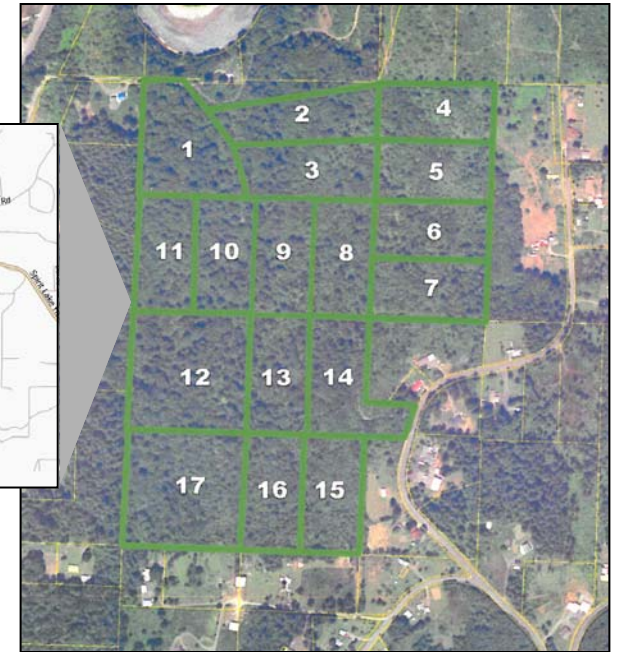


# FOR SALE

## Coho Park Estates CASTLE ROCK WA 98611

### PROPERTY DEMOGRAPHICS

PRICE:	\$1,400,000
	\$15,000/Acre for Individual Parcels
PRICE/ACRE:	\$13,207
ZONED:	Rural Residential 2 & Suburban Residential - Cowlitz County
LAND SIZE:	106 Acres   4,617,360 Square Feet
TAX PARCELS:	WK3502001 WK3502008 to WK3502023
POPULATION:	5,612 - 3 Mile   8,491 - 5 Mile
HOUSEHOLD:	2,174 - 3 Mile   3,249 - 5 Mile
AVE. INCOME:	\$61,309 - 3 Mile   \$62,715 - 5 Mile



### PROPERTY FEATURES

- 17 Tax Parcels with excellent development potential
- Property is currently zoned for higher density, some areas as low as 1/2 acre lots
- Zoned rural residential & suburban residential
- A full 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. © Woodford Commercial Real Estate.



**For Further Information  
Please Contact**

**BILL BEHRENS** | Broker

bill@eqnetserv.com

Suite 1005, 805 Broadway Street  
VANCOUVER WA 98660

**P** 360.906.1031 **F** 360.906.0249

www.eqnetserv.com



**Woodford**

Commercial Real Estate

**For Further Information  
Please Contact**

**TODD WADE** | Broker

todd@woodfordcre.com

Suite 208, 1717 Olympia Way  
LONGVIEW WA 98632

**P** 360.501.5500 **F** 360.501.6051

www.woodfordcre.com