

OFFERING MEMORANDUM

Longview, WA — Prime Development Opportunity

70.5 Acres | Flexible MH – Heavy Manufacturing Zoning | \$9,950,000

The Columbia Corridor's most accessible transitional development land — offering close proximity to I-5, BNSF rail, and the Port of Longview's deep-draft terminal.

INVESTMENT OVERVIEW

The Longview Development Site offers 70.5 acres at the strategic center of the Pacific Northwest's primary manufacturing and logistics corridor — with direct connectivity to I-5, BNSF rail, and the Port of Longview's Columbia River industrial ecosystem. Entitled, utility-ready industrial land is increasingly scarce across the Portland–Vancouver–Longview corridor and virtually unavailable in Seattle-Tacoma. This site is ready to underwrite today, at operating costs Portland and Seattle simply cannot match.

WHY LONGVIEW — COST & ACCESS ADVANTAGE

Anchored by the Port of Longview's deep-draft terminal and positioned 50 miles north of Portland and 120 miles south of Seattle along the I-5 corridor, Longview delivers major-market infrastructure at secondary-market cost — validated by WestRock's recent packaging expansion and International Paper's recent acquisition. Reshoring of domestic manufacturing, federal clean-energy investment, and continued Columbia River export growth are all tailwinds for this corridor.

TARGET USE PROFILES

- Regional manufacturers seeking lower-cost land with equivalent PNW market access
- California manufacturers relocating for WA tax structure and lower land basis
- Modular / manufactured housing operators needing large, affordable acreage
- Industrial developers assembling inventory in supply-constrained PNW markets
- Port-related operators tied to Columbia River export logistics

RISK REDUCTION

- Flexible offering terms
- Operating income to offset carrying costs
- Current farm use positions property for significant ground preparation with minimal restrictions and permit requirements
- Majority of property is not designated wetland

SITE AT A GLANCE

TOTAL ACREAGE: 70.5 acres

ZONING: MH – Heavy Manufacturing

I-5 ACCESS: 10 mi via SR-432

RAIL: BNSF Tally Yard, 10 mi

PORT OF LONGVIEW: Deep-draft, 7 mi

POWER: MW capacity may be available through Cowlitz PUD

OFFERING TERMS

\$9,950,000 (\$141,773/acre)

Seller open to flexible structures for qualified buyers: option agreements, phased takedowns, and seller financing on a portion of price.

CONTACT

Jon Stagnitti

503.936.8281

jon@landandwildlife.com

Land and Wildlife LLC

www.landandwildlife.com

This Offering Memorandum has been prepared for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy. All information contained herein has been obtained from sources believed reliable but is not guaranteed. Prospective buyers should conduct their own independent due diligence.