

# FOR SALE

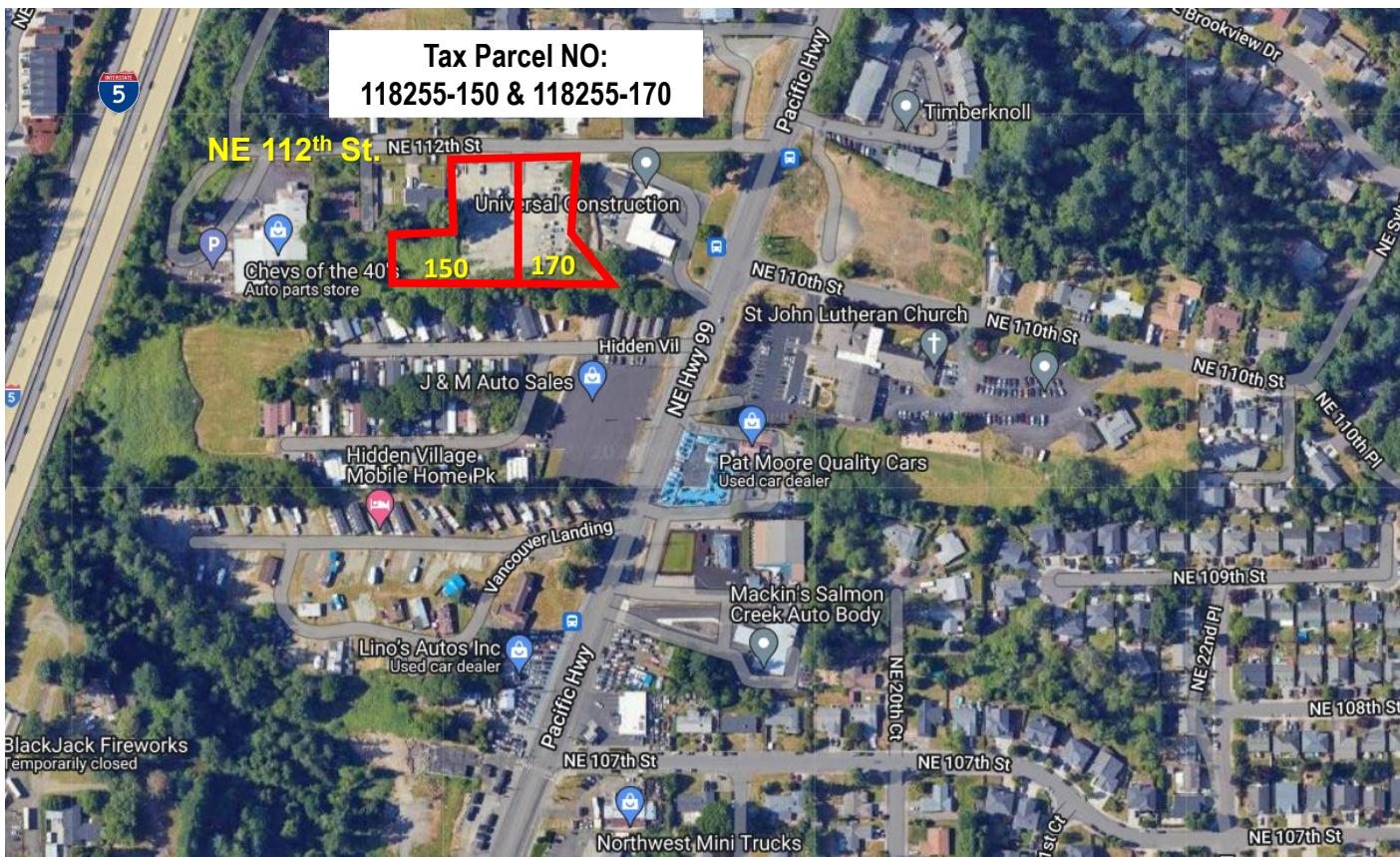
## DEVELOPMENT SITE

NE HWY 99 & NE 112<sup>th</sup> St. | Vancouver, WA 98685

Price  
Reduced!

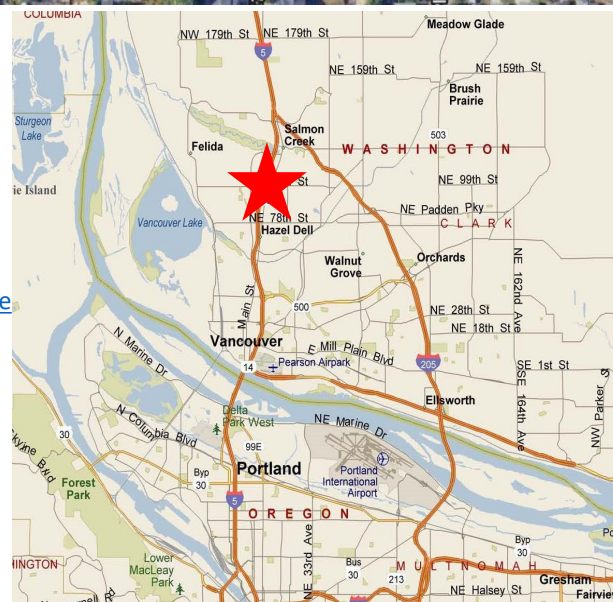


900 Washington St, Suite 850, Vancouver, WA  
360.597.0574 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- Tax Parcel NO: 18255-150 & 118255-170
- Parcel Size: 1.33 & 1.08 acres – Can Be Sold Separately
- Zoning: General Commercial (GC) Clark County [Zoning Code](#)
- Sale Price: ~~\$1,990,000~~ **Reduced to \$1,680,000**
- Includes third party reports, survey, and environmental
- Ground lease income: \$5,000-\$6,000 on month-to-month leases



### FOR MORE INFORMATION:

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

[www.fg-cre.com](http://www.fg-cre.com)

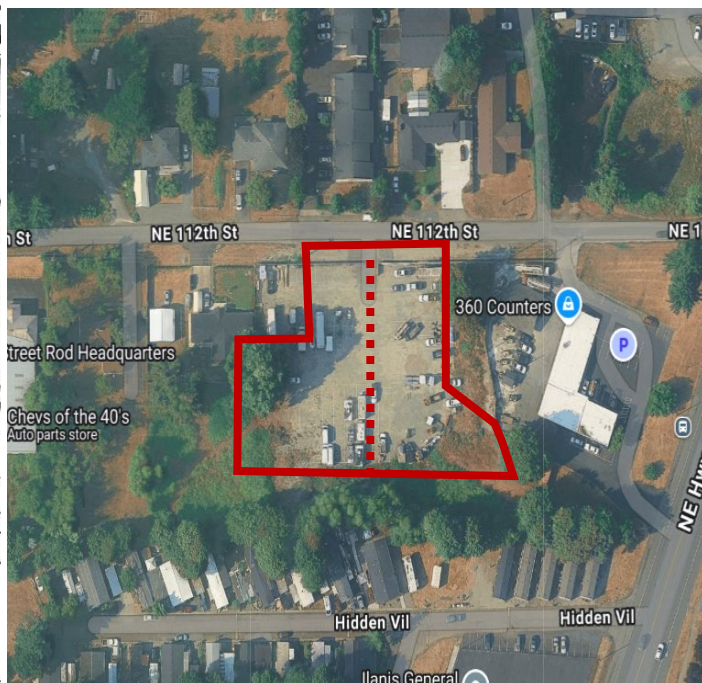
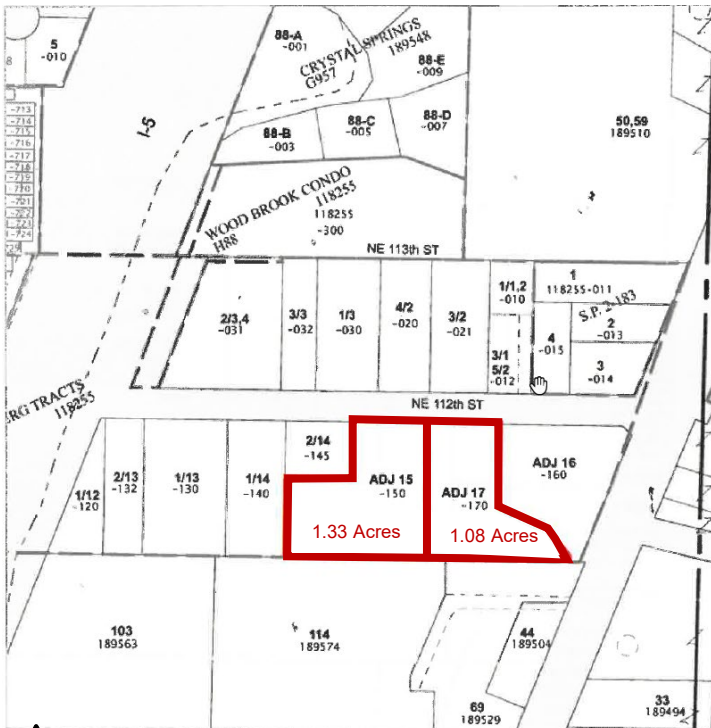
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## DEVELOPMENT SITE

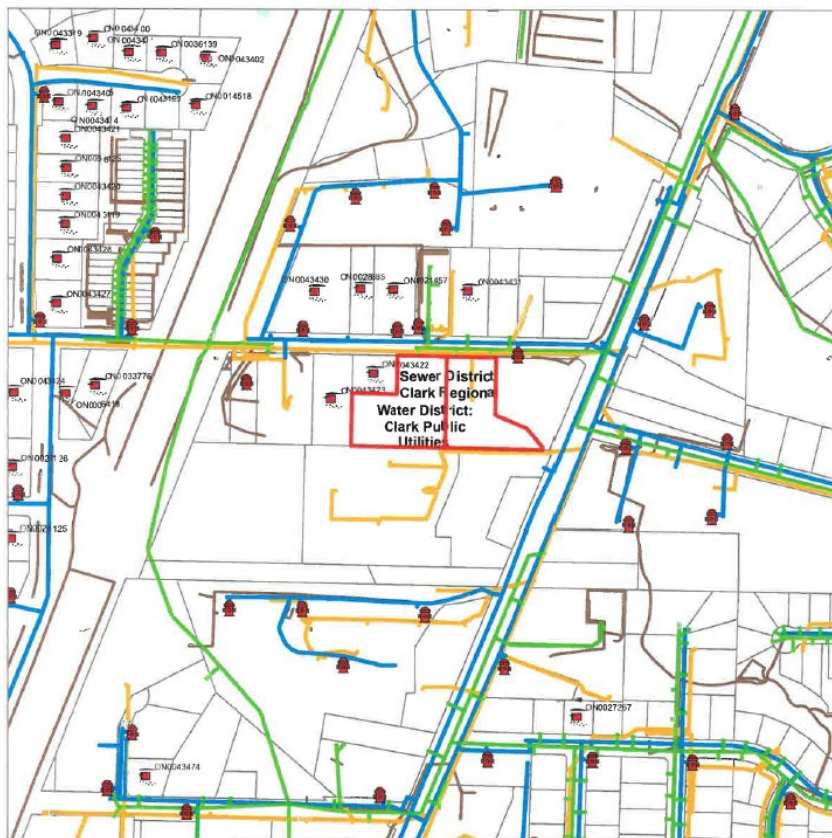
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North



- ### Utilities
- Septic System
  - Power Sub Station
  - Major Well
  - Olympic Pipeline
  - NW Pipeline
  - BPA Power Lines
  - Fire Hydrants
  - Sewer Lines
  - Water Lines
  - Electric Lines
  - Storm Water
  - Sewer District
  - Water District
  - Parcels
  - Water Bodies
  - Parcels

Map created: 12/8/2024  
By Courtney Ventura, Property Information Specialist

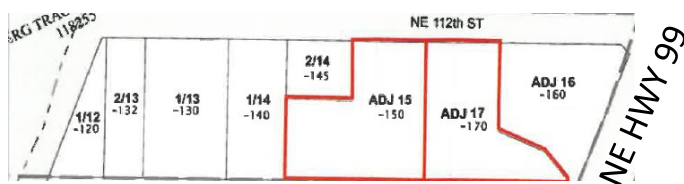
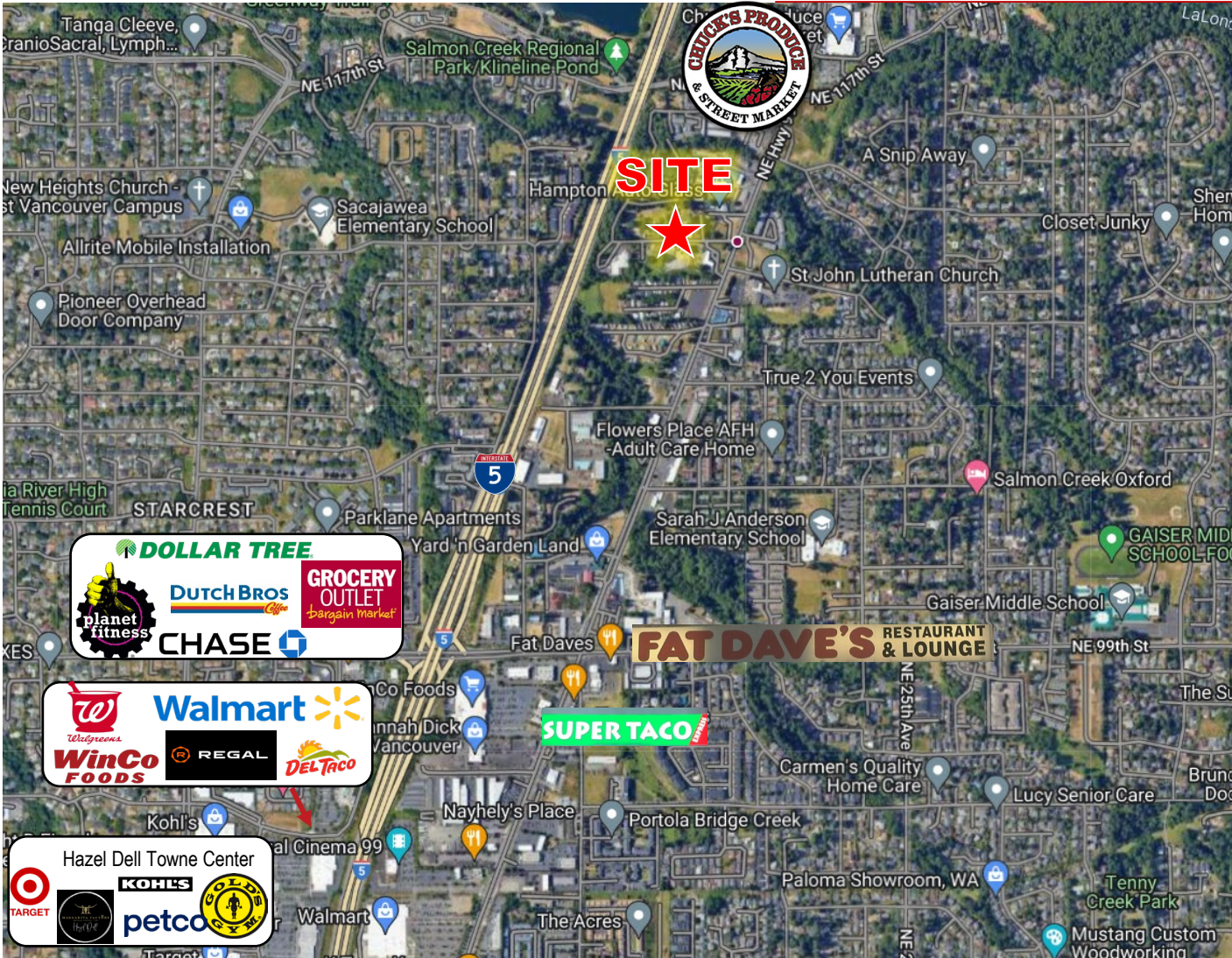
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### Traffic Counts

- Hwy 99 & 102nd St. NE – 16,445
- I-5 & NE 99<sup>th</sup> Street SW – 77,833
- NE 99<sup>th</sup> St. & NE Hwy 99 W – 15,057

### 2024 Demographics

	1-Mile	3-Mile	5-Mile
Est. Population	14,101	86,389	191,672
Avg. Household Income	\$87,596	\$109,504	\$98,783
Daytime Employment	4,592	27,975	61,903

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.