



**PUBLISHED RESERVE:** \$137,000

**LAST ASKING:** First Time Offered

**SIZE:** 58,904± square feet

**ZONING:** Multi-Family (R-18)

**PROPERTY INSPECTION:** At Any Time

**FINANCING:** None – All Cash

**DESCRIPTION:** This 58,904± square foot site is comprised of two non-contiguous parcels. The 47,318± square foot parcel is the multi-family development site and is located on the northeast corner of 102nd Avenue and 58th Street, one block north of NE Fourth Plain Blvd, in the Orchards neighborhood of Clark County and near the Westfield Vancouver Mall. The 11,586± square foot non-developable parcel is located off of N.E. 105th Avenue. The neighborhood is primarily comprised of multi-family and single-family residential uses, with parks, shopping, restaurants and schools located nearby. It has excellent access to NE Fourth Plain Blvd., I-205 and SR-500, which is a major east/west arterial to downtown Vancouver and I-5.

This irregular-shape parcel with frontage along NE 102nd Avenue is across the street from the Orchard Park subdivision, which consists of 18 two-story townhomes. The property is zoned R-18 (18 units per acre). Please see Supplemental Information Package for zoning and proposed Road Improvement Plan. A portion of the property is not developable due to future road improvement plans.

The Seller, Clark County, acquired the property in order to extend Rosewood Avenue. The project is currently on hold, and the timing of such project, if at all, is not known. The property has access to both public sewer and water on 102nd Avenue, and extending east to 58th Street.

**LOCATION:** APN: 106890, 106870