



FULL ENTITLED LAND FOR TWO DUPLEX BUILDINGS (LEXINGTON LOFTS)

120 AARON DRIVE,
KELSO, WA 98626

R. Tom Smith, ABR, GRI, EMS, RECS
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FULL ENTITLED LAND (LEXINGTON LOFTS)

196? WESTSIDE HIGHWAY
KELSO, WA 98626

Prepared for
Dell Hillger PE
Beacon Hill Water District, General Manager
14 April 2021

R. Tom Smith, ABR, GRI, EMS, RECS
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FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROPERTY INFORMATION

- Property Summary
- Property Details
- Property Description
- Complete Highlights
- Additional Photos

LOCATION INFORMATION

- Regional Map

DEMOGRAPHICS

- Demographics Report
- Demographics Map

ADVISOR BIOS

- Advisor Bio & Contact 1

1

2

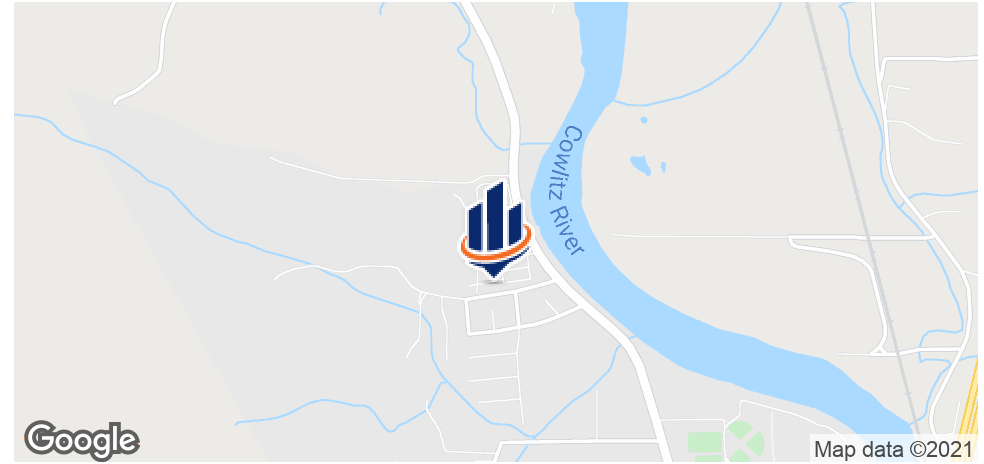
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1 PROPERTY INFORMATION

196? Westside Highway
Kelso, WA 98626

Property Summary



OFFERING SUMMARY

Sale Price:	Call Listing Broker for Details
Lot Size:	0.64 Acres
Zoning:	Urban Residential [RU] Variance for 4 units
Market:	Portland Vancouver
Submarket:	Kelso Longview
Price / SF:	-

PROPERTY OVERVIEW

Perfect Corner building lot for a duplex, or four unit townhouse to sell. Flat level building lot with sewer adjacent to lot and water across the street. Over 300 feet of SR 506 frontage. Good access from Aaron Street. Great exposure from West Side Highway. The Cowlitz River is 100 feet away. This area has seen good residential growth since the addition of the bridge just south and access to I-5 via the Lexington connecting bridge to the Lexington exit. Southwest Washington State on State Route [SR] 506, West Side Hwy., just 5 minutes north of the Kelso/Longview area.

PROPERTY HIGHLIGHTS

- Perfect Corner building lot for a duplex, or four unit PUD townhouse
- Flat level building lot with sewer adjacent to lot and water across the street.
- Over 300 feet of SR 506 frontage.
- Good access from Aaron Street. Great exposure from West Side Highway.
- This area has seen good residential growth since the addition of the bridge just south and access to I-5 via the Lexington connecting bridge to the Lexington exit.
- Southwest Washington State on State Route [SR] 506, West Side Hwy., just 5 minutes north of the Kelso/Longview area.

Property Details

SALE PRICE **CALL LISTING BROKER FOR DETAILS**

LOCATION INFORMATION	
Building Name	Full Entitled Land for Two Duplex Buildings (Lexington Lofts)
Street Address	120 Aaron Drive
City, State, Zip	Kelso, WA 98626
County/Township	Cowlitz
Market	Portland Vancouver
Submarket	Kelso Longview
Cross Streets	Arron Street, Westside Highway
Road Type	Highway
Market Type	Medium
Nearest Highway	I-5
Nearest Airport	PDX

LAND	
Number Of Lots	1
Best Use	Multifamily 4 unit
Topography	Flat
Soil Type	Loam
Easements Description	Utility easements

PROPERTY DETAILS	
Property Type	Land
Property Subtype	Multifamily
Zoning	Urban Residential (RU) Variance for 4 units
Lot Size	0.64 Acres
APN#	622410321
Lot Frontage	311
Lot Depth	102
Corner Property	Yes

UTILITIES & AMENITIES	
Power	Yes
Amenities	Fully Entitled to build Four Townhouse Units. Permit Ready Lot Water, Sewer, and Electricity on the Lot Top Floors with River Views

Property Description



PROPERTY OVERVIEW

Over 300 feet of SR 506 frontage. Good access from Aaron Street. Great exposure from West Side Highway. The Cowlitz River is 100 feet away. This area has seen good residential growth since the addition of the bridge just south and access to I-5 via the Lexington connecting bridge to the Lexington exit. Southwest Washington State on State Route [SR] 506, West Side Hwy., just 5 minutes north of the Kelso/Longview area.

LOCATION OVERVIEW

Southwest Washington State on State Route [SR] 506, West Side Hwy., just 5 minutes north of the Kelso/Longview area. Corner building lot for a duplex, or four unit townhouse to sell. Flat level building lot with sewer adjacent to lot and water across the street.

Complete Highlights

SALE HIGHLIGHTS

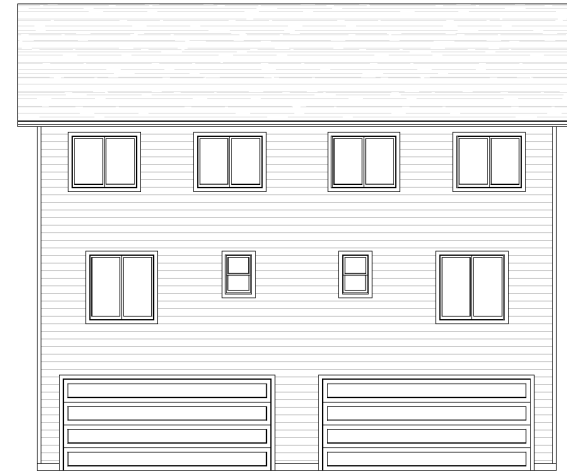
- Flat level building lot with sewer adjacent to lot and water on the lot.
- Good access (Ingress/Egress) from Arron Street. Great exposure from West Side Highway.
- Beacon Hill Water and Sewer District has confirmed availability (LOA attached)
- Cowlitz PUD has confirmed power availability.
- Civil Engineers Gibbs and Olson have determined improvement situate within the lot boundaries.
- Placement of the 4 townhouse units will be along the west lot boundary, with the front of the units facing the river. Upper floors will have a view of the Cowlitz River.
- Garages under each unit will facilitate two vehicles per unit.
- Gibbs and Olson's scope of work includes determining the existing Aaron Drive stormwater infrastructure to research requirements for developing the property.
- On-site stormwater collection and retention will be along the West lot line.
- Each of the four lofts will be three floors each totalling approximately 1,900 square feet of living area.
- First floor will be the two vehicle garage and utility closet.
- Second floor to be main living area with kitchen, living room and a deck for river viewing.
- Third floor to be sleeping quarters with a master bedroom and master bathroom and two additional bedrooms.



Additional Photos



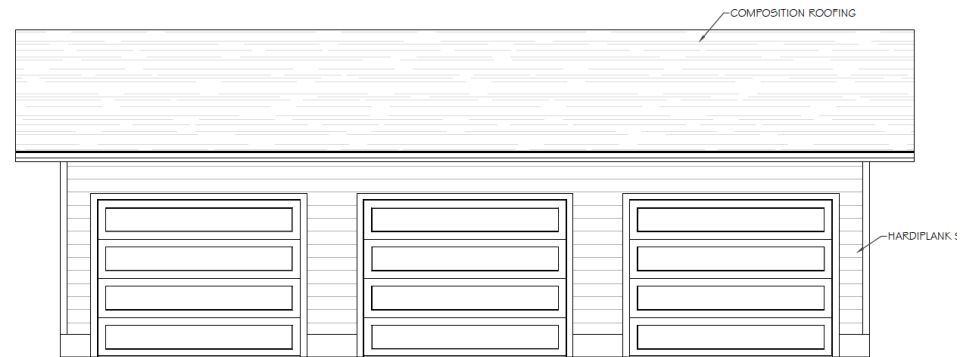
FRONT ELEVATION
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REAR ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATIONS
SCALE: 1/4" = 1'-0"

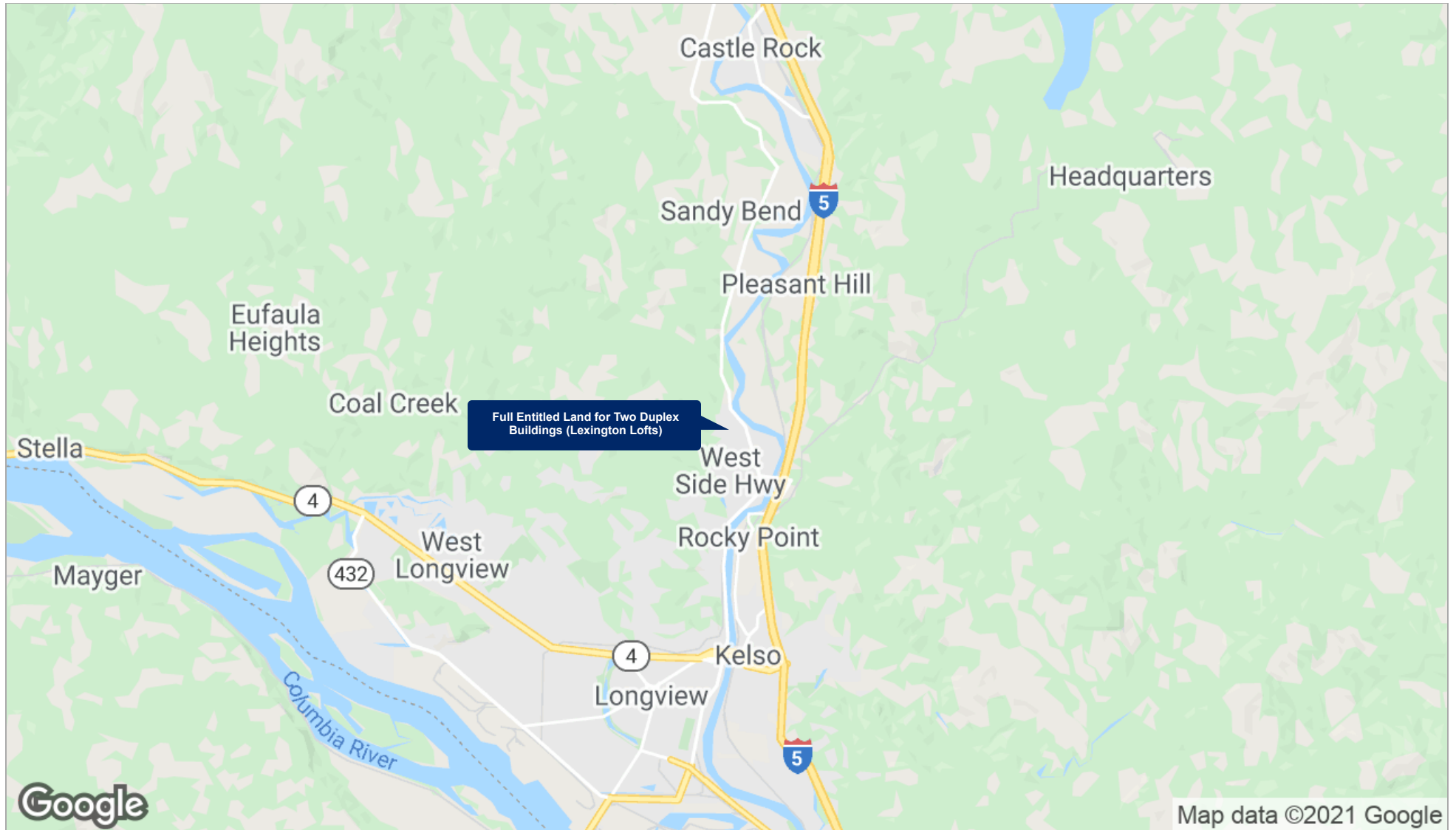


FRONT ELEVATION

2 LOCATION INFORMATION

120 Aaron Drive
Kelso, WA 98626

Regional Map



3

DEMOGRAPHICS

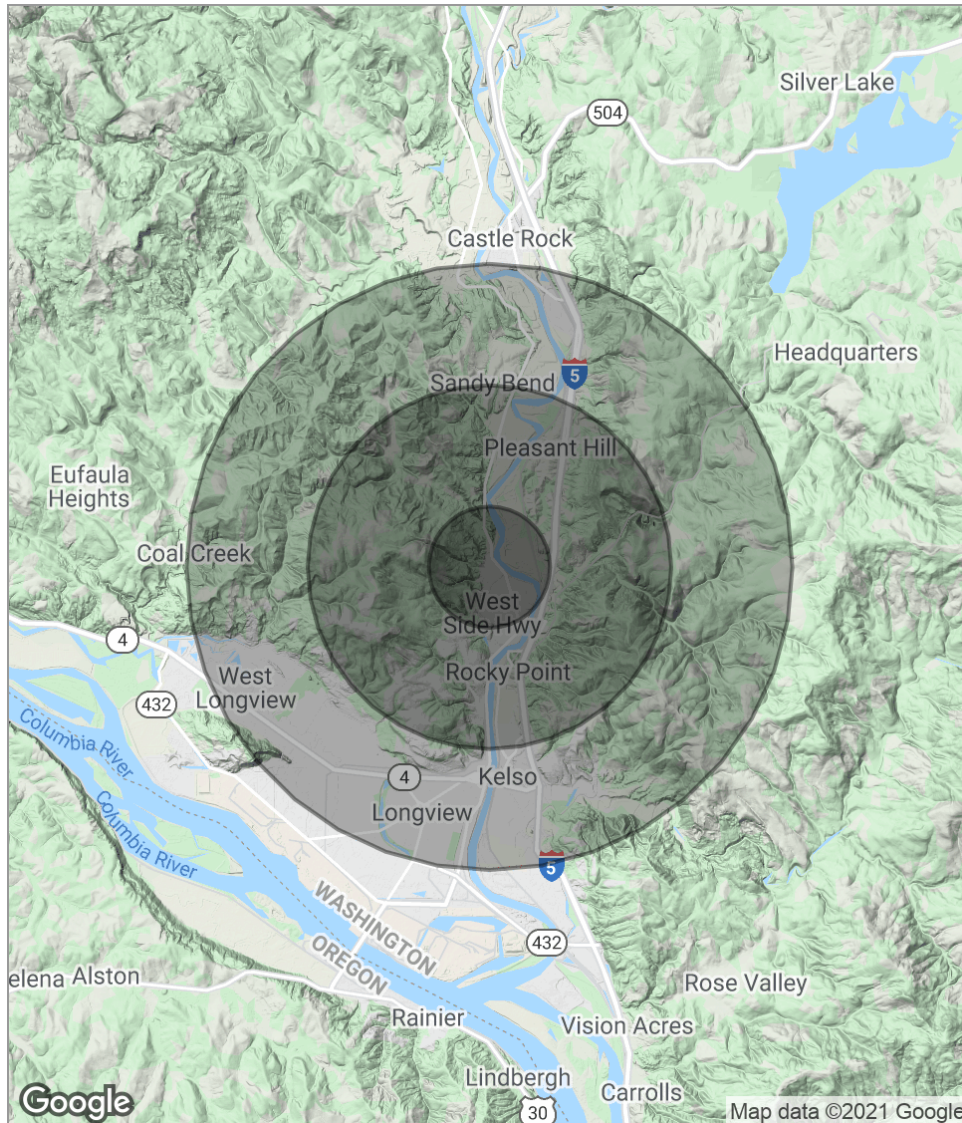
120 Aaron Drive
Kelso, WA 98626

Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	2,014	16,475	48,970
Median age	34.1	35.0	40.2
Median age (male)	33.7	35.6	40.1
Median age (female)	35.2	34.9	41.0
Total households	747	6,135	20,190
Total persons per HH	2.7	2.7	2.4
Average HH income	\$60,486	\$58,739	\$57,830
Average house value	\$304,543	\$242,874	\$187,509

** Demographic data derived from 2010 US Census*

Demographics Map



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4

OWNER/DEVELOPER
BIOS

196? Westside Highway
Kelso, WA 98626

Owner/Developer Information

R. TOM SMITH, ABR, GRI, EMS, RECS

Vice President

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WA #23500

PROFESSIONAL BACKGROUND

R. Tom Smith serves as Vice President and Managing Broker at SVN Imbrie Realty for the Vancouver, Washington office.

Twenty years in brokerage of commercial investment property including syndication of assisted living facilities, office, retail, mixed use and multifamily. Tom holds a managing broker license in Washington State and was the designated broker at CPCP, LLC. Tom has twenty-two years of commercial property and asset management for residential, office and retail property portfolio[s] experience.

Twenty-five years' experience in the automotive industry in fixed operations for retail and wholesale sides of the business: Including technical troubleshooter for a German automotive manufacturer, product liability investigator and engineer's liaison. Tom held positions as a district manager for large districts on the west coast. Sole operations support for one region, including vehicle allocation and new vehicle distribution. Tom held a corporate auditor position for a large Japanese automotive distributor, which entailed extensive travel and working with dealer principals in difficult circumstances.

Specialties: Brokerage of multi-family, office and retail properties from \$500,000.00 to \$5,000,000.00. Leasing (tenant rep./landlord rep) for retail and office products.

EDUCATION

Course work in Business Administration and Business Law at Chabot College, Hayward, California

MEMBERSHIPS & AFFILIATIONS

ICSC, CCIM, GRI, EMS, SCORE, CERT



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