

PRESENTING:

Battle Ground Development Opportunity NE 92ND AVE

9.96 Acres Development Land

\$2,250,000

EXCLUSIVELY LISTED BY COLLIERS PORTLAND





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BUILD WHERE BATTLE GROUND IS GROWING — R10 RESIDENTIAL

THE OFFERING

22933 NE 92nd Avenue (The Site) presents a compelling multi-housing and residential development opportunity in the rapidly growing Battle Ground submarket of Clark County, Washington. The Site is zoned R10, allowing for a range of future residential development possibilities within a multi-housing and residential supply-constrained and expanding North Clark County housing market.

With up to 10 units per gross acre and lot sizes starting at just 2,000 square feet, R10 is the lowest-density zone in the city where apartments and townhomes are permitted outright — no conditional use hurdles — alongside single-family detached, duplexes and cottage clusters. Located along NE 92nd Avenue with convenient access to SR-502, the property benefits from strong regional

connectivity while maintaining a desirable semi-rural residential setting increasingly sought after by both residents. Recently adopted into Battleground City Limits, The Site is ready and waiting for your concept. Utilities have been brought up to NE 92nd Avenue and are ready for use. Ongoing utility and infrastructure improvements along NE 92nd Avenue further support the long-term growth trajectory of the surrounding area.

Surrounded by continued residential expansion and positioned within one of Clark County's fastest-growing communities, The Site offers investors and developers the opportunity to acquire a flexible multi-housing and residential land holding with future development potential in an increasingly competitive Southwest Washington market.

PROPERTY OVERVIEW

Address: 22933 NE 92nd Ave, Battle Ground, WA 98604

Parcel Number: 228504-000

Gross Land Area: 435,600 SF (9.96 acres)

Price: \$2,250,000

Current Use: Single-Family Residential / Farm Land

County: Clark

DEVELOPMENT HIGHLIGHTS



±9.96 Acre Site



R10 Residential Zoning



Flat Site



Critical Areas Report Completed



Utility Improvements Complete



Great Accessibility

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**DOWNTOWN
BATTLE GROUND**

CHERRY GROVE
180-Unit For Sale
TownHome Product

92ND AVENUE

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R10 ZONING OVERVIEW

The property is zoned **R10 (Residential 10,000)**, which is intended to accommodate a range of low- to medium-density residential uses within the growing Battle Ground submarket.

R10 Residential. Positioned at the entry point to Battle Ground's higher-density residential tier, R10-zoned land delivers a rare combination of density, flexibility, and an unobstructed path to attached housing. With up to 10 units per gross acre and lot sizes starting at just 2,000 square feet, R10 is the lowest-density zone in the city where apartments and townhomes are permitted outright — no conditional use hurdles — alongside single-family detached, duplexes, cottage clusters, and income-generating accessory dwelling units.



R10 zoning provides the flexibility and scale needed for a variety of residential development opportunities in a rapidly growing North Clark County market.



QUICK FACTS

Zoning	R10 (Residential 10,000)
Site Size	9.96 Acres
Current Use	Single Family Residential
Utility Improvements	At Site
Due Diligence	Critical Areas Completed
Access	Frontage on NE 92nd Ave near SR-502

ALLOWABLE USES



Single Family Residential



Apartments



Open Space & Recreation Areas

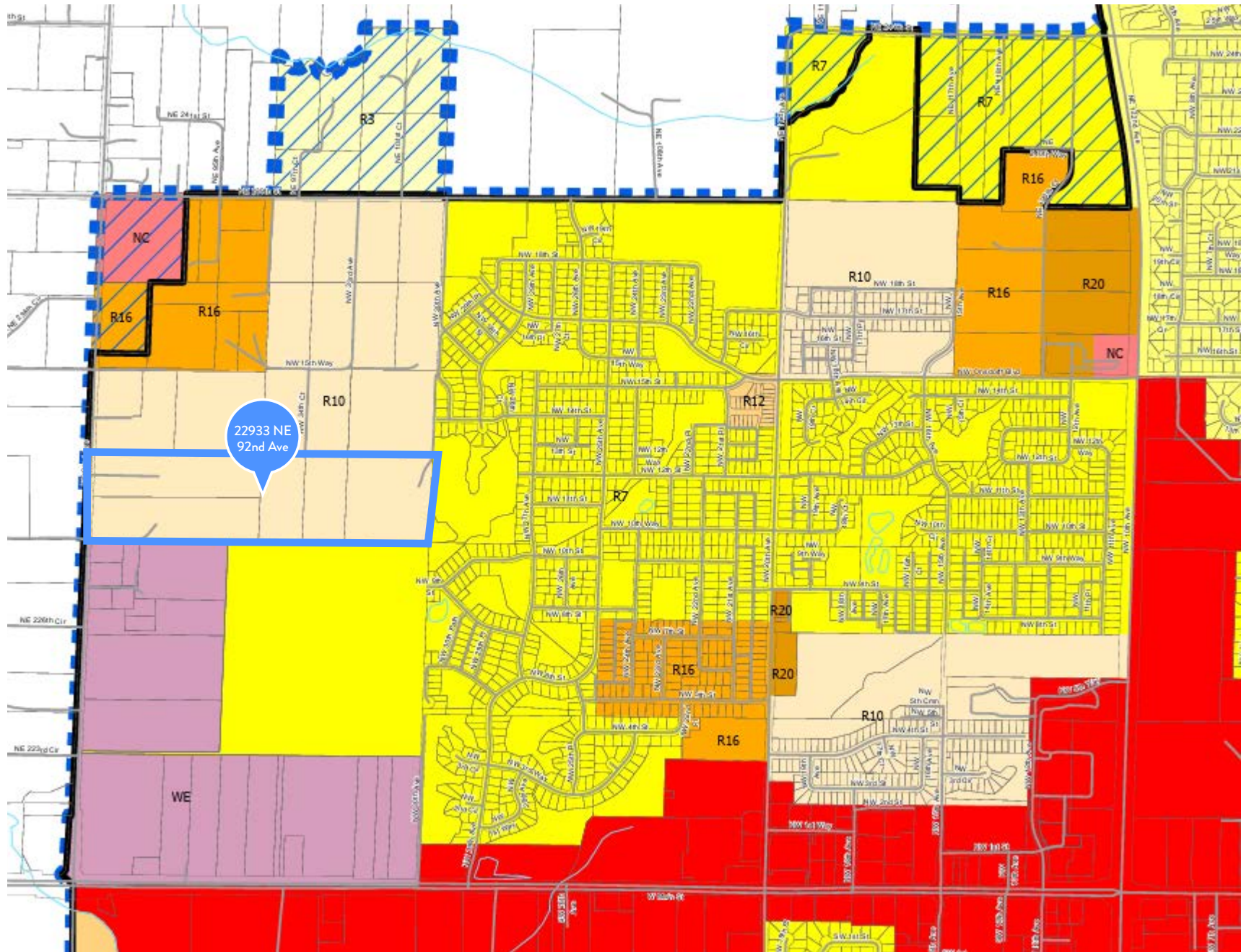


Cottage Housing (Subject to Standards)

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BATTLE GROUND ZONING MAP

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WHY BATTLE GROUND?

Located near the geographic center of Clark County and just 25 miles north of Portland, Battle Ground is one of Southwest Washington’s fastest-growing small cities, with a population of roughly 24,000 — up more than 15% since 2020. Once known as the “agricultural heart of Clark County” for its dairy, timber, and farming roots, the city’s economy now spans healthcare, education, retail, light manufacturing, and a strong commuter workforce tied to the Portland–Vancouver metro. The Battle Ground School District employs more than 1,300 people locally, and residents benefit from Washington’s no-state-income-tax advantage while accessing metro-scale job markets in Clark County and across the Columbia River.



Rapid Growth

Population up 15% since the 2020 census, fastest-growing tier in SW Washington.



Income Strength

Median household income near \$105K, well above the state and national average.



Metro Access

25 miles to Portland, 11 to Vancouver via I-5, I-205, SR-502 and SR-503.



Outdoor Lifestyle

Battle Ground Lake State Park, regional wineries, Mt. St. Helens within reach.



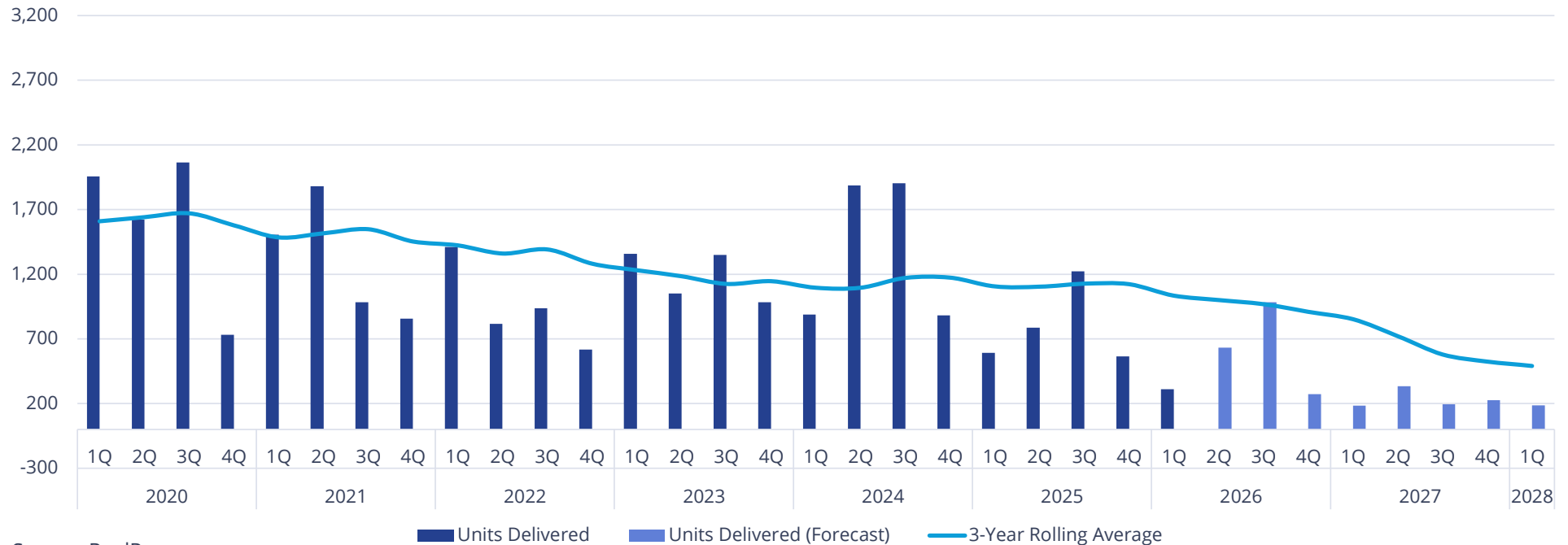
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Q1 2026 Multifamily Deliveries

RENT GROWTH PROJECTED TO TURN POSITIVE IN MID-2027 AS DELIVERIES FORECAST TAPER OFF THROUGH 2026 AND 2027



Source: RealPage

EXPECTED UNIT DELIVERIES



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