PUBLISHED RESERVE: $535,000

LAST ASKING: No Prior Sale

SIZE: 34,514± Square Feet

ZONING: General Commercial - GC

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 34,514± square foot commercial development site in the Hazel Dell neighborhood has a strategic location at the intersection of NE Highway 99 and NE 88th Street, midpoint between the NE 78th and NE 99th Street exits to I-5. Walmart is located across the street from the site, and Riverview Community Bank Branch is at the corner of NE 88th and NE Highway 99. Fred Meyer is located south of the property at NE 78th Street, and WINCO Foods is to the north at NE 99th Street. Regal Cinema 99, Popeye's Louisiana Kitchen, Taco Del Mar and additional retail uses are located nearby.

The site is comprised of four tax lots and was purchased by Clark County in order to retain a right-of-way as part of the Highway 99 Master Plan to realign and widen NE 88th Street and add improved sidewalks, curbs, gutters and signals. The 34,514± S.F. site is the remainder parcel which has approximately 180± feet of frontage along Highway 99 and 280± feet along NE 88th Street. There is a median along both NE Highway 99 and NE 88th Streets which allows for right-in/right-out only. There is a temporary chain link fence on a portion of the site and a retaining wall which will need to remain as outlined in a deed restriction to be conveyed with the property. Access from NE 88th Street is from NW 13th Street.

The General Commercial zoning is established for retail and service uses, which would include restaurants, gas stations, and banks (see Supplemental Information Package for zoning ordinance).

All utilities are available to the site.

LOCATION: Intersection of NE Highway 99 and NE 88th Street, Clark County, Vancouver, WA. Tax Serial Numbers: 097895, 097901, 097900, 097906

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 19, 2014

FOR SUPPLEMENTAL INFORMATION CALL 1-800-845-3524