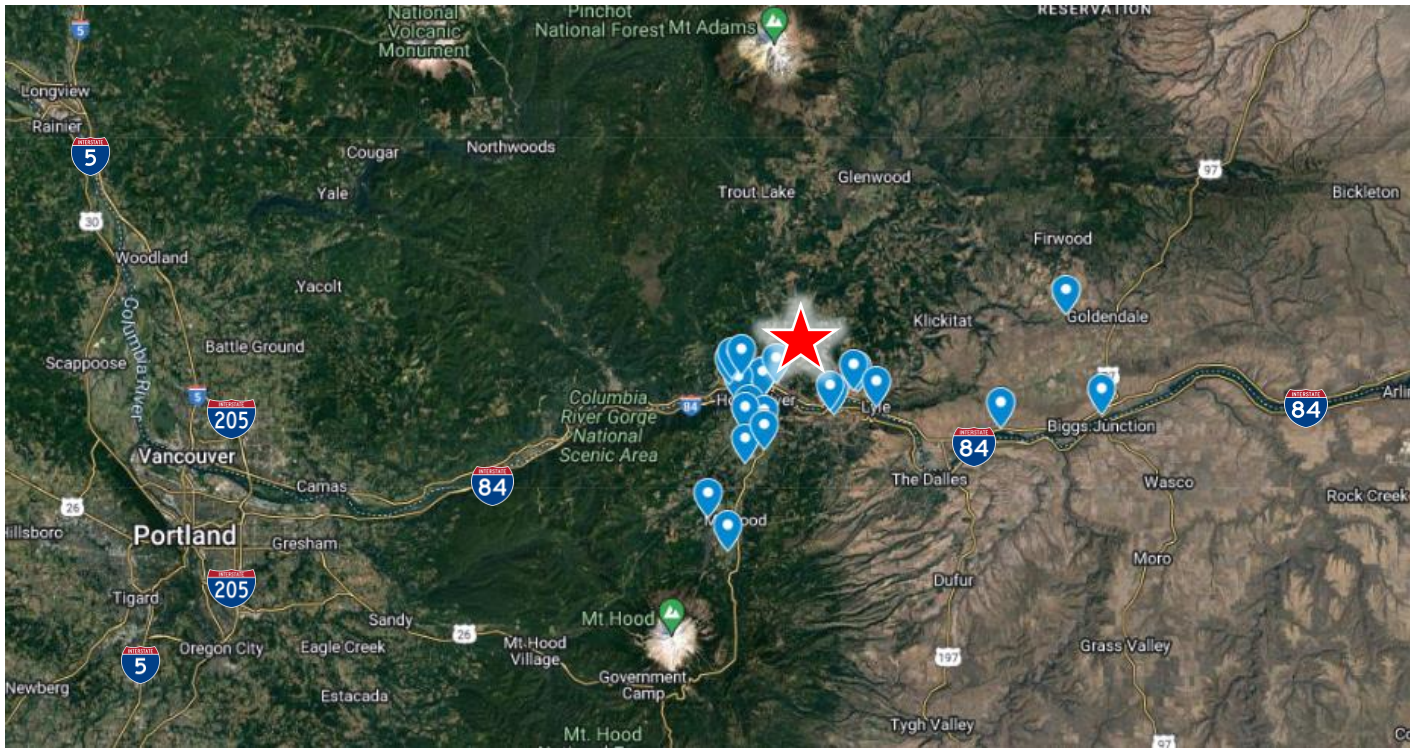
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Wine, dine and sip!



Only Here.

WINE MADE FROM EXTREMES

The Gorge Wine region is a powerful place. It's a place of extremes—in climate, scenery, and style of wine—where the astounding beauty of the landscape is inextricable from its allure as a world-class wine region.

It's a modern frontier, of sorts, undergoing discovery and growth while holding fast to what makes it special. The extreme conditions that shape the wine are unique to this region—to be sensed, embraced, and celebrated.

Creativity is at the heart of the vision for Gorge Wine. The region is marked by an intrepid spirit that seeks to craft something extraordinary through inspiration in dialog with the land.

www.gorgewine.com



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2022 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	3,025	11,693	21,185
2027 Projected Population	3,334	12,303	22,007
Est. Average Household Income	\$85,424	\$90,606	\$96,642
Est. Total Businesses	255	1,441	1,930
Est. Total Employees	1,816	10,719	14,324

Average Daily Traffic
(downtown White Salmon)

Lewis and Clark Trail Hwy @ Hood River Brg W – 11,955

West Steuben St @ Ash St NW – 10,959

Hwy 14 @ Hood River Brg E – 8,581

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.