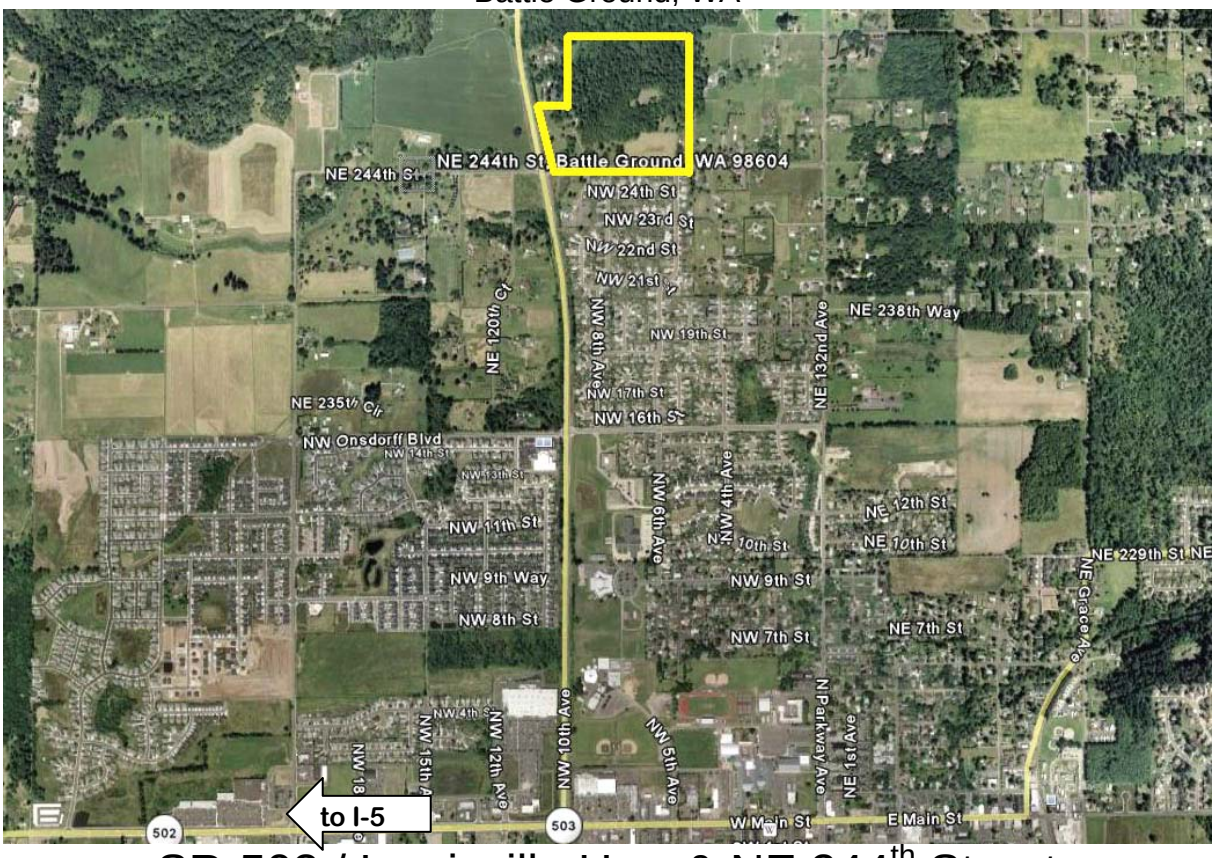
FOR SALE

42.26 Acres

Zoned Employment Campus (EC)
Battle Ground, WA



SR-503 / Lewisville Hwy & NE 244th Street

- Outstanding visibility to SR-503/Lewisville Hwy.
- Approx. 27.96 acres are usable, net of wetlands & buffer zones (see reverse side of flyer)
- Utilities in NE 244th Street
- Employment Campus zoning City of Battle Ground
- Price: $6,700,000 based on $5.50 per usable SF or 27.96 acres

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Columbia Commercial Properties, LLC

The information contained herein has been obtained from sources we deem reliable.
We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.

TAX PARCELS: 228959-000, 228949-000 & 228929-000
80' BUFFER
SEASONAL DRAINAGE
APPROXIMATE BUILDABLE AREA
NORTH OF WETLAND BUFFER LINE:
21.22 ACRES
CATEGORY 3 WETLANDS
HGM CLASS: SLOPE
RATING FORM CLASS: SLOPE
WATER QUALITY BUFFER:
LOW INTENSITY LAND USE: 40 FEET
MEDIUM INTENSITY LAND USE: 60 FEET
HIGH INTENSITY LAND USE: 80 FEET
(TABLE 40.450.030.2)
80' BUFFER
OUTBUILDING
SINGLE-FAMILY
RESIDENCE
POTENTIAL
CROSSING
POTENTIAL
WETLAND
FILL AREA
CULVERT
80' BUFFER
80' BUFFER
80' BUFFER
POTENTIAL
CROSSING
APPROXIMATE BUILDABLE AREA
SOUTH OF WETLAND BUFFER LINE:
6.74 ACRES
Northeastville Highway
Northeast 244th Street