

FOR SALE

MAJOR PRICE REDUCTION
STRATEGIC I-5 DEVELOPMENT OPPORTUNITY
FERNDALE, WA



EXIT 266



6850 PORTAL WAY | FERNDALE, WA

- GENERAL INFORMATION
- PHOTOS
- AREA DEMOGRAPHICS



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6850 PORTAL WAY

FERNDALE, WASHINGTON

4.05 ACRES
I-5 INTERCHANGE
DEVELOPMENT OPPORTUNITY



PRIME I-5 LOCATION
BETWEEN BELLINGHAM
& THE CANADIAN BORDER



6850
PORTAL WAY
4.05 ACRES



EXIT 266
IMMEDIATE ACCESS



DOWNTOWN
FERNDALE
5 MINUTES



BELLINGHAM
15 MINUTES



BELLINGHAM
INTERNATIONAL AIRPORT
16 MINUTES



PORT OF
BELLINGHAM
18 MINUTES



CANADIAN BORDER
PEACE ARCH
20 MINUTES



4.05 ACRES
LEVEL & DRY SITE

ELECTRIC ON SITE
WATER AVAILABLE
SEWER NOT AVAILABLE

6850 PORTAL WAY | FERNDALE

FOR SALE:
\$499,000



MAJOR PRICE REDUCTION

Rare opportunity to acquire a level, dry, high-exposure development parcel near I-5 Exit 266 in Ferndale, strategically positioned between Bellingham and the Canadian border. Current RR zoning provides flexibility for a range of commercial uses, while ongoing City of Ferndale Comprehensive Plan and land use updates may create additional future development potential. With PUD water available and excellent freeway access, the property offers a compelling combination of current utility and long-term upside.



EXIT 266



LOCATION & DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1695 Main St, Ferndale, WA 98248

CITY, STATE

Ferndale, WA

POPULATION

42,281

AVG. HH SIZE

2.51

MEDIAN HH INCOME

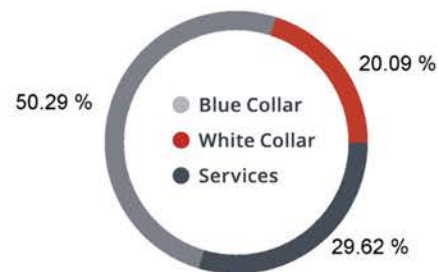
\$51,481

HOME OWNERSHIP

Renters: **7,393**

Owners: **9,879**

EMPLOYMENT



47.90 %
Employed

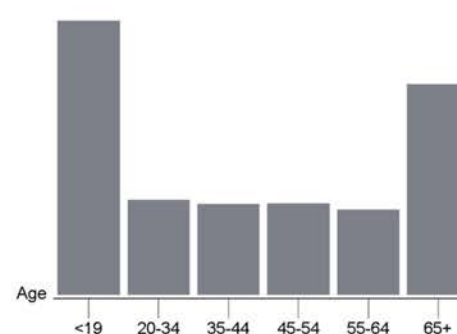
2.27 %
Unemployed

EDUCATION

High School Grad:	30.86 %
Some College:	26.27 %
Associates:	7.11 %
Bachelors:	22.50 %

GENDER & AGE

49.13 %  **50.87 %** 

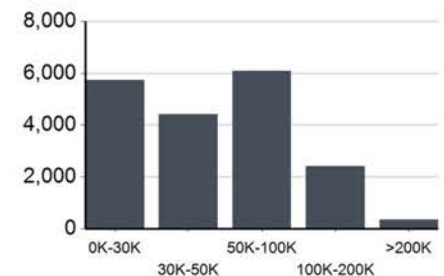


RACE & ETHNICITY

White:	75.51 %
Asian:	1.87 %
Native American:	1.18 %
Pacific Islanders:	0.06 %
African-American:	0.54 %
Hispanic:	11.85 %
Two or More Races:	8.99 %

MOODY'S

INCOME BY HOUSEHOLD



HH SPENDING

