

Oak Harbor Development Site

1020 SW 24TH AVENUE :: OAK HARBOR, WASHINGTON



THE OFFERING :: CBRE, Inc. is pleased to exclusively offer for sale the Fir Grove Mobile Park, a 4.36-acre commercial development opportunity located on Whidbey Island in Oak Harbor, Washington. Just minutes from the city's core business district, the property is zoned for a variety of multifamily development including workforce apartments, senior community housing, and townhomes. The parcel is an ideal apartment location given anticipated expansions at the Naval Air Station (NAS) Whidbey Island that will drive up the demand for more housing in the near future. As a result, the property provides an investor with an excellent development opportunity in one of the most desirable markets in Island County.

INVESTMENT HIGHLIGHTS

- Located five minutes from downtown Oak Harbor, the largest city in Island County
- A 84-unit townhome redevelopment project has been partially permitted and approved
- The current mobile park generates \pm \$9,500 per month
- Located next to a major arterial and bus route
- Average household income of more than \$75,000
- Anticipated naval base expansion will require additional housing in the near future
- Recently annexed by the City of Oak Harbor
- Site already connected to all utilities

PURCHASE PRICE: \$1.5 Million

TOTAL SIZE: \pm 4.36 Acres

ZONING: Residential 2-4 unit households, City of Oak Harbor

PARCEL NUMBER: R13210-415-2330 PID 18787

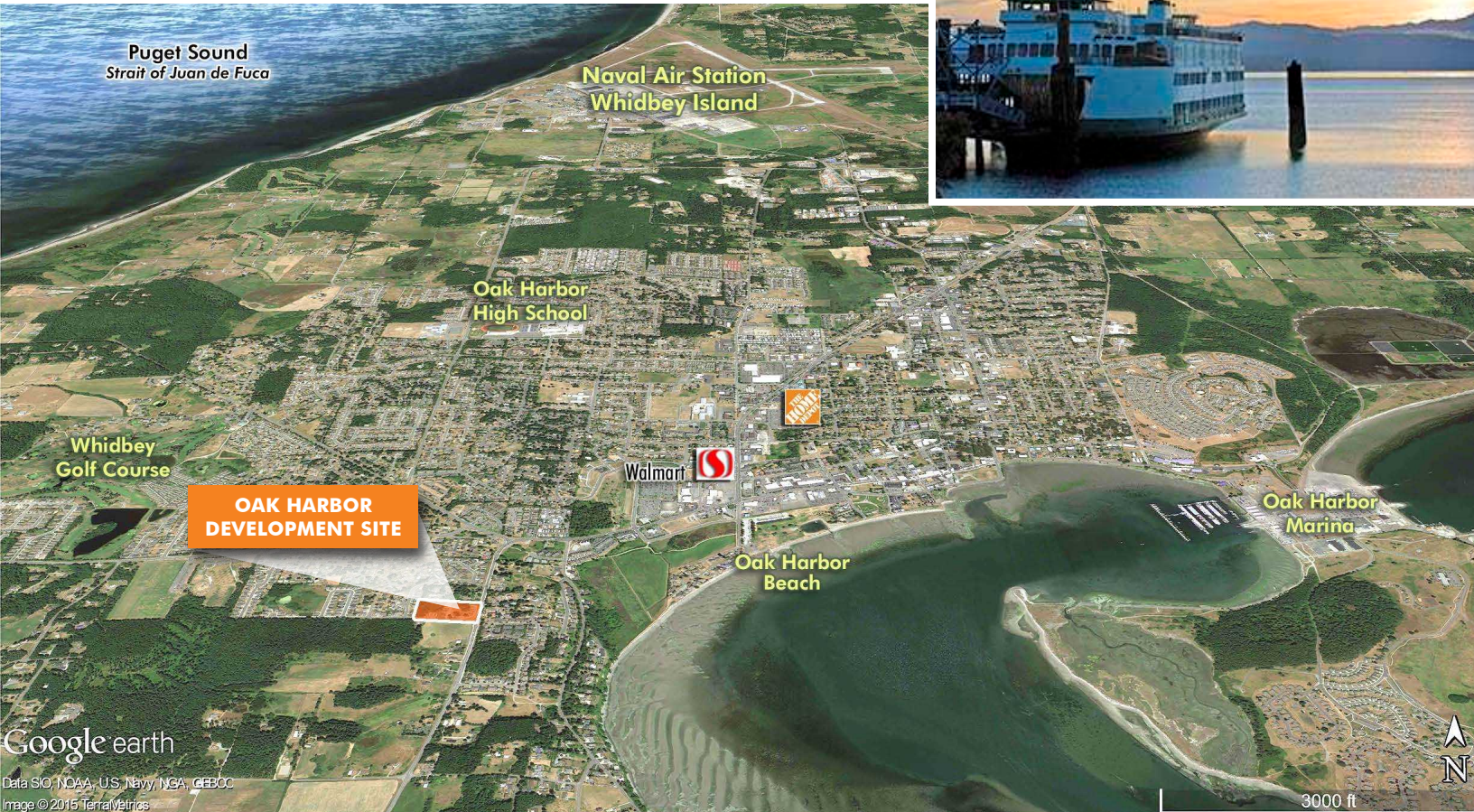
For more information on Oak Harbor Development Site, please visit:

www.cbremarketplace.com/oakharbordevsite



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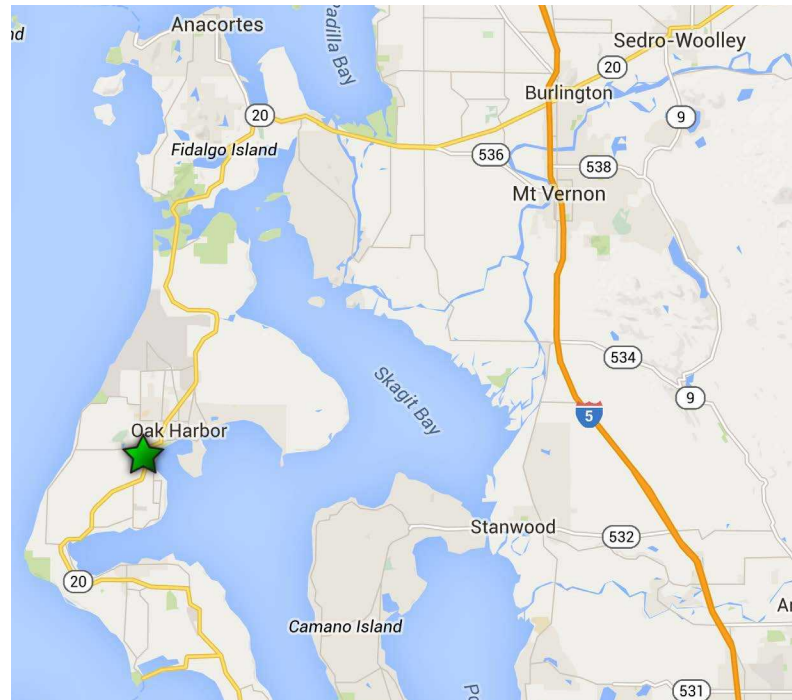
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AREA OVERVIEW

Situated between the Strait of Juan de Fuca and Skagit Bay, Whidbey Island has a natural beauty that has drawn visitors for hundreds of years. While Washington's largest island is home to more than 50,000 citizens, thousands more flock to the pristine beaches and wave-carved seascapes that are common along the island's shores. Connected to the rest of the state by bridge, ferry and air, Whidbey Island has long been a retreat for Seattleites seeking a slower pace and the island's rural charm. Attracted by a wealth of art galleries, wineries, creameries, fine dining and a wide variety of outdoor recreation the island has to offer, Whidbey Island is home to more people every year.

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For more information on Oak Harbor Development Site, please contact:

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