

For Sale

Commercial Land Ridgefield, WA



**NE 10th Avenue and
S. Rohrer Way**



Price	Zoning	Acreage	SF Lot
\$500,000	<u>CNB</u>	0.84	36,590

PROPERTY OVERVIEW

- Flat and usable vacant commercial lot
- Zoned CNB for a variety of development such as office, retail and medical
- Utilities available to the property
- Ridgefield is the fastest-growing city in Washington, with population more than doubling since 2014
- Tax Parcel #986062842

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PROPERTY PHOTOS



**Projected
Neighborhood
Population at
Full Build-Out**

1,480-1,575

**Median HH
Income
(2024
census)**

\$116,389

**Distance
from I-5**

1.6 Miles

**Median Age
(2024
census)**

35.7

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LOCATION MAP



PROPERTY HIGHLIGHTS

- Ridgefield is the fastest-growing city in Washington State over the past decade, with population more than doubling since 2014
- Property is adjacent to a 553-home master planned community
- Continued area growth supports strong long-term investment potential

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