



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: \$99,500

LAST ASKING: No Prior Sale

SIZE: .327± Acre

ZONING: Multi-Family (R-30)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This .327± acre residential infill development site is located in downtown Vancouver, west of Interstate 5, with frontage along West 24th and West 25th Streets. The property has excellent access to I-5 via West Fourth Plain Blvd., and is located in a neighborhood that contains a mix of both housing and commercial uses.

The site has received, from the city of Vancouver, both Design Review Approval, and Preliminary Site Plan Approval, in order to develop the property as a twelve-unit apartment complex. The proposed development is known as the Lincoln Village Apartments, and will have two 3-story buildings of 6,680± and 7,582± square feet each, with each building to have six two-bedroom, two-bathroom apartments. The Preliminary Site Plan Approval has been extended until January 19, 2018. (Please see the Supplemental Information Package for all approvals, as well as Boundary Survey, Traffic Study, Geotechnical Report, and Storm Water Design Report.)

The R-30 zoning accommodates up to 30 units per acre. As part of the approval process, the seller was able to apply and use the Transportation District Overlay Standards, which, as such, increases density by 25% and allows for construction of 12 units. All utilities are available to the site.

LOCATION: West 24th Street, Vancouver, Washington, Tax Lot #: 062090-000