

FOR SALE

302 E Scott Avenue
WOODLAND WA 98674

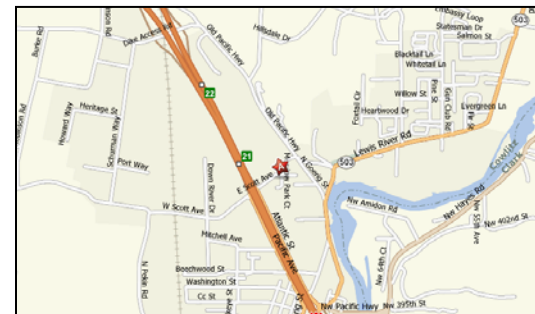
PROPERTY DEMOGRAPHICS

PRICE:	\$799,000
TAX ID:	5-0718
LAND SIZE:	4.0 Acres 174,240 Square Feet
2008 TAXES:	\$947.96
ZONED:	Manufacturing / Light Industrial City of Woodland
TRAFFIC:	51,000 Vehicles Per Day
POPULATION:	8,187 - 3 Mile 17,886 - 5 Mile
HOUSEHOLD:	2,955 - 3 Mile 6,508 - 5 Mile
AVE. INCOME:	\$64,619 - 3 Mile \$68,292 - 5 Mile



PROPERTY FEATURES

- 4 acres of Manufacturing / Light Industrial land within the City of Woodland
- Owner is prepared to sell in 2 acre bundles
- Strong traffic counts within growing area
- Well positioned with excellent exposure to Interstate 5
- Excellent signage opportunities
- A GIS Developers Package is available, upon request



The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.
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For Further Information

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