

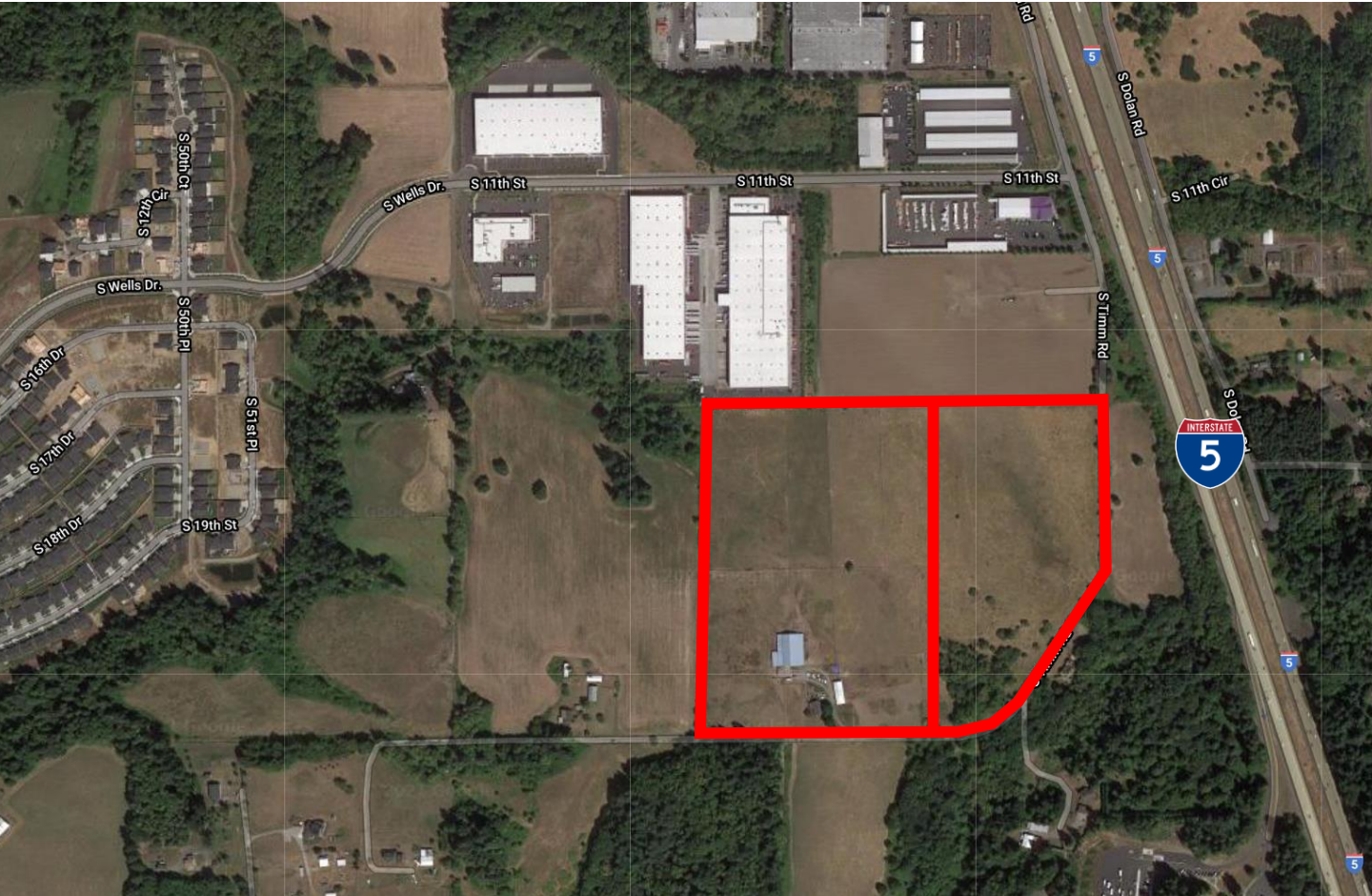
FOR SALE

2 TAX LOTS – 46.35 ACRES

6100 S 20th Way | Ridgefield, WA 98642

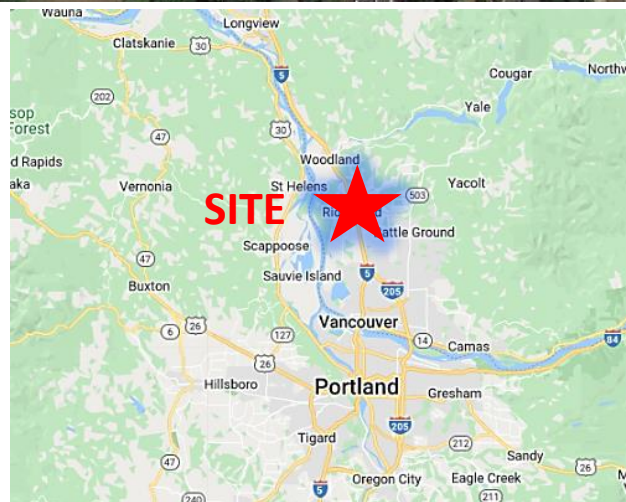


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- 46.35 acres total
- [Zoned Employment \(E\), Ridgefield](#)
- Price: \$6.25/SF
- 2 TAX LOTS:
 - 215592-000
 - 215605-000



FOR MORE INFORMATION:

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

FOR SALE

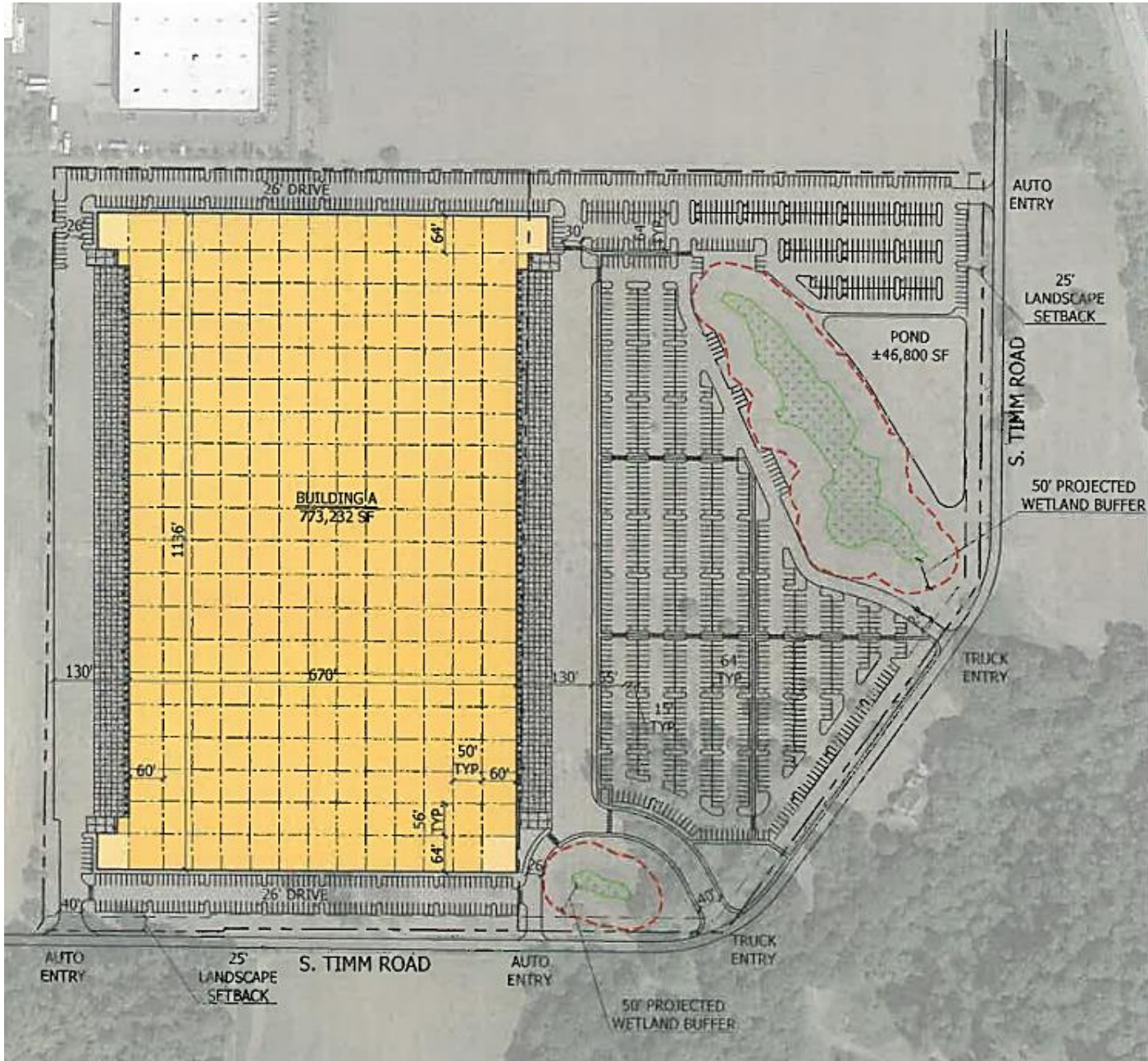
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Proposed development plan



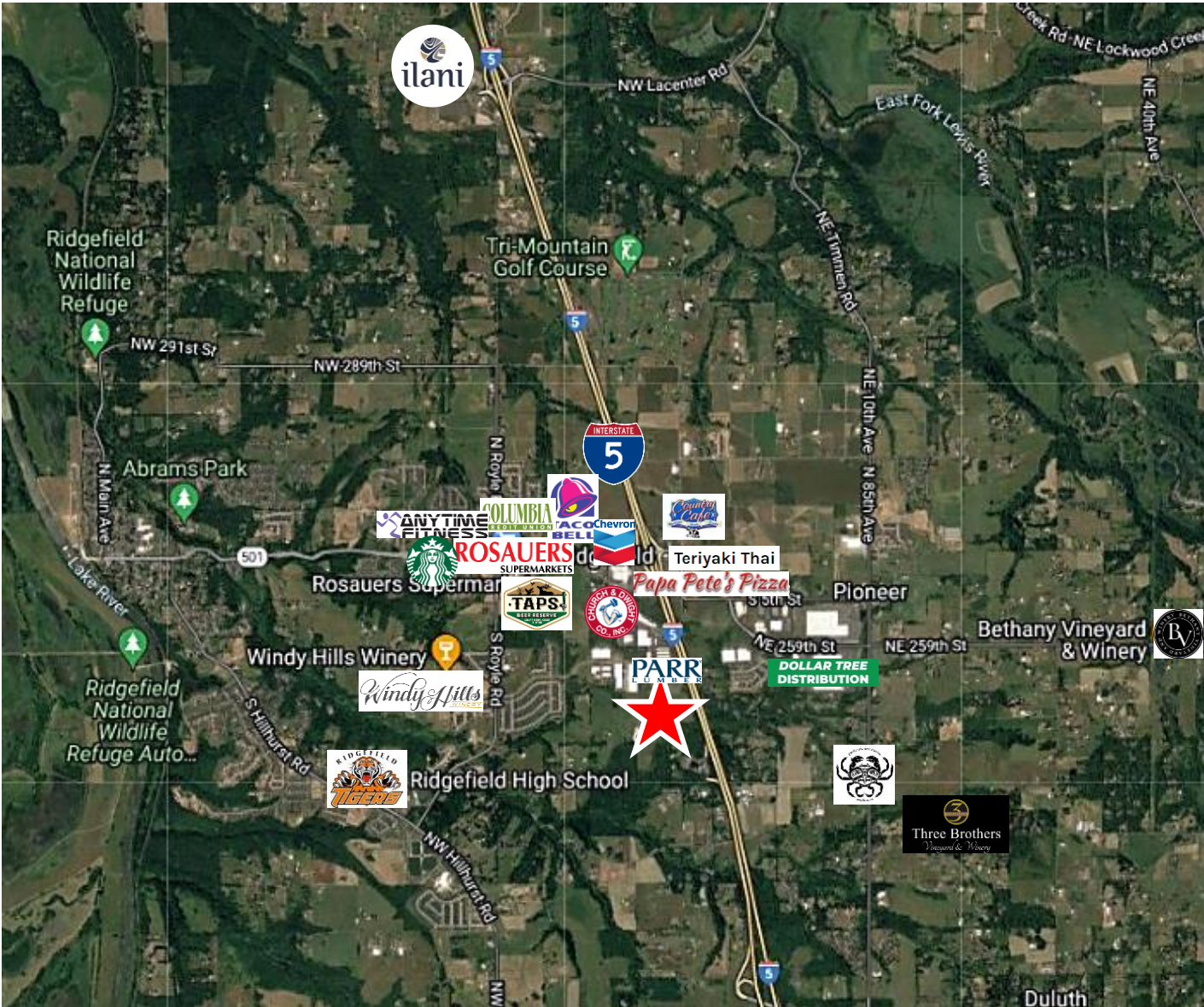
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	1,489	16,197	32,557
2028 Projected Population	1,663	17,837	35,100
Average Household Income	\$120,046	\$130,330	\$123,433
Daytime Employment	1,108	2,753	5,589

Traffic Counts

I-5 @ Pioneer St N: 98,754
S Timm Rd @ S 6th Way S: 8,318
Pioneer St @ I-5 NE: 67,257

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Welcome to the City of Ridgefield—the fastest growing community in Washington state. Through strong public/private partnerships, Ridgefield has invested in infrastructure focused on long-term economic prosperity and livability.

With an ample supply of open land and major infrastructure in place, Ridgefield is ready to proceed with quality development. Significant projects such as Ridgefield Pioneer Village continue to expand and bring retail commerce to the community. Large projects such as a Clark College satellite campus, a Peace Health site, and development of the Port of Ridgefield's 40-acre waterfront site are in process.

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.