

FOR SALE

XXX Shawnee Avenue
KELSO WA 98626

PROPERTY DEMOGRAPHICS

PRICE:	\$794,500
TAX ID:	62966
LAND SIZE:	5.21 Acres 226,947 Square Feet
ZONED:	Residential City of Kelso
POPULATION:	38,753 - 3 Mile 63,222 - 5 Mile
HOUSEHOLD:	15,691 - 3 Mile 24,971 - 5 Mile
AVE. INCOME:	\$59,817 - 3 Mile \$57,924 - 5 Mile

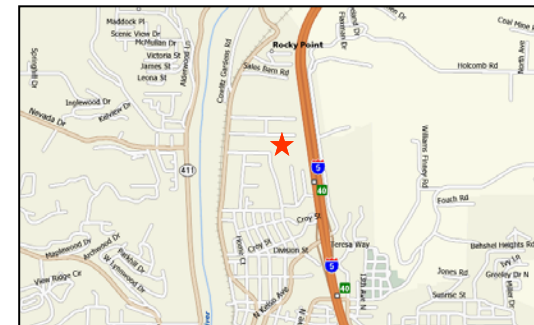
Note: Property is subject to Boundary Line Adjustment. Please contact Agent for more detailed information.

PROPERTY FEATURES

- 5.21 acres of residential land within the City of Kelso
- Land is cleared & ready for development
- Zoned for residential use, however there is a possibility the site could be adapted for mini-storage use
- Good visibility from Interstate 5 & strong area demographics
- Utilities already on site
- 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.

© Woodford Commercial Real Estate.



For Further Information

Please Contact

TODD WADE | Broker

todd@woodfordcre.com

Suite 208, 1717 Olympia Way

LONGVIEW WA 98632

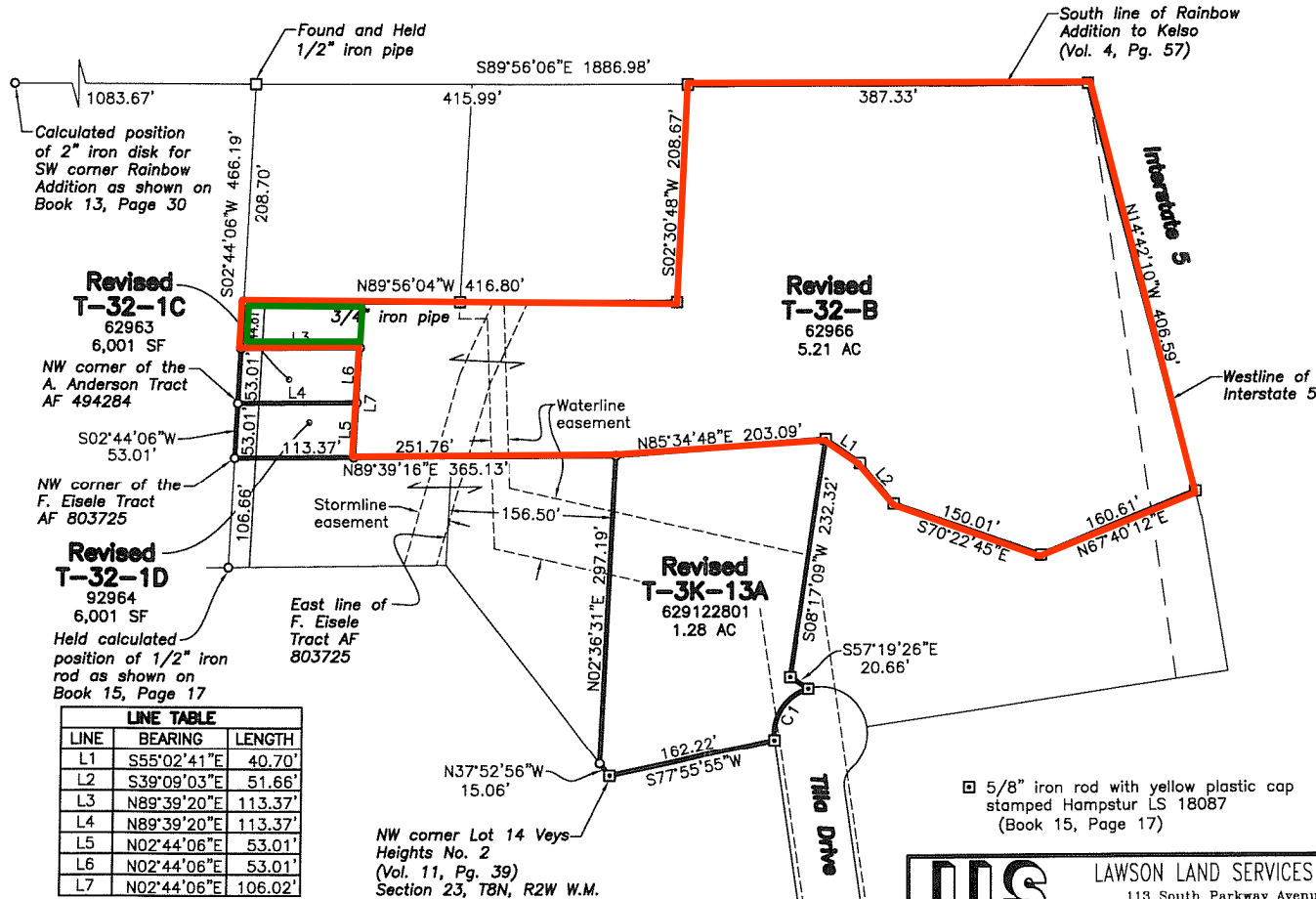
P 360.501.5500 ■ F 360.501.6051

www.woodfordcre.com

FOR SALE

XXX Shawnee Avenue KELSO WA 98626

SITE PLAN



- Existing Parcel
- Parcel After Boundary Line Adjustment



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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°02'41"E	40.70'
L2	S39°09'03"E	51.66'
L3	N89°39'20"E	113.37'
L4	N89°39'20"E	113.37'
L5	N02°44'06"E	53.01'
L6	N02°44'06"E	53.01'
L7	N02°44'06"E	106.02'

CURVE TABLE					
CURVE	CHORD BRG	CHORD	RADIUS	DELTA	ARC
C1	S32°56'21"W	58.92'	45.00'	81°47'26"	64.24'

LLS LAWSON LAND SERVICES INC.
 113 South Parkway Avenue
 Battle Ground, WA 98604 (360) 687-0500

DRAWN BY: MCB SCALE: 1" = 150' FILE NO.: G:2308NO2W
 CHECKED BY: MAW JOB NO.: 07-017 SHEET 1 OF 1
 K:\2007\07-017\dwg\Exhibit\07-017 Exh BLA 2.dwg Apr 22, 2008 10:07am