

FOR SALE



101 FISHERS LANE | LONGVIEW, WA 98626



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Additional Photos/Videos

Unique development opportunity for an approx. 5.19 acres piece of land zoned High-Density Residential (R-4) in the Longview-Kelso area.



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PROPERTY FEATURES

- Located along Westside Hwy, the property provides easy access to the commercial core of Longview with numerous restaurants and retail stores.
- It's centralized location and proximity to Interstate 5 provide easy access to both local and regional employment centers.
- Zoning allows for a variety of residential uses including multifamily, townhouses, and assisted living facilities with no maximum density. **(Chapter 19.20 RESIDENTIAL ZONING DISTRICTS)**
- Additional uses such as office and medical facilities are also allowed or potentially allowed via a Special Property Use Permit (SPU).
- As a city owned property, the property qualifies for a priority review process through the Community Development Department.
- Existing reports and studies available to assist in shortening development and due diligence timelines.
- Asking price: \$1,500,000 (or approx. \$6.63/SF)



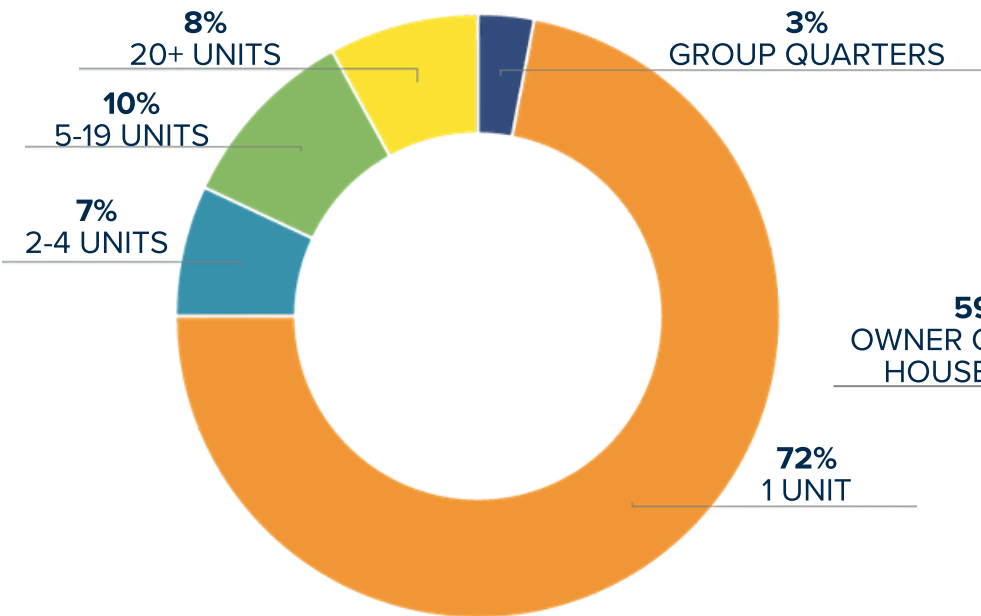


DEMOGRAPHICS

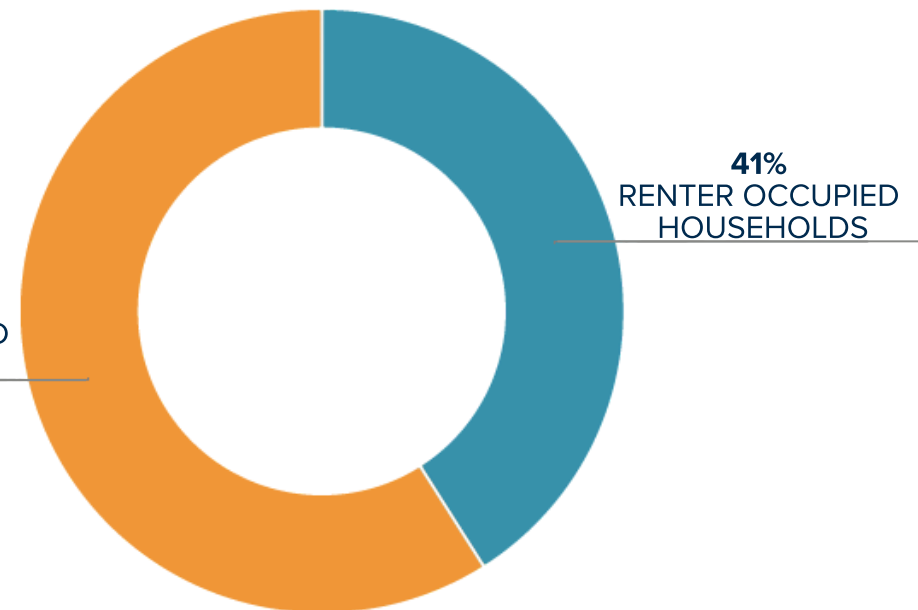
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	10,313	56,698	72,628
2024 Estimate	9,985	54,817	70,163
Households			
2029 Projection	4,143	22,511	28,764
2024 Estimate	4,000	21,741	27,765
2020 Census	3,970	21,609	27,560
2024 Avg Household Income	\$62,892	\$75,826	\$79,442
2024 Med Household Income	\$55,801	\$60,233	\$62,789
2024 Occupied Housing	4,000	21,742	27,765
Renter Occupied	2,182 54.55%	9,688 44.56%	11,429 41.16%



Housing Types



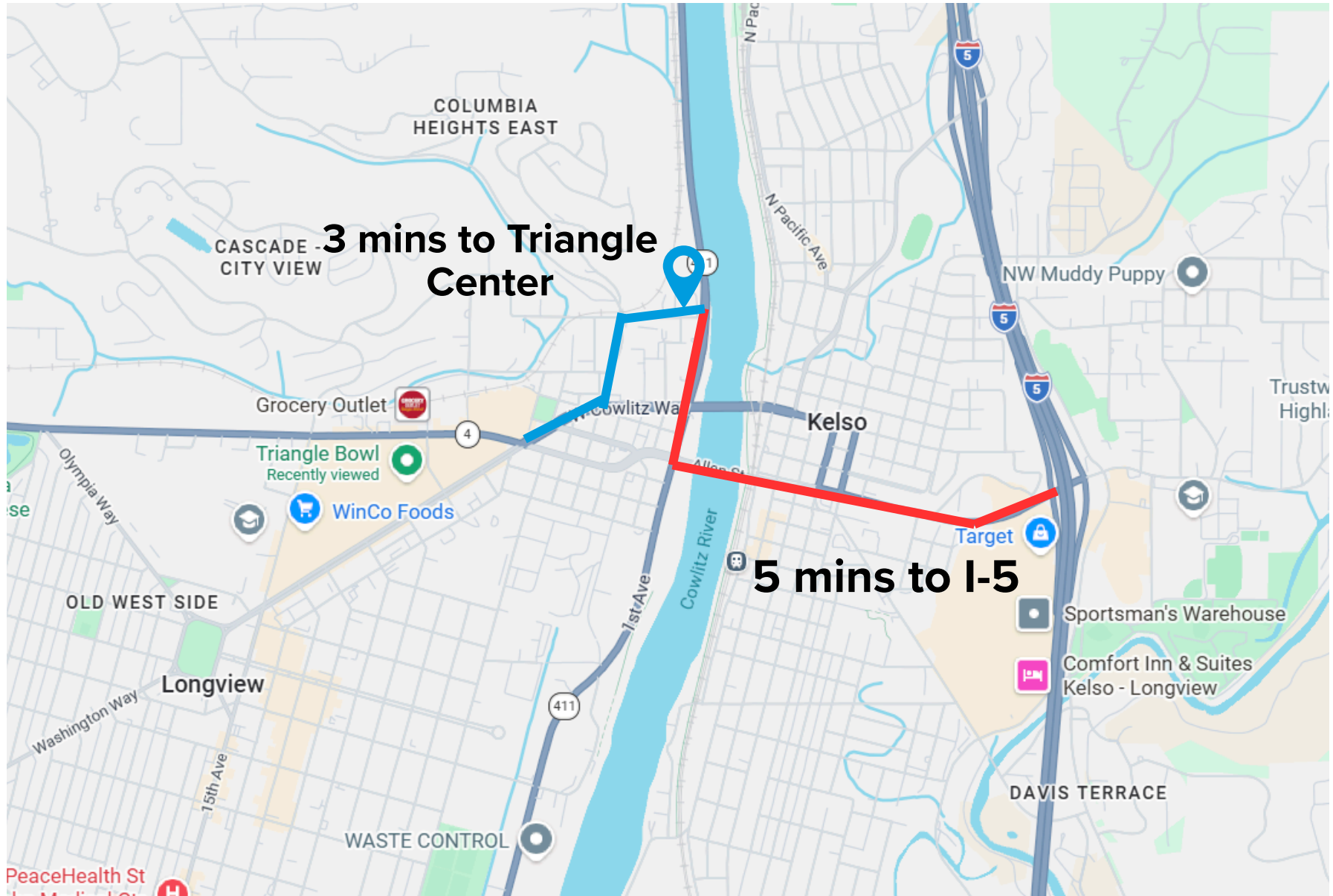
Housing Occupancy



5 MILES 2024 HOUSING UNITS



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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.