



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

PUBLISHED RESERVE: \$225,000

SIZE: 22.46± Acres

LAST ASKING: \$324,500

ZONING: SFR R-1 (Single Family Residential)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 22.46± acre residential development parcel is located within the city of Kalama, a small Columbia River waterfront community along I-5 approximately 40± miles north of the Portland/Vancouver metropolitan area. Residents of Kalama may easily commute to employment north to Longview, or south to Vancouver, Washington.

This property had preliminary plat approval for a 73-lot subdivision known as Shipwatch Subdivision, which expired in February 2012. (Please see Supplemental Information Package for extension information and estimates of development costs.) The proposed lot sizes would have ranged from 5,000± square foot to 28,506± square feet, with the average lot size being 8,987± square feet. Many of the lots would have offered views of the Columbia River.

Approximately 3.3± acres of land would be dedicated to open space associated with wetland areas and seasonal streams. Sewer, electricity, gas and telephone are available to the site. Water will need to be extended.

Access to the subdivision will be from the Silverdust Eagles subdivision, to the west, and from China Garden Road.

LOCATION: China Garden and Cloverdale Road – Kalama, Washington. APN# 6N1W17411920100

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 14, 2012