

For Sale

Commercial Land

Battle Ground, WA



NAVIGATE
Commercial Real Estate

**Gardner Center
SW 9th Avenue &
SW Eaton Blvd.**



Price
\$700,000

Zoning
RC

Acresage
0.5

SF Lot
21,780

PROPERTY OVERVIEW

- Flat and usable commercial lot
- Zoning allows for numerous retail and commercial development options, including drive-thru
- Existing development demonstrates a strong existing consumer base
- Utilities to the property
- Listing price is at tax assessed value
- Tax parcel #91103183

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NE 199th St - The Gardner Center Battle Ground, WA

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PROPERTY PHOTOS



Population
within 3 miles
32,777

Median HH
Income
\$ 110,607

Traffic
Count
24,395

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LOCATION MAP



PROPERTY HIGHLIGHTS

- Located in Battle Ground within a rapidly growing community
- Approximately 30 minutes to Portland International Airport
- High traffic exposure with nearby intersections showing 20,000+ vehicles per day
- Established existing commercial and residential development supports long-term investment value
- Strong nearby demographics with high household income and continued population growth

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